



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

Community Centre, 39 Honiton Court, W7 1DT

**14 January 2025 – 6pm to 7pm
Minutes**

Attendees	
MS	RSG Chair - Zoom
SW	RSG Member
AP	RSG Member
ME	RSG Member
NS	RSG Member
JM	RSG Member
SF	Copley resident
CM	Copley resident - Zoom
AH	Copley resident - Zoom
MT	LBE– Copley Regeneration Project Manager Ph3 & Ph5 - Zoom
AD	LBE– Copley Regeneration Project Officer - Zoom
JE	PPCR – Chaired meeting
CM	PPCR (minutes)
Apologies	
JS	RSG Member

ALL COPLEY MEETING MINUTES ARE POSTED ON THE [PPCR COPLEY WEBSITE](#) – Scan QR Code:



NO.	AGENDA ITEM	ACTION
1.0	Introductions & Apologies	
1.1	Apologies as noted above.	
2.0	Declarations of Interest	
2.1	No declarations of interest.	RSG

3.0	Code of Conduct & Terms of Reference	
3.1	Meeting Code of Conduct is in operation.	
3.2	Please note copies of CoC and ToRs are available at every meeting. Please ask PPCR if you would like paper or e-mailed copies.	
4.0	Agree Minutes – RSG 10 December 2024	
4.1	Minutes were agreed.	
5.0	Minutes and Matters Arising	
5.1	None	
6.0	Regeneration Programme update	Actions
6.1	<p>6.1 - Phase 3 – MT update</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Overview</p> <p>Phase 3 involves the regeneration of the Warwick Court block</p> <ul style="list-style-type: none"> • 18 existing units to be refurbished • 3 new builds </div> <p>6.1.2 Warwick Court</p> <p>Starting to move families successfully back to their homes at Warwick Court, 3 families moved in, 2 yesterday and 1 today. More are planned for next week. The project team have to organise the residents moves through a moving company, it all dependent on how many slots they have available each week. The project team are delighted that residents are moving back to their Warwick Court's homes.</p> <p>There were no questions.</p>	

6.2 6. 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.**

Ph5 is under-going a viability study

The future of Ph5 and likewise Ph7 is yet to be decided. The Council is carrying out a cost exercise and trying to determine the best way to forward to see whether it is better to go to market with a partner developer and see if the work can be carried out as one big package, so Ph5 and Ph7 would happen at the same time. Until Ealing have undertaken that cost review and determine the way forward nothing is going to happen on Ph5.

The update for Ph5 and Ph7 is very limited.

There were no questions.

6.3 6.3 - Phase 6 – MT update

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.**

6.3.1 - End of Defect Work

Still progressing defects with Hill. It has taken so long, the project team are now giving Hill an ultimatum, they need to complete all the defect work before the end of January, otherwise Ealing will withhold the money from their retention funds and Ealing will carry out the work using that money to pay for labour. The issue has been escalated, it has gone through various director levels and the issue is with Hill at the highest level and it is discussed by Ealing construction director, the project team is still hopeful that Hill will be able to complete the majority of the work. If potentially Hill doesn't complete all matters, then Ealing will be taking over and will book appointments with residents and have contractors attend as needed.

