



**Copley Close Hanwell W7  
Regeneration Steering Group Meeting  
On Zoom**

**9 May 2023 - 6pm to 7pm  
Minutes**

<b>Attendees</b>	
MS	RSG Chair
JW	RSG vice-Chair
NS	RSG Member
AP	RSG Member
BS	Observer
ME	Observer
JE	PPCR – Charing meeting
CM	PPCR (minutes)
<b>Apologies</b>	
SP	LBE– Copley Regeneration & Development Team
JD	RSG Member
JS	RSG Member

**ALL COPLEY MEETING NOTES ARE POSTED ON THE PPCR COPLEY BLOG – SEE LINK BELOW:**

<https://ppcrassociates.wordpress.com/category/london-borough-of-ealing/copley-hanwell-w7/minutes-of-meetings/>

<b>NO.</b>	<b>AGENDA ITEM</b>	<b>ACTION</b>
<b>1.0</b>	<b>Apologies</b>	
1.1	Apologies as noted above.  The RSG meeting is on Zoom as MS planned to be on holiday and SP is currently on leave.	
<b>2.0</b>	<b>Declarations of Interest</b>	
2.1	No declarations of interest.	<b>RSG</b>

<b>3.0</b>	<b>Agree Minutes</b>	
3.1	<p>Minutes of the 11 April 2023 were formally signed off at a meeting with SP &amp; CM. Going forward minutes will be signed off at special monthly meetings set up for this purpose.</p> <p>Minutes are agreed by members.</p>	
<b>4.0</b>	<b>Minutes and Matters Arising</b>	
4.1	None	
<b>5.0</b>	<b>Regeneration Programme update</b>	<b>Actions</b>
5.1	<p style="text-align: center;"><b>SP updated MS and PPCR on the projects at the RSG pre-meeting</b></p> <p><b>5.1 - Phase 3</b></p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><b>Overview</b></p> <p><b>Phase 3 involves the regeneration of the Warwick Court block</b></p> <ul style="list-style-type: none"> <li>• 18 existing units to be refurbished</li> <li>• 3 new builds</li> </ul> </div> <p><b>5.1.2 Warwick Court</b></p> <p>Two items are progressing to solution as anticipated:</p> <ol style="list-style-type: none"> <li>1. Fire doors for communal areas are on order – still awaiting delivery dates.</li> <li>2. Addressing the issue of the travel distance in the pump/plant room: The secondary escape route has been signed off. Doors required also placed on order but again still await delivery date.</li> </ol> <p>A lot of progress was made with landscaping. The road has been resurfaced. Expecting lines marking over the next few weeks and then to complete the remaining of the external landscaping.</p> <p>Due to a slight slippage from Equans, the PC is now anticipated by 2<sup>nd</sup> week in August – instead of June 2023.</p>	

Expecting Equans to be off site by the 2<sup>nd</sup> week in August, then block will be handed back to the council.

Over the next 4 weeks SP to start the tender for a small contractor to start work as soon as Equans leave site, to complete minor remedial works such as painting the undercroft car parking area, etc

Equans Newsletter will be circulated to Phase 3 residents in the next couple of weeks.

## 5.2 5. 2 – Phase 5 - D-G blocks

### Overview

**5 blocks make up Phase 5: Denbigh Court, Devon Court, Dorset Court, Glamorgan Court and Gloucester Court. - 100 units in total - 65 units are tenanted; 35 are leaseholders.**

- **Leasehold properties: minimal internal work will be carried out to.**
- **Social tenants: internal works will be included within the refurb.**

5.2.1 PPCR carried out a Housing Needs surveys with residents living in the 5 blocks. The aim of the survey was to find out about the make-up of the residents living within phase 5, and those individual residents' preferred option if decanting is required while the refurbishment work is taking place. The information collected in the survey will help to inform any decant programme and strategy.

The needs survey report is being drafted and the survey data will be sent off to SP. Over the next 8 weeks, the Regeneration & Development Team will be drafting a proposal with recommendations on the way forward based on both the residents' information collected from the survey and the soft test marketing report from contractors.

This week trial investigative works being carried out so the structural engineers can be confident about the structural integrity and make up of the phase 5 blocks. Remaining asbestos survey will be completed over the next few weeks.

Further consultation with D-G residents early Autumn 2023.

<p><b>5.3</b></p>	<p><b>5.3 - Phase 6</b></p> <p><b>Overview</b></p> <p>Phase 6 – 201 new build units, tenure breakdown as follows-</p> <ul style="list-style-type: none"> <li>• Social London Affordable Rent (LAR) Houses – 26/Apartments - 59</li> <li>• Shared ownership units for sale - 33</li> <li>• Intermediate Rent – 35 (BL block)</li> <li>• Private Sale - House – 1/Apartments – 47</li> <li>• New management hub, community centre, adult fitness trail, playground and local shop are also being delivered as part of the phase 6 works.</li> </ul>	
<p><b>5.3.1</b></p>	<p><b>Commercial units</b></p> <p>The commercial units are: the community centre at the bottom of Honiton Court, the new management Hub at the bottom of Ipswich Court, a new shop on the bottom of Ipswich Court and a new drop in centre for different LB Ealing teams at the bottom of Loddon Court.</p> <p>The commercial units fit out - apart from one or two small snags are completed. All the paperwork related to Phase 6 is being reviewed and signed off. Practical completion is due in the next week or so. Hill to leave the site w/c 22 May.</p> <p>SP will be handing over the commercial units and the shop to LB Ealing in the next 2 weeks for them to begin the process to sign off for occupancy.</p>	
<p><b>5.3.2</b></p>	<p><b>Parking Zone Consultation for Central Square</b></p> <p>Remaining line markings are to be carried out next Tuesday.</p> <p>The consultation has been completed. The Order has not yet been granted. The Order cannot be granted until all the lines are completed, and Highways have come down to inspect and confirm they are happy with the markings. Once the line markings are signed off by Highways, the PPZ Order can be granted.</p> <p>There will be yellow and white lines in the mews for the purpose of refuse collection and emergency access.</p> <p>Faded yellow lines which existed on the highway and outside Castle Bar Park station have been repainted. Those lines were not part of this consultation, they are subject to an existing order and will be enforced.</p>	
<p><b>5.3.3</b></p>	<p>Question from Phase 6 resident: How many parking permits is the council planning to issue? No resident permits.</p>	<p><b>SP</b></p>

