

# Copley Close Regen Update Zoom Meeting

Tuesday 30 March 2021, 2pm

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

Update from the joint Hub & Regen 9 March 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**

18 tonnes load restriction is in place. Highways informed the regen team that it was an interim restriction. It went to consultation which started 17 February and concluded 10 March without any objections raised. From the 25<sup>th</sup> March, the load advisory is now a permanent weight restriction. The public notice to be passed on to Network Rail so that they are made aware. First meeting with the contractor and REA tomorrow to review their revised programme to agree re-mobilization date.

## 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.**

The rest of Phase 6 is going very well: Pre-inspection of Block M, Templeman Road today - the first completion. Practically completed with just some gardening work left to do which should take between 10 to 14 days to complete. This property is for sale, and SP advised that this is the only property on which Help to Buy is not applicable. Property is marketed for £745K.

Residents and interested parties can do a virtual tour or do a tour in person by contacting GLL to arrange an appointment. All the apartment types (archetypes) are also on the website. There is virtual guided tour with a voice over. Please visit [www.CopleyhanwellW7.co.uk](http://www.CopleyhanwellW7.co.uk). One bedroom units starts at £335K to £350K.

First and second fixes throughout all the other blocks apart from Block D. Last week Hills were laying the 4<sup>th</sup> slab of the superstructure.

MS raised the issue the residents had about 3 weeks ago. Hills' subcontractor had accidentally hit a water pipe. All the contractors had gone home by then. Water filled in the basement of Block A. They were without water and had to buy water supplies. There were a series of miscommunication. The regen Team wasn't made aware of the issue. SP only knew about it when she looked at an email from MS at 8pm. Hills had to turn the water off to prevent further damage. Later Hills were instructed by the regen team that they had 30 minutes to switch the water back on and to rectify the damage to Block A at a later date as they became aware that it was affecting lots of residents up to Phase 7 up to Stafford Court. MV and Hub staff (Paul, Magda, Ian) were busy communicating with impacted residents. They were 12 hours without water. Preston made it imperatively clear to the contractors, if an issue of this nature occurs going forward the project team has to be immediately alerted to determine the severity of the issue and can coordinate an appropriate response. We are a local authority as well as a developer we are more duty bound than most

## **2.2 Sales**

Sales are going well. Waiting to hear when project team can announce the reservations in the next month or so. There are around 300 registered and active contacts. Broadway Living's campaigns on their website have attracted lots of interests. **SP** to email update later on this week.

## **2.3 Shop**

Confirmation from a building control perspective that the shop is fully compliant and will be signed off in the next fortnight. Ravi needs to get his Fire and Risk assessment carried out. The shop should be operational by the end of April.

## **2.4 Art Competition**

Broadway Living's team Art Competition winners are on their website. The regen team is going to have them debuted with a number of other entries in the marketing suite. Appointments can be made to see the winners showcased work and to visit the Templeman Road house.

## 2.5 Show apartment

The regen team is building a new show apartment which will be completed the first week of May. Access will be through the phase 6 site. Guest, viewers, prospective buyers and residents can visit the show home, see the views and look at the blocks.

Show flat in Alton Court is the active show flat. The ground floor will remain the marketing suite, residents, prospective buyers can come in do the virtual tour and they will be taken up the site to see the show home. The rest of the building will be used as office space, as the regen team don't have a cabin on site. Prior to covid it was the team office space. The regen team is going through a risk assessment process now and hopefully the team should be back on site at least once a fortnight over the next month or so.

## 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** Nothing else to report after the last RA & RSG meeting. Gordon is still looking to take a paper to cabinet in May. He needs to do viability work with regards to the change in GLA funding and the 18 tonnes weight restriction to assess what option(s) offer best value for money. Gordon will do everything that he can to make Phase 7 viable. The wider issue is probably the 18 tonnes, physically it will be difficult to build with, we will be looking to increase the weigh restriction.

### 3.2 Fitness Equipment

SP has signed off the location. The Close will have the two additional fitness pieces of equipment.

## 4. Youth Event

The next RA event is now on Tuesday 25 May. It is the Resident Quiz, 7pm to 8pm. All the households are invited and only the first 20 residents to contact PPCR will be able to take part. **JE** to facilitate this event. **LL** to keep scores on who put their hands up first.

The Youth Event, facilitated by BelEve, which was planned to take place on Tuesday 6 April is now taking place on Tuesday 1<sup>st</sup> June.

- 8-11s – 11:30 to 12:30pm - new game – (not decided yet) and Disney film Quiz
  - 12-15s – 1pm to 2:30pm - surprise Quiz and Guess the song
- LL** and **SP** to be the judges if possible - same as last time (17 February).

## **5. Nicer Neighbourhood funding**

MUGA consultation

There was a lot of discussion at the last meeting re the bid information. JE confirmed that the consultation will go ahead in the form of door-knocking as it has proven to be the most effective method of engagement for Copley estate. The consultation will be take place once we are back on site, after restrictions have been lifted. A similar consultation exercise was carried out by JS and BB to get residents interest re the first MUGA. PPCR to get RA and RSG members involved in the door-knocking. SP is unable to sign off the bid without evidence of resident consultation.

## **6. AOB**

SP was able to secure £250 from Engie and £1,500 from Hills in donation for the RA to be transferred to its bank account. MS thanked the contractors for their generosity and SP for her help and support to the RA. The RA will be able to go ahead with the planned social events.

Next Hub Update meeting: **Tuesday 27 April, 2pm**