



Copley Close Hanwell W7
Regeneration Steering Group Meeting
Zoom meeting
13 December 2022 - 6pm to 7pm
Minutes

| Attendees | |
|------------------|------------------------------|
| MS | RSG Chair |
| JW | RSG Vice-Chair |
| AP | RSG Member |
| NV | RSG Member |
| | |
| SP | LBE– Copley Development Team |
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| JE | PPCR – Charing meeting |
| CM | PPCR (minutes) |
| | |
| Apologies | |
| FAA | RSG Cooptee |
| BS | RSG Observer |
| PB | RSG Observer |
| GB | RSG Observer |
| AN | RSG Observer |
| TG | RSG Observer |
| MJ | RSG Observer |
| JB | RSG Observer |

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 |
|------------|---------------------------------|------------|
| 1.0 | Apologies | |
| 1.1 | FAA, BS, PB, GB, AN, TG, MJ, JB | |
| 2.0 | Declarations of Interest | |
| 2.1 | No declarations of interest. | RSG |

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| 3.0 | Agree Minutes | |
| 3.1 | Minutes of the 11 October 2022 agreed. | |
| 4.0 | Minutes and Matters Arising | |
| 4.1 | None | |
| 5.0 | Regeneration Programme update | Actions |
| 5.1 | <p>5.1 - Phase 3</p> <div data-bbox="231 840 1252 1086" style="border: 1px solid black; padding: 10px;"> <p>Overview</p> <p>Phase 3 involves the regeneration of the Warwick Court block</p> <ul style="list-style-type: none"> • 18 existing units to be refurbished • 3 new builds </div> <p>5.1.2 Warwick Court</p> <p>Formal practical completion (PC) date given by EQUANS (previously Engie) is 20th February 2023. More likely to be end of March 2023.</p> <p>The delays are due partly to water proofing on road surface which is dependent on weather condition and temperature. It is expected that outstanding water proofing will be completed by the end of February/beginning of March. The other cause for delay concerns the landlord gas meter fitted by Cadent. It is expected to be completed by end of February.</p> <p>Thames Water connection was carried out in October and it is now completed.</p> <p>Site closure over the Xmas holidays - last day on site Friday 23 December 2022. First day back on site Tuesday 3rd January 2023. Emergency contact numbers are displayed on the hoarding outside the site.</p> <p>EQUANS Monthly Newsletter was posted to residents two weeks ago.</p> | |

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| <p>5.2</p> | <p>5.2 – Phase 5 - D-G blocks</p> <div data-bbox="183 268 1197 649" style="border: 1px solid black; padding: 5px;"> <p>Overview</p> <p>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.</p> <ul style="list-style-type: none"> • Leasehold properties: no internal work will be carried out to. • Social tenants: internal works will be included within the refurb. </div> | |
| <p>5.2.1</p> | <p>Early Design – Meeting with design team tomorrow. February 2023 - Thinking about how and if need to decant residents and if so how many. PPCR to carry out Housing Needs survey to find out. January 2023 - SP to finalised package of work.</p> <p>February 2023 - Soft consultation with tenants and leaseholders to re-introduce phase 5 and to go through the basic work they can expect to see done to their block and units. March 2023 - Formal consultation with leaseholder (Section 20 statutory consultation). Going out to tender.</p> <p>On track to put spade in ground with contractor summer 2023.</p> | |
| <p>5.3</p> | <p>5.3 - Phase 6</p> <div data-bbox="183 1299 1316 1680" style="border: 1px solid black; padding: 5px;"> <p>Overview</p> <p>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 • New management hub, community centre, adult fitness trail, playground and local shop are also being delivered as part of the phase 6 works. </div> | |
| <p>5.3.1</p> | <p>Last unit of Shared Ownership sold. A few exchange and completions outstanding. JLL have done a great job marketing the properties. They are no longer on site.</p> <p>All units are occupied apart from Block A which is almost all occupied. Block A, 35 units – purchased by Broadway Living, LBE subsidiary. Rented at intermediate rent for people working locally and on a wage cap.</p> | |

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| | <p>6 February 2023 – Road closure for 2 weeks due to Section 278, re-surfacing the road and re-surfacing covering man hole covers. Ph6 residents, refuse and emergency vehicles will be given access. E11 bus will be diverted.</p> <p>Clarification asked by resident re road re-surfacing. Road re-surfacing will go beyond block A where the main road joins the mews.</p> <p>5.3.2 Parking Zone Consultation The consultation is advertised in the local Gazette. It went out last week. It is a 3.5 weeks consultation. If successful (no objections) double yellow lines will be painted around the new build properties in Phase 6. Parking ticket will be issued.</p> <p>5.3.3 Commercial units The commercial units: community centre, the Hub and a new LB Ealing facility for drop-in working area for different teams. Commercial properties fit-out on programme by Hill. Four weeks delay due to variations and shortage of parts and labour.</p> <p>Completion by Hill late January/early February, hand-over to late February, takes 8 weeks before units are released for usage.</p> <p>5.3.4 Shop Update Hill fitting-out Ravi shop to ensure shop is FRA compliant. Waiting for internal shop cladding due to arrive on site next week. Fit-out early January 2023. FRA (fire risk assessment) mid- January, hand over to Ealing end of January. Hand-over to Ravi mid-February, 2 weeks to stock the shop, launch is expected March 2023.</p> | |
| 5.4 | <p>5.4 - Phase 7</p> <p>337 units in total -</p> <ul style="list-style-type: none"> • 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. | |
| 5.4.1 | <p>Council is looking at Broadway Living as the Development Agent for the phase. To be confirmed.</p> <p>Council continuing with viability work - progressing with extensive structural assessment of the weight loading/tunnel. To ensure that BL have the data they require to make the decision regarding the potential option to continue with refurbish or new build. Weight load expected to be announced January 2023.</p> | |

