



**Copley Close Hanwell W7
Regeneration Steering Group Meeting
12 April 2022 - 6pm to 7pm
Minutes**

Attendees	
Maxine Smith (MS)	RSG Chair - Chairing meeting
Judy Ward (JW)	RSG Vice-Chair
Alejandra Vazquez	RA Member
Anita Pfauntsch (late)	RSG member
Janet Edwards (JE)	PPCR
Catherine Michelet (CM)	PPCR (minutes)
Apologies	
Sarah Phillpot (SP)	LBE – Copley Development Team

NO.	AGENDA ITEM	ACTION
1.0	Apologies	
1.1	Sarah Phillpot. SP briefed JE with the RSG update on 13/04/22. SP is on annual leave.	
2.0	Declarations of Interest	
2.1	No declarations of interest.	RSG
3.0	Agree Minutes	
3.1	Minutes of the 8 March 2022 agreed	

4.0	Minutes and Matters Arising	
4.1	None	
5.0	Regeneration Programme update	Actions
5.1	<p>5.1 - Phase 3</p> <div data-bbox="233 580 1249 831" style="border: 1px solid black; padding: 10px;"> <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>Warwick Court</p> <p>No significant update since the last meeting. Primary works for this period pertaining to the new build element of the scheme- continuing with work for example finalising the plant room, door systems looking at new build element completing the block work. Still on track for a September 2022 practical completion date and formal hand-over to LB Ealing.</p> <p>It is 21 units base, 3 of which are new builds, the remaining 18 units are refurb units, of those 18, 5 are leasehold properties, and 13 are social tenanted. The new builds are flats. They are going to be social units offered at London Affordable rent and they will be handed-over to the housing management for occupation.</p> <p>Some of the social tenants have been decanted for such a long time, that they might be offered the opportunity to either stay in their decanted property or to move back to their original property.</p>	
5.2	<p>5.2 – Phase 5 - D-G blocks</p> <p>Denbigh Court, Devon Court, Dorset Court, Glamorgan Court and Gloucester Court.</p> <p>Currently working on surveys needed to gather tender information. Approximately 3 months away from completing all of the front-end surveys required. Tender papers together in a tender pack to go out to the market probably winter 2022. Aiming to make a start on site late spring/early summer 2023.</p> <p>This is the process we are going through at the moment – quite an in-depth refurbishment programme which will include installation of new balconies works</p>	

and door entry works. Pending the surveys coming back, the Council are looking to decommission the existing plant room, and connect the properties to the new district energy centre that is powering phase 6 and most of phase 7. The plant room will be turned into cycling stores.

There are 5 blocks that make up Phase 5 - 100 units in total - 65 units are tenanted; 35 are leaseholders. No internal work will be carried out to leasehold properties. For social tenants, internal works will be included within the refurb. The internal work will include kitchen and bathroom, might also include electrics. This is subject to the surveys currently being carried. Should have a good idea of what will be included in the works, in about 3 months time.

A small refurb programme was done 5,6/7 years ago which included the roof, so not anticipating that any roof work to be required.

We are going now through that process, and pending approval, prior going to tender, Section 20 notices will be sent to leaseholders in situ.

Residents will be informed in approx. 3 months by letter, once surveys are completed and tender documents are ready. Residents will be advised on the work that is proposed.

5.3 5.3 - 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.**

5.3.1 Everything is going ahead to programme. Hill are doing a great job. We are expecting to receive practical completion of the final block, Block D, and 10 remaining social houses, mid- to end of April. Snagging will be carried out after the Easter break, then units will be ready for practical completion. There will probably be some hang-over element for work, i.e. looking at the landscape, re-planting might be needed etc.

Anticipating that Hill will have a skeleton team or a much reduce team on site until the end of this year, for a number of reasons, Hill have now taken on Ravi shop fit-out. In addition, following their price return sometime this month, if they offer reasonable value for money, Hill will likely be instructed to complete the housing management fit-out and the community centre fit-out. The sales units have an officer on site looking at decant issues,

5.3.2 5.3.2 Sales Update

We have completely sold Ipswich Court, block C which was the unit with Help to Buy. We have recently launched a key workers' Shared Ownership campaign which offers some really good incentives to say thank you to the key workers in the local area for all of their hard work during the pandemic. The scheme has gone down a storm and as at 2 weeks ago, there were 6 shared ownership reservations.

MS asked: "When would they be ready to move into the last block?" SP advised that occupation will be determined by the housing management team. In terms of our selling they haven't reached any exchanges or any completion dates. Once they get to practical completion, it will be for LB Ealing to sanction occupation. For example, they sanctioned occupation of block C, the Help to Buy units, so all of the residents that are moving in now had completed 6 months ago. Once they have practical completion on that last block and they get confirmation from housing management, they will be occupying.

The people who are buying her house need to move out by the end of May. They are awaiting confirmation from the senior leadership team.

5.3.3 5.3.3 Shop Update

Hill got circa 8 weeks of their build programme left, following that date, Ravi would be able to take occupation, then he will stock and launch the shop. Hopefully end of June/beginning of July.