<p>With regards to specific items:</p> <p>6.3.2 Power Door at Loddon Court The project team is aware Hill replaced the parts and tested it and it should be in full working order, however it is isolated within the electrical switch cupboard. The Building Safety team hasn't been able to provide the project team with a key up until now, the key will be picked-up tomorrow so we will be able to gain access and switch the door on, it will become live, so residents will have a secure entrance lobby again and it should open automatically on that door closer by pressing the button.</p> <p>Resident question re external door Disabled resident reported to NS that the disabled fob reader is not working. Disabled resident has to pull the door physically. Someone else on a mobility scooter had to wait until someone came to open the door for them. MT asked if the issue has been reported to the Repair centre. NS is not certain whether it had been logged.</p> <p>MT to check with the contractors who worked on the door entry system, and advise them that an issue has been raised and ask them to check it out.</p> <p>6.3.3 – Town House: Matlock Court, Honiton Court & Central Square With regards to the town houses Hill have attended and carry out some repairs to the guttering to make sure the water is not coming down the building. The project team is not satisfied with the repair, Hill used silicon mastic to fill in the gap between the gutter and the Dormer windows, the project team don't see it being as a long-term solution. The project team has referred to the original architect and asked them to come up with a design solution that will prevent this from happening in the future.</p> <p>Waiting on the architect to come back with that solution.</p> <p>6.3.4 - Landscaping All the trees that died have now been replaced over the December period, the project will be watching these closely over the next 7 months. The landscape contractors are attending monthly to look after the plants, cut back shrubbery and de-weeding, etc. Expecting trees to be watered and cared for to make sure that are no other perishing soft landscaping.</p> <p>6.3.5 - Loddon Court external water tap Item was raised with the maintenance team to deal with. MT referred tap as having fault but haven't had any update from maintenance team. It doesn't mean it has not been attended to repair; it just means that we haven't had the update. MT to get update and will report back at the next month RSG meeting.</p> <p>6.3.6 - Energy Centre – Gas connection Good news re energy centre. With regards to the gas problem we were having, Cadent has been able to increase the gas pressure through the network, that has provided us with additional volume of gas which means the boiler can run better, meaning they could successfully provide heating to Ph5 if it gets connected to the energy centre. Project Team is happy that they could resolve the issue without having to having to go down the legal route. A couple of minor alterations needs to</p>	<p>MT</p> <p>MT</p>
--	---------------------

	<p>be done in the energy centre on the Ealing council side of the system which should bring it to maximum capacity and solve the gas problems.</p> <p>6.3.7 - Local Shop Ravi has signed his Lease, he is now in situ, and he is working towards re-stocking the shop planning the re-opening very soon. The opening is dependent on Ravi securing getting the stock and getting it on the shelves.</p> <p>6.3.8 - Management Hub – IL update Still looking to move into the new Hub in the very near future. AD specified that they are looking to move end of February/early March. They must wait until IL comes back from paternity leave. They will plan the move by the end of February.</p> <p>6.3.9 - Community Centre’s Internet No update yet. It would have been nice for the Hub to receive the internet at the same time as the Community Centre unfortunately it did not occur. Project to liaise with relevant managers to get an update to see when the Community centre can have Fibre Broadband and then we will be to see each other during the meetings.</p> <p>The issue will take to get an a few months to be resolved out as it is a contract issue between BT Outreach and Ealing Council across the Borough. Issue was escalated at a senior level. AD asked for an update for next RSG meeting</p> <p>6.3.10 – Ph6 hot water temperature A resident reported that over the last couple of weeks there has been some problem with the hot water temperature – Is that something to do with Cadent work?</p> <p>The project team was aware of the issue. It has got nothing to do with Cadent work. MT advised that the contractor responsible for the energy centre attended and double checked everything in the energy centre, which provide heating and hot water, and there were no faults. Waiting for a final report as to what exactly caused those issues. The heating manager attended and went to a couple of properties and at the time he was attending he did not see any issues with the heating and hot water. It is that it was building localised and not in the energy centre. Hopefully we will get the report which will give some information.</p> <p>Resident reported that the issue is intermittent. MT asked if the issue occurred at a time, maybe in the morning or in the evening when people would be showering. The issue is Ben responsibility, he is the heating manager. MT to ask Ben for an update.</p> <p>Residents commented that when residents reported hot water issue the repair service directed residents to T Brown and T Brown redirect residents to Ealing Council because T Brown don’t service Ph6 apartments. It is a similar story with Key Fobs, they send an engineer and the engineer doesn’t have key fobs. Do you think that the various departments can join up to make the services run better and faster. MT confirmed that the project team had the conversation with the Building Safety team who looks after compliance and maintenance. It is disappointing that these problems occur and residents don’t know how to progress matters forward. MT to feedback resident message to the Head of compliancy and hopefully they can act upon that.</p>	<p>Ravi</p> <p>IL/Hub</p> <p>AD</p> <p>MT</p>
--	---	---

