



**Copley Close Hanwell W7  
Regeneration Steering Group Meeting**  
 Temporary Community Centre, Stafford Court (End of the block)  
 Framfield Road, Copley Close W7 1QJ  
**11 July 2023 - 6pm to 7pm**  
**Minutes**

<b>Attendees</b>	
MS	RSG Chair
JW	RSG vice-Chair
NS	RSG Member
BS	RSG Member
AP	RSG Member
ME	Observer
JE	PPCR
CM	PPCR (minutes)
<b>Apologies</b>	
SP	LBE– Copley Regeneration & Development Team
JD	RSG Member
JS	RSG Member
JJ	RSG Member
JM	RSG Member

**ALL COPLEY MEETING NOTES ARE POSTED ON THE PPCR COPLEY BLOG – SEE LINK BELOW:**

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

NO.	AGENDA ITEM	ACTION
<b>1.0</b>	<b>Apologies</b>	
1.1	Apologies as noted above.	
<b>2.0</b>	<b>Declarations of Interest</b>	
2.1	No declarations of interest.	<b>RSG</b>

<b>3.0</b>	<b>Code of Conduct &amp; Terms of Reference</b>	
	<p>Meeting Code of Conduct is in operation.</p> <p>Please note copies of CoC and ToR are available at every meeting. Please ask PPCR if you would like paper or e-mailed copies.</p>	
<b>4.0</b>	<b>Agree Minutes</b>	
4.1	<p>Minutes of the 13 June 2023 are agreed by members</p> <p>RSG minutes will be reviewed and signed off at Zoom meeting with SP &amp; CM on the following Tuesdays a week after the RSG meetings at 3.30pm/4pm.</p>	
<b>5.0</b>	<b>Minutes and Matters Arising</b>	
5.1	None	
<b>6.0</b>	<b>Regeneration Programme update</b>	<b>Actions</b>
6.1	<p>SP provided the projects update in writing by email. MS provided an update to the RSG members from SP's e-mail.</p> <p><b>6.1 - Phase 3</b></p> <div data-bbox="231 1429 1249 1680" style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><b>Overview</b></p> <p><b>Phase 3 involves the regeneration of the Warwick Court block</b></p> <ul style="list-style-type: none"> <li>• 18 existing units to be refurbished</li> <li>• 3 new builds</li> </ul> </div> <p><b>6.1.2 Warwick Court</b></p> <p>Currently still reporting a Practical Completion (PC) for August, however we have been made aware of delays with getting the needed additional fire doors to site and therefore there is a chance the PC date in August could be pushed back.</p>	

Hope to be able to confirm the door delivery dates at the next meeting, and with that some more certainty about when Equans will likely PC. Handover to Ealing still likely to occur at the end of this year, but that is dependent upon us getting PC with Equans in August.

As advised in previous meetings, the project team have omitted a small number of works from Equans, for example the decoration of the undercroft car parking area and caretaker area, etc. The Council will be procuring a small contractor to come on board in September to complete these works with hand over likely around end of 2023/beginning of 2024 before being handed back to Ealing for occupation by the residents.

## 6.2 6. 2 – Phase 5 - D-G blocks

### Overview

**5 blocks make up Phase 5: Denbigh Court, Devon Court, Dorset Court, Glamorgan Court and Gloucester Court. - 100 units in total - 65 units are tenanted; 35 are leaseholders.**

- **Leasehold properties: minimal internal work will be carried out to.**
- **Social tenants: internal works will be included within the refurb.**

### 6.2.1 Currently completing a series of workshops to work up build, contract and decant strategies.

Progress is being made; we now have a proposed build/contract strategy, and we hope to be able to start the soft engagement with residents in September this year.

Target date for a start on site is Spring 2024 for reference.