MS remarked that a lot of residents asked her when will the shop open for business.

5.3.4 5.3.4 Pedestrian access

Preston has confirmed that pedestrian access by the chimney will be resupplied; people will be able to walk through Templeman Road that side of Copley Close. Although, the make-up of the path has changed and the residents will be walking next to park/car park.

MS asked how much they charge for the car park underneath?
SP thought that Housing Management are in the process of re-setting the charge. The first was a few years ago - Housing Management should be able to confirm how much they go for.

We are looking to move forward, pending getting the formal approval, with the re-opening the other under-crofts car park.

Post meeting notes: *MK reported: The Hub is currently revising the cost. There is a waiting list, due to a huge demand, there are no vacancy at the moment. Currently it is up to £300 for the year.*

5.3.5 5.3.5 Temporary community centre

SP advised that they are awaiting the formal price for the fit-out of the Hub management office and the community centre. If the price is reasonable and is value for money, they we will be issuing instructions to them to complete the fit-out which should be completed late Autumn/early winter.

The temp community cent is urgently on hire until 31 August 2022. Rental needs 12 weeks-notice. **SP** to speak to **PG** to extend rental contract to October to ensure the Close have the use of a community centre facility while the fit-out is taking place.

5.3.6 5.3.6 Wi-Fi dongle

Huawei 4G Plus MiFi was purchased for the temporary community centre. **SP** to raise new PO for the correct amount, £264 for the 12-month contract with Three.

5.4 5.4 – 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.**

5.4.1 GC's report to go to Cabinet this year with the viability report. In practice we will be laying out a selection of options to cabinet based on the information we have per each option. Cabinet will decide which option is best value in their opinion. If it is to remain with the refurb option it will proceed as it is. If it is approved as complete demolition and re-build, we will have to take a process of consultation and ultimately ballot with residents for them to sign off if they also think that option is best value for money.

5.5 5.5 – Dropped Curbs Update

SP chased all week. Highway's Engineer called back and apologised for as the matter had slipped their agenda. They will be making a site visit later this week or early next week. We are looking to tender and design and install from them. Following the site visit, Highway will advise, based on the location, which option is best, i.e. drop curb or potentially a zebra crossing etc. SP will approve what

	Highways. However, as the team are under-resourced, SP is not sure how long this process will take.	
6.0	RA & RSG Away Day	Actions
6.1	<p>Postponed to Saturday 30 April 2022</p> <p>Due to Covid, the Away Day was postponed from Saturday 2 April to <u>Saturday 30 April</u>, at the Holiday Inn London-West, 4 Portal Way, London W3 6RT; 9:30am to 12.45, followed by Lunch.</p>	
7.0	RSG Action Plan	Actions
7.1	<p>RSG Action Plan</p> <p>After the Away Day, Saturday 30 April, JE will be producing an Action Plan collating the Objectives agreed at the Away Day.</p>	
8.0	ANY OTHER BUSINESS (AOB)	
8.1	<p>RSG and RA meetings – Zoom and face-to-face at community centre</p> <p>From April, we are going back to have separate monthly RA and RSG meeting. Initially PPCR are continuing to hold RSG meetings on Zoom.</p> <p>RSG meetings - Second Tuesday on the month, starting 12 April, 6pm, on Zoom, https://us02web.zoom.us/j/6750372171</p> <p>JE and SP to have <u>pre-meeting</u>, 5pm to 5:30pm on JE Zoom, https://us02web.zoom.us/j/6204091157</p> <p>PPCR drop-ins and RA meetings will be on site at the temporary community centre from April 2022.</p> <p>RA meetings - Last Tuesday on the month, starting 26 April, 6pm, at the temporary community centre. JE and MK to have <u>pre-meeting</u>, for 15 minutes at 4:45pm.</p> <p>PPCR drop-ins - Third Tuesday of the month, starting Tuesday 19 April, 3pm to 7pm, at the temporary community centre.</p>	
8.2	<p>8.2 – Regen Working on site</p> <p>SP team had their first in person meeting at Percival House with the wider construction team for the rest of the Ealing sites last week. Our Department hasn't issued a formal directive, in practice we are now doing our weekly Copley meeting on Thursdays in the local office. People from our</p>	

8.3	<p>Team are going back to Percival House as and when, and we've got booked in a once every 2 weeks meetings in Percival House. SP happy to drop my manager David Collier a line and get his formal sign off to provide some reassurance.</p> <p>SP is happy to get back on site for the RSG meeting in about 3-month time.</p> <p>8.3 - Phase 6 – Social housing flats on Locata</p> <p>AV asked when the new build properties would be available for bidding on Locata.</p> <p>JE advised that the practical handover needs to take place first. Residents who were decanted had the Right to Return and some of them will move to the new build flats. They have priority.</p>	
9.0	DATE OF THE NEXT MEETING (ALL)	
9.1 9.2	<p>10 MAY 2022 at 6pm (Zoom) - https://us02web.zoom.us/j/6750372171</p> <p>RSG Meetings – Dates for 2022</p> <p>10 May 14 June 12 July 9 August 13 September 11 October 8 November 13 December</p>	ALL TO NOTE