

## **COPLEY CLOSE REGEN UPDATE ZOOM MEETING**

**FRIDAY 1 OCTOBER 2021, 2PM**  
**Postponed from 28 September 2021**

**Present:** SP, JE, and CM

**Apologies:** MS

### **UPDATE FROM THE JOINT RA & RSG 14 SEPTEMBER 2021 MEETING**

#### **1 - Phase 3**

##### **Overview**

**Phase 3 involves the regeneration of the Warwick Court block**

- **18 existing units to be refurbished**
- **3 new builds**

The work is on track, going on as planned. The newsletter gives a break-down of the work that is expected over the coming month. Doing more superstructure related work. Expecting completion September 2022.

#### **Engie Newsletter query**

Engie's site manager apologised to SP, Engie had missed out a few of the decanted residents addresses when hand-delivering the newsletter. The issue has now been rectified. Going forward, the site manager will personally hand-deliver the newsletter to make sure that it doesn't happen again.

SP emailed a copy of the September edition of the Engie monthly newsletter to PPCR for their information and records.

#### **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.**

Continuing to make progress on site with hand-over due on 25<sup>th</sup> October.

Social units are now advertised on Locata for allocation. Magda and members of the Hub management are conducting a number of viewings with potential nominees for allocation. Units are handed over to compliance, repairs services and all the various teams between now and 25 October to make sure they are happy to hand-over the properties to be occupied by tenants.

Social units being handed over at the end of October are

- Block B, 47 social units
- Block E, 6 social units
- Block F, 6 social units
- Block I, 3 social units
  
- in addition to some houses
- and Block C with 47 private units to be sold with Help to Buy

1<sup>st</sup> phase of blocks to be handed over at the end of October, the 2<sup>nd</sup> phase of blocks expected to be handed-over mid to end January, and the final blocks to be handed-over at the end of May 2022. These are the 3 target contractual dates for block phases hand-over.

Contractors are currently busy with snagging and de-snagging units. There was a 4-hour walk-about compliance on site yesterday to get an understanding for hand-over, Estate Services joined. The Housing Managing Team were also taken for a walk-about on site.

## **2.1 Show apartment**

JE visited the show flat this week. It is beautiful. SP reported that the show apartment was highly commended in the First Time Buyer Award about a month ago. There are a few Awards coming by the end of the year and the Regen is hoping to do well.

## **2.2 Shop**

Ravi to stock-up the shop. SP hopes he will open the shop beginning to mid-November. Ravi to liaise with SP re opening date to advertise the grand opening on Copley Close website and/or on the Regen's social media.

## **2.3 Sales Update**

There are 22 reservations on the open market and they are all in Block C. Formally launched 47 shared ownership apartments with Help to Buy within Block C.

Launching over the next 2 weeks the 33 shared ownership units which are in Block D.

Residents are made aware that there is variety of affordable housing options with Help to Buy.

## **2.4 Copley Newsletter – Summer edition – Autumn edition**

The Copley newsletter summer edition hasn't gone out yet. The Comms Team are looking forward to finalise and circulate an updated edition of the newsletter soon. A new person has joined the Comms Team. He is meeting with Quinton today to draft an article in the forthcoming newsletter re Higgins employment story. The Comms Team have been soliciting news pieces to update the original summer edition to become the Autumn edition.

## **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.**

The option appraisal is on-going taking into account the Highways load restriction and the change in the GLA funding guidance. **SP** hopes to give an update by the end of the year.

## **4 – Working from home**

The Project Team hasn't been issued any formal direction about returning to work.

The Regen Team remains working from home. Operating a good hybrid model of work. Meeting once a fortnight in the marketing suite. In the interim, the construction director and three Clerks of Works remain making their weekly site inspections.

## **5 – AOB**

### **5.1 Dropped curb / level crossing area by Alton Court**

The Council is thinking of providing a level crossing area as part of Phase 5, as mobility issues have been highlighted. SP referred the issue to Highways and hasn't heard back yet. SP to chase if not heard back in next 2-weeks.

## **5.2 Undercroft parking option appraisal**

The option appraisal due to be discussed at the September Board meeting was postponed to the October Board meeting. In practice the Regen is looking to recommend that a number of the undercroft parkings be brought back into use, recommending this is the option to sign off.

If the project goes ahead it would take 9 to 12 months to bring a number of car parks back into operation. It will be useful as we are about 6 or 7 months away from Phase 6 finishing.

## **5.3 Temporary community centre**

MS, KC, JE and CM visited the TCC on 30/09 they were impressed by the space. JE is concerned that there is no WiFi. The RA and PPCR need WiFi at the temporary community centre. CM emailed KZ to request it. **SP** suggested to get a dongle

## **5.4 EASE initiatives for Copley Close residents**

MS, MB and PPCR had a meeting Monday 15 September. MB and MS visited the TCC. It would be great if Ease can start delivering initiatives not just for children and young people but for all the residents. MB to draft a proposal based on the activities suggested by young people and/or their parents during the 17/08 door-knocking to submit to KZ to obtain funding for these events. **JE** to give update at next meeting.

MB queried if there is a possibility for TCC to stay open for EASE use after the permanent CC open on Phase 6. MB think that the rent on the portacabin could be cheaper than what Ease is paying currently. **SP** to ask but she is not hopeful, as the rental contract is for 3 years. **SP** to report at next meeting

## **5.5. RSG meetings**

Aiming to use the TCC for the November face-to-face RSG meeting, 9<sup>th</sup> November. PPCR and MS to further discuss face-to-face meetings - might not resume until January 2022. Waiting for Ealing Council to issue guidelines.

## **5.6 RA & RSG Away Day**

The Away Day is booked for 2<sup>nd</sup> April 2022. The date was postponed twice because of Covid. **SP** to be involved. PPCR working towards the April date.

## **5.7 Nicer Neighbourhood Funding – MUGA and the watering equipment**

**SP** asked for feedback about application. **KZ** has all the documents and evidence she needs. **KZ** laid out a couple of stages before it is submitted.

**NEXT RA & RSG MEETING – TUESDAY 12 OCTOBER 2021, 6PM**

**NEXT HUB UPDATE MEETING: TUESDAY 26 OCTOBER 2021, 2PM**