5.4	<p><b>5.4 - Phase 7</b></p> <p><b>337 units in total -</b></p> <ul style="list-style-type: none"> <li>• <b>277 social rental units refurbished</b></li> <li>• <b>3 social rental newbuild units</b></li> <li>• <b>3 newbuild shared ownership units for sale</b></li> <li>• <b>54 privately owned existing units – these units will benefit from works to communal areas and some service provision, but internals will not be refurbished.</b></li> </ul>	
5.4.1	Not expecting significant update until summer 2023.	
5.4.2	<p><b>5.4.2 – Undercroft work update</b></p> <p><b>140 parking spaces in total -</b></p> <ul style="list-style-type: none"> <li>• <b>To re-open safely 50% of the undercroft parking spaces, 140 parking spaces in total which were identified as good value for money.</b></li> <li>• <b>Parking spaces will be hand-over in sections over a period of 12 months.</b></li> <li>• <b>Once each of the undercroft is completed to LB Ealing housing management team and landlord services will administrate the undercroft parking.</b></li> </ul>	
5.4.3	<p>Tendering for the work on the undercroft will take place in Summer with the aim of starting the work in the Autumn 2023. Once completed, this should improve the parking situation.</p> <p>There were no further questions from residents.</p>	
6.0	<b>RSG Action Plan</b>	<b>Actions</b>
6.1	<p><b>RSG Action Plan – May update</b></p> <p>Colour coded – blue is an update and red is completed</p> <p><b>Point 2. 2022-2023 RSG Objectives – page 2</b>  Hammersmith, Fulham, Ealing, &amp; Hounslow Mind (HFEH Mind) sessions.  MIND submitted a proposal to deliver a fuller individual service for residents on Copley. The RA are seeking funding to deliver sessions over 12 months. MS is finalising the funding bid. The sessions to start in September subject to funding.</p>	<b>JE</b>

	<p>Mind attending the Fun Day on Saturday 9<sup>th</sup> September to promote the sessions and sign-up interested residents.</p> <p><b>Point 5. New Community Centre launch &amp; Annual Fun Day – page 3</b> The two activities will be held on the same day, Saturday 9<sup>th</sup> September 2023.</p> <p>The next planning meeting is on Tuesday 6<sup>th</sup> June, 4.30pm with FD sub-group. CM to send invite.</p> <ul style="list-style-type: none"> <li>➤ The RA is looking for <b>volunteers</b>, from RA &amp; RSG members and residents. <b>To help set-up and clear after the event</b></li> <li>✚ The DJ, the photographers, the face painters and the First Aiders are booked.</li> <li>• MS to ask for contractors for donation.</li> <li>• MS &amp; NS to approach local shops for donations and gifts to be handed out as prizes for the Bingo and the Raffles.</li> </ul> <p>MS asked CM to invite Mount Pleasant RA to the Launch and the Fun.</p> <p><b>LB Ealing Formal launch of Community Centre</b> DC has employed a PR/marketing consultancy company to organise a formal launch with the support of MS and PPCR. The launch is funded by DC/ LB Ealing. The launch will be followed by the Fun Day.</p> <p>CM to email SP for an update on a date to meet with DC, MS, and PPCR to meet with the PR company to start planning the formal launch.</p> <p>Fun Day site walk-about with MS is to take place Tuesday 30 May, 3.30pm.</p>	<p><b>CM</b></p> <p><b>CM</b></p> <p><b>CM</b></p>
7.0	<b>ANY OTHER BUSINESS (AOB)</b>	
	None.	
8.0	<b>DATE OF THE NEXT MEETING (ALL)</b>	
8.1	<p><b>Next meetings:</b></p> <p><b>RSG Meeting - Tuesday 13 June 2023 at 6pm, at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.</b></p>	<b>ALL TO NOTE</b>

8.2

**RA Meeting 2023 – 30 May 2023 at 6pm** at the **temporary Community Centre**, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.

**2023 dates – For your diary**

2nd Tuesday of the month	3rd Tuesday of the month	Last Tuesday of the month
<b>RSG</b>	<b>PPCR Drop-in</b>	<b>RA</b>
	16 May 2023	30 May 2023
13 June 2023	20 June 2023	27 June 2023
11 July 2023	18 July 2023	25 July 2023
8 August 2023	15 August 2023	29 August 2023
12 September 2023	19 September 2023	26 September 2023
10 October 2023	17 October 2023	31 October 2023
14 November 2023	21 November 2023	28 November 2023
12 December 2023	19 December 2023	