

Copley Close Regen Update Zoom Meeting

Tuesday 27 April 2021, 2:30pm

Present: SP, MS, JE, and CM

Update from the joint Hub & Regen 13 April 2021 meeting

1 - Phase 3

Overview

Phase 3 involves the regeneration of the Warwick Court block

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

In the process of mobilising, liaising with Network Rail, Engie and the contract administrator CSSLP.

Confident that Engie to recommence site activity June 2021. Looking at circa completion 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.**

Phase 6 continues to make good progress. Still taking viewings for the Templeman Road house, taking 8 to 10 viewings a week.

2nd fixes are going on in all the blocks apart from Block D. Block D being the last block to be demolished. Hills are about two-thirds through the superstructure being completed.

Regen Team looking to start on block completion, in terms of social housing perspective, in terms of some of the blocks being completed, looking at Autumn..

The Regen Team is really happy with progress made on site especially considering the on-going pandemic circumstances.

2.1 Show apartment

The new show home will be ready by the end of the 1st week in May. It is situated on Phase 6 site, they converted one of the archetype home on the 7th floor as it has a beautiful view of Wembley Stadium. We will be launching the show home. If any residents want to see an apartment and if they are interested in purchasing a Help to Buy or shared ownership they will be able to go on site and meet JLL and see the show home.

2.2 Shop

Shop should be operational by mid to late May. Hills are waiting for sign-off for the final inspection by BC.

2.3 Basketball hoops

Hills are holding the basketball hoops that they salvaged from demolition site, they can hold it until October 2021. **MS** to email KZ to find out if the equipment can be stored at the temporary community centre.

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.**

3.1 Additional report going to cabinet in May, formally seeking permission and approval to do further feasibility work due to the weight restriction of the tunnel and the GLA funding guidance changes.

JE asked if the Regen team plan to write to Phase 7 residents to update them even if there is nothing to report, maybe to mention the change in funding.

Phase 7 is the phase that is not managed by the Project Team, Phase 7 has a different project manager, Gordon Cooper. **SP** to speak to GC to see if he wants the

Regen Team to send something to residents. **SP** to give PPCR an update in the next 2 weeks.

4 – Working from home

The Regen Team remains working from home. Meeting once a fortnight in the marketing suite. In the interim, Clerk of Work and construction director remain making their weekly site inspections.

JE asked if there are any indication from Ealing Council re arrangement for staff to go back to work. Is the council going to offer a mixture of working from home and office? Ealing Council are in the process of surveying their staff re their ideal return date. The council hasn't made any announcement yet.

PPCR are looking to go back working on site end of June but will take advise from council.

5 – AOB

Regen Website

Further tweaks to website, looking to put a section about the RA, RSG and PPCR, with PPCR contact details: named contact, telephone number, email, website, should residents wanted to be involved in the RA or the RSG. JE suggested CM as the contact name. PPCR to be focal point as CM can send out forms as well as monitoring communication.

RA AGM

MS term is not up yet. MS had agreed with KZ, that last year doesn't count (due to Covid). JE confirmed that AGM will be next year on site. The Copley AGM has been well attended in the past.

Next Regen Update meeting: **Tuesday 25 May, 2pm**