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| <p>5.4.2</p> <p>5.4.3</p> | <p>Not expecting significant update until summer 2023.</p> <p>5.4.2 – Undercroft work update After a successful pilot study on Phase 7 undercroft parking. To help with the parking congestion the Project Team is going to proceed with re-opening safely 50% of the undercroft parking spaces – 140 parking spaces in total. The Council are opening the undercroft’s which are good value for money.</p> <p>Going out to tender February 2023. Start of the 9/10 months programme in March. Re-opening will be in a staggered phasing over a period of 12 months.</p> <p>New Ealing management company, Secure Parking Storage (SPS), has taken over the management of the car park, they will manage residents permits. Due to a high demand for spaces, there will be a priority system.</p> <p>In combination with the Parking Permit Zone (PPZ) for Ph6 – if successful- this is a long-term solution to address the parking concerns on the estate. Cars, buses and delivery vans won’t need to double-back.</p> <p>5.4.3 – Dropped Curbs Update</p> <p>The work on the drop-curb between Alton Court and the Sheltered blocks will take place in January 2023. SP to confirm completion in February.</p> | |
| <p>6.0</p> | <p>RSG Action Plan</p> | <p>Actions</p> |
| <p>6.1</p> <p>6.2</p> <p>6.3</p> | <p>RSG Action Plan – September update</p> <p>Colour coded – blue is update and red is completed</p> <p>Attendance of Local Community Groups Following on MS and JE successful meeting with Rachel, from Hammersmith, Fulham, Ealing, & Hounslow Mind (HFEH Mind). Rachel proposed to hold 3 tester coffee morning at the community centre (temporary) on the 17 January, 21 February and 21 March.</p> <p>Residents are welcome to come along to have a chat but can have a 1-2-1 confidential session if requested. Posters will be distributed to all resident. If there are enough residents interested in the Health & Well being sessions the RA will apply to get funding for monthly session for the following 12 months.</p> <p>Estate door-knocking Following successful door-knocking on 4 October and 8 November. The whole estate was included.</p> | <p>JE</p> |

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| | <ul style="list-style-type: none"> • 55 residents are interested to join the RA • 25 residents are interested to join the RSG <p>35 residents said they have children and 39 residents suggested activities.</p> <p>16 young people from 10 households are interest in establishing a Young Resident association for 16-20 years old.</p> <p>Next door-knocking summer/end of 2023.</p> | |
| 6.4 | <p>RA & RSG Away Day – Saturday 22 April 2023, at the Holiday Inn London-West 4 Portal Way, Gypsy Corner, London W3 6RT</p> <p>9.30am Start with refreshment and pastries Workshops to look at what the RA and RSG have achieved in the last years and to set-up objectives for the year ahead. Taxi and child care will be provided. 12.50 – Hot lunch (free)</p> | ALL |
| 6.5 | <p>Launch of new Community Centre and Youth Event Revised date: Saturday 27 May</p> | |
| 6.6 | <p>Ealing Food Bank - RA partnership with Ealing food bank Next collection is Tuesday 20 December 3pm-7pm</p> <p>Please drop your donations at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ, between 3pm to 7pm.</p> <p>JJ agreed to deliver food and household items to the warehouse at St Mellitus Hall, W7 3BB.</p> | ALL |
| 7.0 | ANY OTHER BUSINESS (AOB) | |
| 7.1 | <p>Council Newsletter The Newsletter is now due in January 2023.</p> | |
| 7.2 | <p>All RSG and RA meetings are held at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ</p> <ul style="list-style-type: none"> • RSG meetings – Second Tuesday of the month • PPCR resident drop-ins - Third Tuesday of the month • RA meetings - Last Tuesday of the month | |
| 7.3 | <p>Message from the Maxine, RA & RSG Chair</p> <p style="text-align: center;">Keep warm Happy Christmas & Wishing you a Happy New Year!</p> | |

Happy holidays
Have a good rest

8.0 DATE OF THE NEXT MEETING (ALL)

8.1 Next meetings:

RSG Meeting -Tuesday 10 January 2023 at 6pm, at the **temporary Community Centre**, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.

RA Meeting 2023 - 10 January 2023 at 6pm at the **temporary Community Centre**, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.

ALL TO NOTE

8.2 2023 dates – For your diary

| 2nd Tuesday of the month | 3rd Tuesday of the month | Last Tuesday of the month |
|--------------------------|--------------------------|---------------------------|
| RSG | PPCR Drop-in | RA |
| 10 January 2023 | 17 January 2023 | 31 January 2023 |
| 14 February 2023 | 21 February 2023 | 28 February 2023 |
| 14 March 2023 | 21 March 2023 | 28 March 2023 |
| 11 April 2023 | 18 April 2023 | 25 April 2023 |
| 9 May 2023 | 16 May 2023 | 30 May 2023 |
| 13 June 2023 | 20 June 2023 | 27 June 2023 |
| 11 July 2023 | 18 July 2023 | 25 July 2023 |
| 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 | |

