



COPLEY CLOSE JOINT RA & RSG ZOOM MEETING

**TUESDAY 12 JANUARY 2021
6PM**

Committee meeting

Attendees Residents			
	MS	RA & RSG Chair – Chaired the Meeting	
	AP	RA & RSG	
	JS	RA & RSG	
	BB	RSG	
	JJ	RA	
Attendees External			
Sarah Phillpot	SP	Project Manager - Development	LB of Ealing
Laura Leung	LL	Hanwell Hub	LB of Ealing
Cllr Linda Burke	LB	Ward Councillor	Ealing
Janet Edwards	JE	Consultant – Co-chaired the Meeting	PPCR
Catherine Michelet	CM	Consultant	PPCR

Apologies		
Ian Laine	Hanwell Hub	LB of Ealing
JD	RSG	
JD	RA	
AV	RA	
FW		
SW	RA & RSG	
Cllt CL	Ward Councillor	

1.0	WELCOME, INTRODUCTION & APOLOGIES (JE)	ACTION
1.1	MS and JE welcomed all to the joint RA & RSG joint meeting. All the participants introduced themselves.	
1.2	Apologies as noted above.	
2.0	DECLARATION OF INTEREST (All)	

2.1	There were no declarations of interest.	
3.0	CODE OF CONDUCT (All)	
3.1	Please observe the Code of Conduct and allow everyone to speak.	
3.2	All attendees will be muted during the meeting but can raise their hand when they wish to speak. Everyone will be allowed to speak without interruption.	
4.0	MINUTES OF LAST RA & RSG MEETING	All
4.1	<p>Minutes of the last RA & RSG minutes, 8 December 2020</p> <p><i>Post meeting - Correction of 6.21. Report has not been sent to Cabinet. Amended minutes were resent to all members.</i></p> <p>8.0 – AGM. It is confirmed that the AGM will take place later on this year, maybe spring time or until the COVID-19 restrictions have been lifted. The RA wants to hold this public event on site. It is a great opportunity for all the residents to get together. It has been well attended by residents since its inception.</p> <p>Minutes of the last meeting were agreed.</p>	
5.0	Neighbourhood Watch Initiative	IL
5.1	This item is deferred to next meeting as IL is on annual leave	
6.0	RA Constitution, RSG Terms of Reference	JE
6.1	This item is deferred to next meeting, for sign-off, after the final version has been circulated to members	
7.0	Hub Update – Estate Services	LL
7.1	<p>Notice Boards</p> <p>The three notice boards installed across the estate had a defect which is a design fault. Residents could not read the meetings minutes as the perspex glass screen steamed up. ERS (Ealing</p>	