<p>6.3.11 – Ipswich Court issues</p> <p>Making good</p> <p>At a previous meeting a long time ago, residents were told that Hill would make good their previous repair attempt to the door frame. The lock keep that was originally part of the original mechanism is still in the door frame. The door frame has redundant components which look disgusting and not what leasehold residents would expect. Resident asked for this part to made good.</p> <p>When the glass signs were removed and replaced with signs compliant with the Fire Department, the paint underneath the removed signs was not made good. For the last 2 years, there has been these patches on the walls around the building that are unpainted. Resident asked for walls to be made good. There are certain standards to be maintained in the building.</p> <p>MT to pass both these comments across the relevant teams.</p> <p>Individual defect</p> <p>Re individual defects in resident flat</p> <p>A warped door frame issue. A part was meant to be ordered. When resident talked to the contractor the person he had assigned said they attended and completed the work. Nobody could have attended and completed it because resident was not at home. The door is still broken. Resident is worried that job may have been marked as complete. AH got a contact number but the contractor is not responding since AH last tried to reach out on the 5th December. Resident is concerned that the contractor will never come to repair the door and her second concern is that they signed it off. If it is reported to LBE there will not be any record of this problem so you will never know that the door was not fixed; this could have had happened to other residents as well. Have you got a system to ensure that the work is being checked by a third party?</p> <p>MT confirmed that the project team’s Clerk of Works will inspect where we are not provided with written evidence to show that they have attended, the project team also request for photographic evidence so they can show what repairs they have carried out so the project team can deem whether it is acceptable. Ealing is currently escalating this with Hill because they have failed to provide the photographic information, and if that is the case, they will have to investigate if it is part of a wider issue and carry out an audit.</p> <p>Which door frame was warped? Is it the lead door?</p> <p>Back door, can open the door but can’t close it and lock it. It leads on to a terrace. The only way to get to the terrace is to go through the window. It is the lead door.</p> <p>MT will take the issue with Hill and if they don’t respond LBE will look to resolve.</p> <p>6.3.12 – Honiton Court’s Lifts issue</p> <p>The lift in Honiton Court has been out of service for at least 10 times since September. Sometimes they go out of service multiple times in a week or they both go out of service at the same time. Is there any major repair or warranty that can be exercised rather than endless repair call-out?</p> <p>MT will investigate and request a log of defect for that particular lift from Hill. Is the lift in service at the moment? Is it working?</p>	<p>MT</p> <p>MT</p> <p>MT</p>
--	--

<p>6.4</p>	<p>There has been multiple time that both lifts were out at the same time. MT is trying to find out more details: if someone is obstructing the door, then that would prevent the lift from travelling, it happens sometimes when people are moving furniture or having big deliveries. Sometime people put something in front of the sensor in the door to prevent it closing while they are loading or unloading. It is a possible explanation. MT will have to look at the issue further once the project team get the repair call-out log.</p> <p>There were no further resident questions.</p>	<p>MT</p>
<p>6.4</p>	<p>6.4 - Phase 7</p> <p>337 units in total -</p> <ul style="list-style-type: none"> • 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. <p>6.4.1 - Ph7 is under-going its viability study There is no update on Ph7 and not likely to be any update on Phase 7 for a significant amount of time.</p> <p>Similar to Ph5, Ealing carrying out a feasibility study to assess whether to carry out refurbishment or demolition with new build with increased density.</p> <p>6.5 – Highways Department – Resurfacing & Yellow Lines MT confirmed that there is no update from Highways apart that it will go ahead. The yellow lines and the re-surfacing will still happen but project team haven't been advised of any dates from the Highways department. Ealing are awaiting information.</p> <p>Resident question There was a resident protest when highways were going to start re-surfacing and painting the yellow lines. The residents were told that the lines would not happen. Resident is surprised to hear that the yellow lines will happen.</p> <p>MT confirmed that the yellow lines would have been placed only on one side of the road to prevent people from parking on the pavement; irrespective of those lines being in place, it is illegal to park on the pavement. That side of the road needs to be left clear factoring the weight restriction that was placed on the Railway tunnel.</p> <p>The residents explained that the consultation responses were clearly anti yellow lines /parking restriction especially when the undercroft have not been open. Why can't the undercroft be used?</p> <p>MT explained that this service is the responsibility of a different department. Until they give a decision it is out of the project teams remit. The undercrofts were</p>	

