

Copley Close Regen Update Zoom Meeting

Tuesday 25 May 2021, 2pm

Present: SP, MS, JE, and CM

Update from the joint RA & RSG 11 May 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**

Engie to recommence on site in June 2021. Tracking tunnel monitoring is in place to facilitate the return to site. Completion circa September 2022.

The apprentice will be returning to site. During the downtime Engie were keen to ensure that he did not lose out in the experience he was getting and he was transferred to an another Engie associated site located in Richmond. He will now be returning to Warwick Court site to complete his apprenticeship.

During the course of the month, Engie will be issuing its monthly Newsletter to residents who have been decanted. The RLO (Resident Liaison Officer) service will be recommencing as well. The newsletter will be drafted in June. **SP** to email PPCR a copy of the final version of the newsletter.

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.**

Complete Block M. **SP** to give a Sales update at the 8 June RA & RSG meeting. JLL have now taken a number of reservation and not just for Block M. The Regen Team is very satisfied with progress made on site.

In terms of fixes, completing the 2nd fixes on all the floors and on the majority of blocks.

Expecting Hills will achieve their completion dates as previously stipulated.

2.1 Show apartment

The show home has been finished, it is situated on the 5th floor and has amazing views, but there is a small delay with regards to the lifts facilitating access. The Regen Team is expecting to formally launch it the 2nd week of June. SP is encouraging everyone to get in contact now, if they are looking to buy on Phase 6, this is a great opportunity to see an archetype flat. JE asked whether any Copley Close residents made an appointment? JLL, the sales agents don't report individual case unless it got to the point of reservation, and even then addresses aren't shared as its not something we require. To book an appointment to visit the show homes or to book a virtual tour (interactive maps & tour) contact JLL at www.CopleyhanwellW7.co.uk

2.2 Shop

Hills are waiting for sign-off for the final inspection by Building Control. BC haven't confirmed the final inspection date which Hills is chasing.

2.3 Photos of site progress for circulation to RA & RSG. **SP** to circulate at the end of this week.

2.4 Communication

Good news stories. SP highlighted the fact that 23% of Hills' workforce on site are from a local postcode. The apprentices from Copley Close which were taken on permanently by Higgins are doing well.

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 Remains as it was at RA & RSG 11 May 2021 meeting. Report is due to go to Cabinet this week, recommending further feasibility work in the light of changes in the GLA funding and more importantly the 18T restrictions that affect the Copley tunnel structure. SP don't anticipate any further recommendations until the end of the year as a result of the ongoing feasibility work. **SP** to do a written summary to circulate to residents over the next few weeks.

MS asked whether the council has made up their mind on either refurb or on demolition. SP reiterated that the council has to do more feasibility works. Prior to the weight restriction the road was considered a highway, highways can consume up to 44T vehicles. They now put a 18T weight limit which is less than half of what the previous weight limit was. The council has to re-visit Value for Money which would be achieved if we did go down a demolition and re-build route. In addition, the council have to look at the implication of the changes in the GLA funding could have on the recommendations for new builds versus current regeneration plans as well.

4 – Working from home

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

Ealing Council re arrangement for staff to go back to work. The council hasn't made any announcement yet.

5 – AOB

Residents Quiz event planned for Tuesday 25 May was cancelled to poor take-up. JE explained now that we are going into summer, residents will want to go on holidays, the RA is thinking about organising an event in December.

Next Regen Update meeting: **Tuesday 29 June, 2pm**