

## **Copley Close Regen Update Zoom Meeting**

Tuesday 22 September 2020, 2pm

**Present:** MS, SP, JE & CM

Update from the joint Hub & Regen meeting 8 September

### **Phase 3 – Warwick Court**

Engie continue to try and complete internal refurb works whilst Project Team await the outcome of the structural assessment (SA) of the tunnel. Project Team anticipate that the structural assessment will now be completed around early December.

Hopefully the site investigative portion of the structural assessment will take place next week – following which we would anticipate receiving the structural assessment report during December.

### **Phase 6**

Phase 6 sales

The soft sales launch occurred over the August bank holiday weekend - looking at a circa 24 months sales process. The launch went well considering it was a soft launch given the current circumstances.

Today the Project Team has launched virtually. BDW were commissioned to create a special sales software for the virtual sales to enable prospective buyers to enable themselves to visit the properties and explore Copley from the comfort of their own homes.

Webinars and other works are also going on in the background.

Pending government advice it will probably be now at least late January 2021 until there will be a member of the sales agent based at the marketing suite on Copley. It is anticipated that there will no provision for drop in sales visits, but appointment only given the climate.

The show home has been refreshed and they are now in the process of building the new show home on Phase 6 which is hoped to be ready circa Spring/summer 2021. The first completion will be February: Templeman House (13 Templeman Road), a 4 bed with a 30ft back garden, followed by Block E and Block F circa June. Effectively every few months a block will be ready for either social use rent or open-market sales.

The RA & RSG' Chair complimented Hills on keeping with the work programme "well done Hills!". SP was on site last week and was very impressed, the progress is phenomenal, the buildings are going up so quickly.

Cllr CL at the monthly joint RA & RSG wanted to get an update on the soft launch to find out what type of response they had and if there were any enquiries. **SP** will get in touch

with the sales agent and get stats.

### **Local Shop**

The shop opening has been delayed, it is not going to be opened at the end of September as announced at the last meeting. Ravi is experiencing a few issues with the fit-out company, with the air conditioning unit and the refrigeration unit. The shop will now open circa end of October. SP visited the shop last Thursday to see the shop's progress.

### **Energy Centre**

Higgins are on track – with completion of the new energy centre expected in November this year. Progress is going very well and still on programme. Phase 6 and Phase 7 will be connected to the energy centre when these phases are completed.

### **Higgins Training Opportunity**

Higgins did a telephone interviews with 11 applicants from which 3 were selected to go on the final face-to-face interview. Only 2 turned-up. Both were excellent and Higgins decided to offer them both a job, one to be a M&E trainee and the other one to be a trainee Project Administrator. One is a Copley resident and the other is an Ealing resident. Congratulation to both of them!!

### **Project Team News**

Apart from the occasional meeting on site the project team remain working from home the majority of the time. It will be at least the New Year before the Project Team are working on site again as they were prior to COVID – although this will be pending government advice.

The Project Team will always keep the weekly site inspections by both of Project Team surveyors to monitor site activity and progress. Once a week, every Thursday, the clerk of work visits the active build sites.

The sales and marketing team are meeting on site every 4 to 6 weeks in a COVID safe manner, otherwise everyone is still working from home. Attendance at the marketing meeting is not mandatory, people can Skype in.

The Project Team will continue to review regularly government advice.

### **Next meetings:**

Next joint Hub & Regen meeting: 13 October, 4pm