<p>6.6</p>	<p>originally closed about 15/20 years ago due to ASB resulting in someone being killed when they were trapped inside an area which people deliberately barricaded and set on fire. The garages have been closed off for that reason. If the Council decide to do something the project team will be more than keen to get involved and to carry out the required work as they see fit.</p> <p>Resident asked: What was the point of the consultation if the council were not going to act on the result of the consultation?</p> <p>JE confirmed that the consultation was undertaken by the Council's Highways. It is nothing to do with the regeneration. This question needs to be directly asked to the Highways Department. The Highways Department is responsible for the road, for the re-surfacing and for the yellow lines and anything to do with the road.</p> <p>MT was referring to the information circulated by Highways prior to the November protest.</p> <p>A resident remarked that she lived on the estate for 25 years and parking has always been an issue. The resident wants to know who to contact about the lack of parking spaces for the residents. Residents need a solution.</p> <p>The resident observed that there are abandoned cars on the estate. JE explained that's something that the Hub manage when reported by residents.</p> <p>Residents want to know who to contact to work towards a parking solution for Copley residents. It was suggested that residents should contact Cllr RB who campaigned to get more disabled parking on the estate. Cllr RB is also trying to get a meeting organised with Highways.</p> <p>6.6 – Undercroft work update</p> <div style="border: 1px solid black; padding: 5px;"> <p>140 parking spaces in total -</p> <ul style="list-style-type: none"> • To re-open safely 50% of the undercroft parking spaces, 140 parking spaces in total which were identified as good value for money. • Parking spaces will be hand-over in sections over a period of 12 months. • Once each of the undercrofts are completed, LB Ealing housing management team and landlord services will administrate the undercroft parking contract. </div> <p>There is no further planned work to develop the undercroft at the moment. Things might change in the near future as Ealing undertook the viability review. At the moment work to the undercroft is stood down.</p> <p>MS reported that the door by the chimney that gives access from the car park to the block is broken, it is like a gate, and anyone can push or pull it open.</p> <p>MT will pass on the issue to Repairs.</p>	<p>Hub</p> <p>Cllr RB</p> <p>MT</p>
------------	--	--

7.0	RSG Action Plan	Actions
7.1	<p>The Action Plan is setting the RSG objectives for the next 12 months.</p> <p><u>Monthly update is in blue.</u></p> <p>End of the Year Festive Event - Page 3 Really successful festive event on the 17th December. The event was organized by the RA and the RSG. The event was attended by 77 adults and children. There was a free raffle and everyone had a good time. Thank you to RA and RSG members. Thank you to Sarah and the Regen Project Team for funding to cover most of the festive event.</p> <p>The next Festive Event will be Tuesday 16 December 2025.</p> <p>Music Workshops for Copley young people - Page 4 The RA partnered with Luminous to deliver 3 musical instrument workshops during the school holidays:</p> <ul style="list-style-type: none"> • 17 February 2025, 1pm to 2:30pm • 18 April 2025, 1pm to 2:30pm • 27 May 2025, 1pm to 2:30pm • 13 September 2025 (at RA Fun Day) <p>There will be posters going up to advertise the workshops and additionally residents were asked to promote the workshops on the estate.</p> <p>The workshops will be delivered through headphone so they won't cause noise disturbance.</p> <p>E-Newsletter – February 2025 edition – Page 4 The E-newsletter need your help in providing information or to suggest ideas.</p> <ul style="list-style-type: none"> ➤ Please email CM with your news, article, photos, any bit of information, anything you would like to see in the electronic newsletter. CM will collate everyone information and ideas and will forwards to Jackie. <p>Jackie is aiming to get it prepared before February half term. Ideally Jackie would like to review by Tuesday 4th February so it can be sent out before Monday 10th February.</p> <p>RSG Members Training & Development – Page 5 Individual Review Meeting - PPCR is going to hold individual Review Meeting of 30 minutes with RSG members. To talk about RSG issues, individual skills, aspirations to produce a training programme for RSG and RA members. It is an opportunity to talk on a 1-2-1 basis, to get feedback from members, to find out what you would like to do and to see who can work with PPCR to get new activities that came out of the Away Day up and running.</p>	<p>ALL</p> <p>ALL</p> <p>ALL</p>