	<p>repairs service) have agreed to replace the noticeboards. IL will confirm date.</p> <p>Copley meeting minutes are uploaded onto the PPCR blog every month for residents to read online: https://ppcrassociates.wordpress.com/category/london-borough-of-ealing/copley-hanwell-w7/minutes-of-meetings/</p> <p>7.2 Hub telephone number – New contact number The phone number at the Hub that everyone had is no longer in service, and it is not linked to an answering machine service. Reside should note the new number below:</p> <p>0208 825 5387</p> <p>When residents get through, please select Option 4 for the Copley Hub.</p> <p>7.3 The Hub and the Council are still working from home until further notice.</p> <p>7.4 Cars blocking bin areas issue The refuse truck cannot pick-up the bins when they come once a week. Please remind residents not to park their car in front of the bin area. Refuse collectors don't want to damage the cars. They won't put any notice on the cars. SP informed that the majority of cars on the estate are outsiders driving in.</p> <p>7.5 Hills Contractors parking issue BB reported that Hills contractors and the builders are parking their personal cars by the chimney area. Residents are struggling with parking and getting blocked in daily. SP to discuss with Hills to make sure it doesn't happen going forwards. SP to remind contractors to park off site</p> <p>7.6 Major drain issue On the site of Monmouth and Oxford Court. The drains are overflowing. Contractors have been working over since new year and over week-ends trying to clear the blockage. The issue is one meter deep/high of wet-wipes. The flushable wet-wipe are not flushed away, they are gelling together in one big lump and they are blocking the drain. Please advise residents who use wet-wipe to bin them and not flush them down the toilet.</p> <p>MS reported that she has problem with her bath being blocked. LL explained that it isn't MS bath that is blocked but the main drain by the chimney and the blockage causes a problem to everyone. The council is working hard to unblock the drain.</p> <p>7.7 Repair stats There are 25 jobs outstanding -17 are out of target. The Hub hasn't got the details of what is causing the delay, but it could be</p>	<p>SP</p>
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	<p>because residents are shielding. Eight jobs are in target. The Hub is working with Gilmartin. There have been lots of leaks affecting properties. Gilmartin have been working over the week-end to rectify the issues. They are working very hard.</p> <p>Residents did not have any questions for LL.</p>	
8.0	Regen Update	SP
8.1	<p>Overview Phase 3 - the regeneration of the Warwick Court block containing 18 existing units to be refurbished, and 3 new builds.</p>	SP
8.2	The informal structural assessment overview was received on 16 December 2020, and the data is being reviewed. Still waiting on Highways load advisory announcement which is due on the 29 January 2021. SP to give an update at the next Regen meeting.	
8.3	Work on site is mainly confined to internal work and on the remaining balconies and balustrades. This is the only work Engie can do until Highways publish the new load advisory. Once the load advisory is known, the regen team will work out a new contract program and a new contractual practical completion date. Aiming to update Residents that were decanted from Phase 3, including leaseholders, with an idea of completion date and outstanding program by close of play February.	
8.4	<p>Overview Phase 6 - 201 new build units, tenure breakdown as follows-</p> <ul style="list-style-type: none"> • 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 	
8.5	Hills are continuing to make good progress. They are completing first fix in blocks A, B, C and E as well as block M which is the Templeman Road house, a 4 bed house due for completion and hand-over at the end of February.	
8.6	JE came to Copley Close before Christmas and was very impressed by Hills progress. SP commented that Hills have changed their working practices and welfare facilities on site. Hills have gone above and beyond to ensure everyone is safe to work on site and to minimize delays to deliver housing to the residents. JE commented that the family purchasing the Templeman Road house will be very lucky. SP explained that this property is for sale. The sales are now officially launched.	

	<p>SP was on site yesterday and today to inspect site progress and she was very impressed by progress, it is outstanding. Still on track for 1st block to be completed which is block M (Templeman Road house) at the end of February.</p>	
8.7	<p>Block D, the last block, where the shop and the community center were. The superstructure is ongoing.</p>	
8.8	<p>Pending Building Control sign off the shop is anticipated to be in operation in March of this year.</p>	
8.9	<p>Sales The sales website is now live. SP encourages the residents to have a look at the website, have a look at Phase 6, see all the apartments types, go to the communal areas, walk around the landscaped gardens and get an understanding of what the end product would be like. The Marketing Suite is now operational, it is Covid safe and due to Covid regulations it is by appointments only, if you want a viewing or make an enquiry, get in touch with the sales team via the website to make an appointment: www.Copleyhanwellw7.co.uk They are available in the Marketing Suite Tuesday to Saturday every week. They have done 6 walking tours of Templeman Road house. Really good news.</p>	
8.10	<p>JS asked if the properties for sales have been advertised abroad. SP replied that it isn't the case, the sales team are not selling to investors or people buying multiple properties. It is not the intention of the scheme. Every apartment on sale is being sold under the Shared Ownership or Help to Buy schemes. The only outright sale on the entire scheme is Templeman Road house, only because it is a 4bed house with a 30ft garden and therefore it is selling for more than the London Help to Buy maximum of £600K.</p>	
8.11	<p>Art Competition Art Day is on the 31st January. Central Square with Company House have been thinking about what they can do to engage the community especially during lockdown to keep young people engaged. They would like to do an art competition with local primary schools, high schools, colleges and universities in the borough. They will display the winning pieces in the Marketing Suite. They are discussing what prizes they would like to offer. SP is asking the residents, with a view to catch young people or all ages including university students, to recommend schools. Please contact PPCR in the next 24/48 hours, as they only have a couple of weeks to organize the event. The organizers will contact the nominee schools to ask if they want to partner with us and get involved.</p>	<p>ALL</p>
8.12	<p>The art sector has been hit hard, as the children and young people are in lockdown, studying from home the regen team thought it would be a good way to get them occupied. Cllr LB commented that the primary schools would be keen, they are looking for</p>	

