



Woodberry Down Regeneration Phase 2, London

Client

Berkeley Homes, London
Borough of Hackney,
Genesis Housing
Association

Duration

2015-Ongoing

Funding

GLA Grant

Services

Independent Certifier

Sustainability

Code Level 4

The Woodberry Down masterplan is part of a strategic partnership between Berkeley Homes (NEL) and the London Borough of Hackney to redevelop and regenerate a large area of ex local authority property and land located in Manor House, North London. The project aims to deliver over 4,000 new homes, circa 10,000 square meters of commercial property and improved public realm and infrastructure works which include the delivery of a new public park. The scheme is currently 10 years into a 25 year regeneration programme and has already delivered over 1,500 new residential dwellings.

calfordseaden were appointed by Berkeley Homes (NEL) in May 2015 to undertake independent certifier and development monitoring services to fulfil their contractual obligations to third party stakeholders, including both the Local Authority and the Housing Association, in relation to Phase 2 of the works. This phase comprises the delivery of 670 mixed tenure (private sale, intermediate shared ownership and affordable rent) residential dwellings split across 5 separate high rise towers, commercial and leisure space, a new community facility and the formation of the new public park, Spring Park.

Our role requires us to report monthly to Berkeley Homes (NEL) and their stakeholders on the progress of the plot works in relation to the Contract programme, monitor and comment on the conduct of the works on site in relation to issues such as quality and health and safety, inspect all handover documentation and certify that Section Completion has been achieved for each sub plot and manage the defects liability period.

Subsequently we have since gone on to receive further appointments to provide the same service roles for a second phase comprising a further 170 mixed tenure (private sale and intermediate shared ownership), apartments and one of the commercial spaces whereby a Lease has been agreed with the public house chain, Young's.

Finally, as a result of our Client's satisfaction with our prior involvement with the project, we recently received instruction by Berkeley Homes (NEL) to provide additional professional services and advice in relation to the fulfilment of their various obligations under the wider Principal Development Agreement with the Local Authority for delivery of the Woodberry Down masterplan strategy. This has required us to implement the firms 'ethical wall' policy to ensure that we maintain our obligation as an independent certifier under the previous appointments, whilst fulfilling the service needs of our Client.