	<ul style="list-style-type: none"> ➤ CM will be in touch with committee members between February and April to set-up 1-2-1 	CM
8.0	ANY OTHER BUSINESS (AOB)	ALL
	<p>1 - Sheltered Housing issues - Update The communal light issue is still outstanding. SW has put stickers on every single light that are out to make it easier.</p> <p>The council repaired the down pipes.</p> <p>2 - Loddon Court - Scope of work for Caretaker & Cleaning Team NS reminded the meeting that she asked what is the job description & duties; what is expected of the caretaker?</p> <p>Several Loddon Court residents NS asked to obtain a copy of the Cleaning contract/job specification.</p> <ul style="list-style-type: none"> ➤ Residents asked for a Cleaning Timetable with a description of the type of cleaning planned on a daily/weekly basis and also any cyclical cleaning to be placed in the noticeboard or at the bottom of each block on Copley Close, the old blocks as well as the new blocks. <p>Post-meeting note - Ceri Dovey will be attending the 28th January's RA meeting on behalf of Estate Services</p> <p>3- Housing Management Hub services</p> <ul style="list-style-type: none"> ➤ AP asked what are the services delivered by the Hub. AP to raise at RA January meeting <p>4 - Undercroft viability study AH wants to hear more about the undercroft regeneration. When will the scheme be re-started, what are the findings of the feasibility study, what is the time line</p> <p>5 - Electric Cars Charging Points Electric charging points outside Matlock Court. Can they be allocated to residents? Council services charger points can subscription be available to Copley residents.</p> <p>AD to get an update by next RSG meeting.</p> <p>Highways are going to be managing all the Electric points, they are also going to install new charging points across the estate. They will be active soon.</p> <p>6 - Disabled bay parking Cllr RB campaigned to obtain additional disabled parking bays. At a RA meeting Cllr RB announced that she obtained 6 disable parking bays. Residents asked where the bays would be located on the estate. Cllr RB advised that the council/Highways did not specified where the bays would be around the estate.</p> <p>MT confirmed that the council is considering this matter. There may possibly be an area where they could secure a couple of additional bays. It doesn't mean that there are going to be 6 disabled bays, as the size of the disabled bays are different from the standard bays and it is a case of how much space is available to accommodate the</p>	<p>RA issue</p> <p>RA issue</p> <p>RA issue</p> <p>AD</p>

	<p>additional disabled bays. The Council is looking at it but they might not be able to provide 6 disabled bays as Cllr RB announced.</p> <p>Yellow disabled bays for wheelchair A resident asked: Is it possible to get disabled bays with 'disabled' written next to the bay?</p> <p>A resident added that she would need a disabled bay for her son who is disabled. This question should be asked to Cllr RB</p> <p>A resident commented, as you are aware, people can park with disabled badges for a limited amount of time on double yellow lines. Down on each side of the road by the new builds, there are sections of double yellow lines where people habitually park with disabled badges, they park and then then move. Those spaces cause no obstruction and there are double yellow lines. Is there any reason why these can't be changed to disabled parking bays? AH would be happy to walk the estate and point out these areas, where the double yellow can be removed and be replaced with disabled parking bays as they are not an obstruction.</p> <p>Inside the mews' road ways, engineers calculate the tracking of vehicles, predominantly emergency services vehicles such as Fire engines and ambulances and if they determined that the width of that road could not support parking then yellow lines would have been applied. It would be a matter of parking enforcement as to why they are allowing people to park on those yellow lines.</p> <p>AH re-iterated that there are a variety of places where people park because they have disabled badges for short period of time as it is allowed and do not cause obstruction. AH would welcome to look at the drawing to check on the measurement because it is clear for people who walk down the Mews that you can easily get an ambulance of a Fire engine through.</p> <p>AH suggested the council/Highways could fit a number of disabled bays outside Ipswich Court that would cause no obstruction.</p> <p>MT remarked that there are 2 EV bays outside Ipswich Court. Is the resident proposing parking where the EV bays are or on the opposite side of the road?</p> <p>AH clarified, on the entrance section and also directly on the main road, in front of most of the new builds, there are spaces there that could be used for disabled spaces.</p> <p>The council constructed the development and the regen responsibility now ended it now sits with Highways so it would be for Highways to determine that there is sufficient space available. Residents would need to address their queries and suggestions to the Highways department and lobby them for any new spaces that residents think are viable.</p> <p>Residents decided to meet and to contact Cllr RB.</p> <p>Meeting close.</p>	<p>Cllr RB</p> <p>Cllr RB</p>
<p>9.0</p>	<p>DATE OF THE NEXT MEETING (ALL)</p>	