	<p>projects like these to engage with the kids about something other than endless online learning. Cllr LB proposed to send blurb (a couple of sentences) to the education department and ask them to send it around schools. Cllr LB is a local school governor. SP thinks it is a very good idea as they were going to cold calling the schools and universities. Cllr LB has also a contact at the University of West London in Ealing. Cllr LB will send the blurb to anyone she can of who might be interested. JS suggested that the blurb is also sent to MB at Ease as they work organizations across the whole area. SP thanked everyone for their help. SP to liaise with PPCR and get a blurb ready to go.</p> <p>8.13 Overview 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.</p> <p>8.14 Gordon Cooper, who is leading on Phase 7 viability work, is waiting for the formal Highway publication and currently reviewing the structural assessment overview. If Highways publication come through on the 29 January, GC should be able to issue the update late February. If Highways fall behind a few weeks the update could be mid-March.</p> <p>8.15 The Regen Team will ensure that an update goes out to residents either February or March as it has been a while since residents received a formal publication.</p> <p>8.16 Broadband and retrofitting SP to look into retrofitting virgin media device to enable wider option of internet and media service providers to residents.</p> <p>8.17 S106 payment Regen Team is reviewing the payment. It is worth circa £900k and not £750k as mentioned at last meeting. They are processing the discharges, there are contributions to the CCG, local schools, parks and a variety of other departments.</p> <p>8.18 JS asked if part of the S106 funds are allocated to community organizations. SP is unsure whether there are monies for community organizations specifically. The money is allocated to departments who then utilize them. The council doesn't instruct the various departments how to best utilize it. They allocate the funds to us that they think is a fair contribution to our scheme to give and we give that department that fund based on their needs. They decide how it is best spent. In principle, a number of departments must work in partnerships with local community trusts. We don't allocate the fund or ring-fence it as part of the S106 allocation process.</p>	<p>SP/Cllr LB/Ease</p> <p>SP</p>
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<p>8.19</p> <p>8.20</p> <p>8.21</p> <p>8.22</p> <p>8.23</p>	<p>Underground Parking trial Satisfied with both pilots that occurred. Completed a conclusion report and handed it in to Gordon Cooper to take it into account as part of the work he is looking to carry out on Phase 7 and for his viability study.</p> <p>Energy Centre Practical completion circa two weeks ago. Won't accept hand-over for another 2 to 4 weeks. More than enough capacity on the boiler. It is performing exceptionally well.</p> <p>Regarding the issues raised at the last meeting re the temperature going down at the week-end: Higgins assured SP that the energy center is not at fault. The concerned blocks are still connected to the plant room which is controlled by T Brown. These two blocks are the only ones still connected to the plant room and not to the new energy centre. IL and T Brown are investigating the issue.</p> <p>Higgins will have a site presence for two years for the defects period, a 2 years liability period.</p> <p>Office Weekly site inspections continue with the Clerk of Works, whilst the team remain working from home.</p>	<p>IL/TBrown</p>
<p>9.0</p>	<p>Fitness Equipment</p>	<p>SP</p>
<p>9.0</p> <p>9.1</p>	<p>SP thanked residents for their feedback on the fitness equipment. Please sent your final feedback by tomorrow. SP to pass all comments to Hills. Had to swap a number of pieces due supply chain and manufacturing process issues caused by Covid.</p> <p>MS asked for the possibility to get an exercise bike and legs swing. SP explained that Hills have already included a stationary bike. SP asked to look at the viability of an air guider, they don't know if it is logistically possible because of the landscaping. Hills have replaced each piece of equipment with new ones so the numbers remain the same and if they can fit an additional piece they will. SP will be able to confirm in 2 week time.</p>	<p>SP</p>
<p>10.0</p>	<p>Zoom activity – Young People's Event</p>	<p>JE/MS</p>
<p>10.1</p>	<p>JE announced the Zoom event for Copley's young people lead by Marsha Powell from BelEve UK had to be postponed as take up numbers were less than the number required to run the activities.. BelEve UK, who will be running the is a charitable</p>	<p>JE</p>