## 6.3 6.3 - 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.**

<p><b>6.3.1</b></p> <p><b>6.3.2</b></p> <p><b>6.4</b></p> <p><b>6.4.1</b></p> <p><b>6.4.2</b></p>	<p>Works to the commercial units has all been completed.</p> <p>However, we have not taken Practical Completion (PC) as we still do not have all the required compliance paperwork from Hills to do so. PC anticipated in the next few weeks.</p> <p>End of defects inspections due to start in September/October this year and conclude May 2024 in line with our sectional handovers of the residential parts of the build</p> <p><b>Reporting defects before end of defect liability</b> Central Square residents with any issues with their home, need to ensure it is reported as per the guidelines stipulated in their <u>Home User Guide</u> to make sure the issues are addressed by Hills before the end of the defect liability period. Once the defect liability has passed Hills will not be returning.</p> <p><b>6.4 - Phase 7</b></p> <div data-bbox="167 920 1337 1240" style="border: 1px solid black; padding: 5px;"> <p><b>337 units in total -</b></p> <ul style="list-style-type: none"> <li>• <b>277 social rental units refurbished</b></li> <li>• <b>3 social rental newbuild units</b></li> <li>• <b>3 newbuild shared ownership units for sale</b></li> <li>• <b>54 privately owned existing units – these units will benefit from works to communal areas and some service provision, but internals will not be refurbished.</b></li> </ul> </div> <p>No significant updates to share. Proceeding with the structural assessment and condition survey of the tunnel as part of the viability assessment being undertaken.</p> <p><b>6.4.2 – Undercroft work update</b></p> <div data-bbox="167 1559 1337 1939" style="border: 1px solid black; padding: 5px;"> <p><b>140 parking spaces in total -</b></p> <ul style="list-style-type: none"> <li>• <b>To re-open safely 50% of the undercroft parking spaces, 140 parking spaces in total which were identified as good value for money.</b></li> <li>• <b>Parking spaces will be hand-over in sections over a period of 12 months.</b></li> <li>• <b>Once each of the undercroft is completed to LB Ealing housing management team and landlord services will administrate the undercroft parking.</b></li> </ul> </div>	
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6.5	<p>Tendering for the work on the undercroft late Summer with the aim of starting the work in late Autumn 2023. 9 to 12 months programme to start on the undercroft parking that were identified as best value for money.</p> <p>Questions from residents</p> <p><b>Loddon Court - Power door for disable access</b>  Issue was first raised at RA March meeting  NS reported that handle-bar has been fitted with new part. However, there is an issue with the magnetic lock, the door shut but it is not locked. This is a security risk.  NS reported the issue with the Hub.</p> <p><b>Lighting – 1 – 4 Cheney Path</b>  Issue was first raised at RA March meeting  ME reported that the issue remains. The lights above the resident front door don't work and the area is pitched black.</p>	
7.0	<b>RSG Action Plan</b>	<b>Actions</b>
7.1	<p><b>RSG Action Plan – July update</b></p> <p>No update on the Action Plan.</p>	<b>JE</b>
8.0	<b>ANY OTHER BUSINESS (AOB)</b>	
	<p><b>Copley Regeneration &amp; Development Team NEWS</b>  Sarah P is moving to a new job and she will be managing the person who will replace her. The Copley Regeneration &amp; Development Team are in the process of recruiting a new Project Manager who will take on SP post.</p> <p>SP appointed Ritika Kothari, the new Project Coordinator, who joined the team last Monday.</p> <p>Sarah will be leaving the direct Copley build team in four weeks' time. She will be attending her last RSG Meeting and introducing Ritika Kothari at the August RSG, on the 8th.</p> <p><b>The Whistle Newsletter</b>  CM reminded residents that they are requested to email her suggestions, articles, photos, stories, news that would interest Copley residents by mid-August at the latest.</p> <p>JE suggested</p> <ul style="list-style-type: none"> <li>residents who moved to Central Square could write a paragraph about their new life on the Close.</li> </ul>	<b>ALL</b>

- new RA and/or RSG members could write a paragraph to introduce themselves and what they would like to achieve for their community.

**Litter bins**

AP remarked that there is only 1 litter bin for the whole length of Copley Close; and it is always overflowing.  
Residents want more litter bins.

**Library**

Mobile Library at the Community Centre  
Residents highlighted that the local libraries are closing and that is no close by library. Residents suggested that the mobile library should be re-instated and visit Copley Close at least once month.

**Read it – Swap it – Book Exchange**

Residents suggested that they should have a book swap box on the estate to swap book.

**Estate Inspections**

Estate walkabouts with residents and councillors and other stakeholders are due to start again by the end of July now that a new team is place, lead by Godfrey Hamilton, the new Neighbourhood Team Leader.

Estate Inspections starts at 10am.

NS, BS, MS and JW are interested to join the inspections in the last week in July. GH will confirm date.

**9.0 DATE OF THE NEXT MEETING (ALL)**

**9.1 Next meetings:**

**RSG Meeting - Tuesday 8 August 2023 at 6pm, at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.**

**RA Meeting 2023 – 25 July 2023 at 6pm at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.**

**8.2 2023 dates – For your diary**

2nd Tuesday of the month	3rd Tuesday of the month	Last Tuesday of the month
<b>RSG</b>	<b>PPCR Drop-in</b>	<b>RA</b>
	18 July 2023	25 July 2023

**ALL TO NOTE**

		8 August 2023	15 August 2023	29 August 2023		
		12 September 2023	19 September 2023	26 September 2023		
		10 October 2023	17 October 2023	31 October 2023		
		14 November 2023	21 November 2023	28 November 2023		
		12 December 2023	19 December 2023			