

Copley Close Hub Update Zoom Meeting

Friday 27th November 2020, 1pm

Present: MS, JE, SP & LC

Update from the joint Hub & Regen meeting

1. Phase 3

Overview

Phase 3 involves the regeneration of the Warwick Court block

- 18 existing units to be refurbished
- 3 new build

Regeneration of balcony work to the North and West elevation is in progress.

The structural Assessment is still awaited. The team is expected to see the draft response on 7 – 14 December 2020.

The load advisory is expected in January 2021

A new contractual programme and new completion date will be produced after the announcement of the load advisory, after which the best build methodology will be selected.

2. Phase 6

Overview

Phase 6 – 201 new build units, tenure breakdown as follows-

- Social London Affordable Rent (LAR) Houses – 26/Apartments - 59
- Shared ownership units for sale - 33
- Intermediate Rent – 35 (BL block)
- Private Sale - House – 1/Apartments – 47
- New management hub, community centre, adult fitness trail, playground and local shop are also being delivered as part of the phase 6 works.

Hills are making good progress on site and have started plastering works on the lower floors of block b and c.

The first completion (Templeman Road) is due in February.

SP will provide monthly sales reports from January 2021.

3. Phase 7

337 units in total -

- 277 social rental units refurbished
- 3 social rental newbuild units
- 3 newbuild shared ownership units for sale
- 54 privately owned existing units – these units will benefit from works to communal areas and some service provision, but internals will not be refurbished.

There is no change with the status of Phase 7

Gordon Cooper, principal project manager, is still waiting for the result of the structural assessment. The report will go to cabinet in six months, taking into account the lessons learnt in Phases 1, and 3 as well.

4. Shop

The shop is unlikely to be opened before six to eight weeks as Ravi, the owner has had difficulties with the fitters sourcing materials. Also, he is required to submit compliance documents to the commercial management team

SP will go on site on Tuesday to assist Ravi to move things on.

5. Energy Centre

The energy centre is due to be powered up and connected to phase 7 on 2nd December 2020, previous attempts were made but there was only 60% capacity to the boilers.

The contractor confirmed that there will be no downtime for the final switch over as the residual heat in the pipes will keep the homes and water heated.

The contractors are still on track for practical completion on 18 December 2020.

MS advised that the radiators were lukewarm until the afternoon. SP will check with Paul Grant to establish if it is linked to the work in the energy centre or if it is due to another issue.

6. Webinar

SP reported that the webinar, which was aired on 16 November 2020 received 70 live viewers, 34 playbacks, 26 hot leads and 8 lukewarm calls.

There will be 1- and 2-bedroom flats priced as follows:

1 bedroom –from £335K

2 bedroom – from £435K

Shared Ownership and help to buy will be available.

7. Newsletter

SP confirmed that the newsletter was published on 6 November and delivered between the 7th – 14th December 2020. SP will make arrangements for JE to receive an electronic copy of a hard copy if the electronic version is not available.

8. Team

SP confirmed that the team are still working from home.

The building surveyors continue to carry out weekly site inspections

9. Community Centre

JE advised that Kaneeze confirmed that there is still no date for the opening of the community centre.

10. Young People's end of year event

Marsha who will be delivering the young people's event on 21 December 2020 will be attending the next meeting to give an overview.

11.AOB

There was no any other business