	organization who delivers online youth activities. JE to email link BelEve UK website to JS	
10.2	As a thank you to the young people who signed up for the event, MS organized a pizza delivery for them and their family. Two pizzas of their choice were delivered to each household on the 21 December.	MS/JE
10.3	The RA will re-organize the event to take place during the February school holidays. Posters will be displayed and leaflets will be distributed to advertise the event in advance. RA to discuss the event at the next catch-up meeting on 26 January 2021.	
10.4	Ideally, MS would like to organize a community Zoom event on a monthly basis, e.g. online bingo and something different each time.	
10.5	The top prizes for the next Youth Event are 2 tablets one for each age group. The tablets are donated by PPCR. It was thought that tablets would be useful to children for home-schooling as some family might not have enough devices.	
10.6	A free raffle draw for Copley residents took place via Zoom on the 21 December 202 with MS, IL, LL, SP and PPCR. Three households were randomly selected for the hamper prizes, which were delivered to the winning residents by MS and a Gilmartin representative.	
11.0	Residents' Updates and Concerns	All
11.1	Recycling JS would like additional recycling bins. There is only one for her block. MS explained this is the Council issue.	SP
11.2	Electricity and Gas bulk buy-in deal A while back JS received an email about Ealing council bulk buying electricity and gas to get better energy deal. JS commented if the council was bulk buying it would benefit the residents as the energy bills would be cheaper. JS asked if anyone else was aware of this scheme. Cllr LB asked JS to forward the email so she can look into it.	
11.3	SP asked JS to forward the email to her to investigate. She is not aware of this scheme. As part of the billing process, SP commission new services, entering into new gas and electrics contracts to procure new services for all the phases. SP will speak to the ME Team to get a definite answer.	
12.0	Nicer Neighbourhoods	MS

12.1	Nicer Neighbourhoods The council have £1 million of funding available to give to the local Resident Associations on an annual basis. MS has already has received a few ideas from residents. MS would like to purchase IT equipment and to get temporary signage for the estate. JS would like a bike rack for each block at the bottom of the stairs.	
12.2	All members are invited to provide suggestions and comments to MS via CM Cmichelet@ppcr.org.uk	RA/RSG
13.0	Any Other Business	
13.1	PPCR announced they are resuming their monthly drop-in session happening on the 3 rd Tuesday of the month via Zoom, 5pm to 7pm. Leaflets advertising the dates were hand-delivered in December and will be redistributed next week to the residents as a reminder.	
13.2	The first session is Tuesday 19 January, 5-7pm Link to the monthly PPCR drop-in is https://ZOOM.us/6204091157	
14.0	DATE OF THE NEXT RA & RSG Zoom MEETING	ALL
14.1	9 FEBRUARY 2020 @ 6pm	

Copies of these meeting notes will be placed on the noticeboard outside the Community Centre on Copley Estate. The notes can also be found on the link below:

<https://ppcrassociates.wordpress.com/category/london-borough-of-ealing/copley-hanwell-w7/minutes-of-meetings/>