9.1	Next meetings: <ul style="list-style-type: none"> • RSG Meeting – 11 February 2025 at 6pm, Community Centre, 39 Honiton Court, W7 1DT • RA Meeting – 28 January 2024 at 6pm, Community Centre, 39 Honiton Court, W7 1DT 	ALL TO NOTE																																									
9.2	<div style="background-color: #00b050; color: white; text-align: center; padding: 2px;">2025 dates – For your diary</div> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">2nd Tuesday of the month</th> <th style="width: 33%;">3rd Tuesday of the month</th> <th style="width: 33%;">Last Tuesday of the month</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">RSG</td> <td style="text-align: center;">PPCR Drop-in</td> <td style="text-align: center;">RA</td> </tr> <tr> <td></td> <td style="text-align: center;">21 January 2025</td> <td style="text-align: center;">28 January 2025</td> </tr> <tr> <td style="text-align: center;">11 February 2025</td> <td style="text-align: center;">18 February 2025</td> <td style="text-align: center;">25 February 2025</td> </tr> <tr> <td style="text-align: center;">11 March 2025</td> <td style="text-align: center;">18 March 2025</td> <td style="text-align: center;">25 March 2025</td> </tr> <tr> <td style="text-align: center;">8 April 2025</td> <td style="text-align: center;">15 April 2025</td> <td style="text-align: center;">29 April 2025</td> </tr> <tr> <td style="text-align: center;">13 May 2025</td> <td style="text-align: center;">20 May 2025</td> <td style="text-align: center;">27 May 2025</td> </tr> <tr> <td style="text-align: center;">10 June 2025</td> <td style="text-align: center;">17 June 2025</td> <td style="text-align: center;">24 June 2025</td> </tr> <tr> <td style="text-align: center;">8 July 2025</td> <td style="text-align: center;">15 July 2025</td> <td style="text-align: center;">29 July 2025</td> </tr> <tr> <td style="text-align: center;">12 August 2025</td> <td style="text-align: center;">19 August 2025</td> <td style="text-align: center;"><i>No RA Meeting in August</i></td> </tr> <tr> <td style="text-align: center;">9 September 2025</td> <td style="text-align: center;">16 September 2025</td> <td style="text-align: center;">30 September 2025</td> </tr> <tr> <td style="text-align: center;">14 October 2025</td> <td style="text-align: center;">21 October 2025</td> <td style="text-align: center;">28 October 2025</td> </tr> <tr> <td style="text-align: center;">11 November 2025</td> <td style="text-align: center;">18 November 2025</td> <td style="text-align: center;">25 November 2025</td> </tr> <tr> <td style="text-align: center;">9 December 2025</td> <td style="text-align: center;">16 December 2025 - Drop-in followed by End of Year Festivities</td> <td style="text-align: center;"><i>No RA meeting in December</i></td> </tr> </tbody> </table>		2nd Tuesday of the month	3rd Tuesday of the month	Last Tuesday of the month	RSG	PPCR Drop-in	RA		21 January 2025	28 January 2025	11 February 2025	18 February 2025	25 February 2025	11 March 2025	18 March 2025	25 March 2025	8 April 2025	15 April 2025	29 April 2025	13 May 2025	20 May 2025	27 May 2025	10 June 2025	17 June 2025	24 June 2025	8 July 2025	15 July 2025	29 July 2025	12 August 2025	19 August 2025	<i>No RA Meeting in August</i>	9 September 2025	16 September 2025	30 September 2025	14 October 2025	21 October 2025	28 October 2025	11 November 2025	18 November 2025	25 November 2025	9 December 2025	16 December 2025 - Drop-in followed by End of Year Festivities
2nd Tuesday of the month	3rd Tuesday of the month	Last Tuesday of the month																																									
RSG	PPCR Drop-in	RA																																									
	21 January 2025	28 January 2025																																									
11 February 2025	18 February 2025	25 February 2025																																									
11 March 2025	18 March 2025	25 March 2025																																									
8 April 2025	15 April 2025	29 April 2025																																									
13 May 2025	20 May 2025	27 May 2025																																									
10 June 2025	17 June 2025	24 June 2025																																									
8 July 2025	15 July 2025	29 July 2025																																									
12 August 2025	19 August 2025	<i>No RA Meeting in August</i>																																									
9 September 2025	16 September 2025	30 September 2025																																									
14 October 2025	21 October 2025	28 October 2025																																									
11 November 2025	18 November 2025	25 November 2025																																									
9 December 2025	16 December 2025 - Drop-in followed by End of Year Festivities	<i>No RA meeting in December</i>																																									