

# **COPLEY CLOSE REGEN UPDATE ZOOM MEETING**

**TUESDAY 25 JANUARY 2022, 2PM**

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

## **UPDATE FROM THE REGEN UPDATE 30 NOVEMBER 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**

#### **Engie Newsletter query**

Engie monthly newsletter- SP will receive an email copy of the January edition by close of play today. The previous edition was distributed in December. SP to email copies to PPCR for information and records.

In term of work, all the attenuation tank works were finished before Christmas. Engie done remaining cut-out of the parapet wall in the early new year. There has been a small delay to concrete pour relating to the south stairwell. The delay doesn't have any implication on the completion date. SP will have to extend the tunnel track monitoring which now conclude on Friday 4<sup>th</sup> February. All activities requiring tunnel track monitoring will be concluded by Friday 4<sup>th</sup> February. Still on track for the completion date in September 2022.

## 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.**

First sectional hand-over last year, there are still a few contractual matters that need to sort through to enable the occupation of some of those units.

The next sectional hand-over will be done in February which will include the 35 Broadway Living discount market units and 7 houses for social rent.

The final sectional hand-over which includes Block D, the closest to the old community centre, is due circa end of April 2022.

The Community Centre is being hand-over contractually as a core and shell. Once they hand it over we will be procuring the fit-out. SP anticipates the Community Centre could be occupied end of August/beginning of September, depending on how fast the procurement of the fit-out can be. The Temporary Community Centre facility will remain in situ, to ensure the RA & RSG have access to a community centre during the duration. SP met with Kaz and Lisa yesterday. SP gave them an update. SP to contact Paul Grant, who is in charge of the Temporary Community Centre rental to let him know by how many months to extend the rental. SP confirmed that the regen team will pay for the dongle to get WiFi at the Temporary Community Centre.

### Questions from the Chair

MS asked whether the new build units are on communal heating. SP explained that everything is being done by HIU that feed off the district centre system, it is a combination of both. It is a bespoke-product. In practice all the flats will have HIU and the HIU are being fed from the district centre system.

Will they have individual bills, even the social housing units?

In terms of being metered, regardless of it being social or not, it is a requirement for all properties to have individual meters, so they have accurate bills.

If we don't get demolished – Phase 7 - will we have to go to individual meters?

That will need to be discussed with Gordon Cooper closer to the time. Can't foresee any reasons why they wouldn't do that as part of the regen or demolition/new build programme

What about Worcester Court?

SP to find out and get feedback from Clerk of Works. Post meeting note: SP confirmed each property within phase 1, Worcester, are individually metred electric and water wise.

## **2.2 Sales Update**

There were 4 sales in January. Sales update for next RA & RSG meeting with actual numbers. Proceeding with sales and pleased with the numbers we are achieving today.

Any updates on who has moved in?

Circa 20 leaseholders in the blocks that doesn't have any contractual matter outstanding that has been occupied. The shared ownership block and the other blocks have yet to be occupied. They won't be occupied until contractual matter has been resolved.

## **2.3 Shop**

Final fit-out is with the commercial property team for approval. If he gets the approval, Ravi will be able to proceed. He will have to produce compliance documents to get sign off and to open. He is already under licence. There is no formal date yet for the opening. SP think that Ravi will have to seek further compliance documentation he doesn't possess before the commercial property management team will be able to sanction the opening. It will be circa 12 weeks before he can open, spring 2022.

## **2.4 Show apartment**

Original show apartment, has been sold. Show home has been relocated to another unit within that block which will ultimately be sold as well.

Copley is the up and coming place to people to move to. It is an ideal location, one stop away from a Crossrail station.

### 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.

He was in further discussion with Network Rail a month ago. The feasibility is still on-going. SP looking to get update in writing to disseminate at the RA & RSG meeting. In practice, he is under-going feasibility to ascertain if demolition does in light of the new Highways load restriction and the change in the GLA funding guidance still represent best value for money or the view of sticking to the original regeneration plans would be the preferred option. If he does recommend that it is demolition that represent best value for money. We will be in a position that we will have to go to ballot the residents.

### 4 – Working from home

No formal announcement from Ealing regarding Regen Team going back to work. Ealing Council are working on a date. They wish to have a staff presence at the Hub and the Regen offices. They are making preparation for staff to come back to work. Waiting for formal notification.

### 5 – AOB

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

SP to chase Highways re dropped curbs. They responded last week. They are now going to sanction a design for approval. Highways are looking to take on the work. It will be a few months before it is in situ. SP to sanction and to review Highways design.

#### 5.2 Undercroft parking option appraisal

Getting the proposal to Board over the next few months so they can get an approval.

#### 5.3 RA & RSG Away Day

The Away Day is booked for 2<sup>nd</sup> April 2022. SP to be involved. PPCR meeting with MS on Monday 31 January to discuss the programme. JE to invite SP nearer the time to talk about the structure.

## 5.4 RA Funding

### £300 for RA Running Cost

- Stationery for the RA & RA Chair
- Tea, coffee, refreshments for resident's meetings.
- Board games, toys and activity games and colouring books for children attending meetings with their parents

### £1,000 for Small Events Grant (thriving communities)

- Printing & delivery costs for leaflets, food, activities for social events, i.e., End of COVID event March 2022

### £1,000 for Large Events Grant (thriving communities)

- To deliver 9 **Stay & Play sessions** for Copley parents/carers and children under 5.

## Nicer Neighbourhood Funding

The Nicer Neighbourhood Funding is on the next stage (surveyor stage). Kaz asked for an update (12/01) on this but no response received. Still waiting to hear

## Hill Donation

MS got a £500 donation from Chris O'Dowd at Hill. Kudos to Hill, the contractor.

Funding in place for

Stay & Play sessions and Youth activities to be delivered by Ease. –once a month.

- Stay & Play (under 5's) – during term time- 9 sessions. Last Thursday of the month, 9.30am to 11am
- Youth activities (11-18 years old) – during term time- 9 sessions. Last Monday of the month, 7pm to 8pm

Session will probably will start next months as Kaz need to sanction the re-opening of the community centres.

It is the start of many initiatives planned for Copley residents.

RA thinking to hold a community day in the summer to bring residents and their neighbours together. MS to discuss plans with PPCR.

## **5.5 Regen update and RA & RSG meetings – Zoom or F-t-F**

Still doing drop-in virtually

PPCR is waiting for Ealing Council to issue guidelines to come back to work on-site.

**NEXT RA & RSG MEETING – TUESDAY 8 FEBRUARY 2022, 6PM**

**NEXT REGEN UPDATE MEETING: TUESDAY 22 FEBRUARY 2022, 2PM**