

COPLEY CLOSE REGEN UPDATE ZOOM MEETING

TUESDAY 29 JUNE 2021, 2PM

Present: SP, JE, and CM

Apologies: MS

UPDATE FROM THE JOINT RA & RSG – 13 JULY 2021 MEETING

1 - Phase 3

Overview

Phase 3 involves the regeneration of the Warwick Court block

- **18 existing units to be refurbished**
- **3 new builds**

ENGIE have returned to site continuing to make progress with the superstructure.

Aiming to complete all end of October works requiring track and tunnel monitoring by beginning of November, which includes all superstructure works.

They completed as much as they can the 18 refurb units. Demolition of the parapet wall and putting staircase in place. Completed piling.

Phase 3's undercroft parking area will be bought back into use as part of the works.

New completion date remains September 2022.

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.**

Making good progress across the site.

Second fixes and brick work is on-going for the larger blocks. They have taken a 6week extension of time as the result of Covid. First hand-over of blocks B and C, one is a private sale block, one is a social rented block, end of October/beginning of November.

Block D has the final part of the superstructure complete. It will be the last block to be completed.

2.1 Show apartment

JE to email SP the number of residents coming to visit on 17 August, there might be Covid guidance to follow, the appointments might have to be staggered.

2.2 Shop

The FRA remains the only outstanding issue.

2.3 Sales Update

Next sales update in 2week time.

2.4 Copley Newsletter – Summer edition

The Copley newsletter is due for an August publication.

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 The viability review is on-going taking into account the new load restriction on the tunnel and the road above it and the change in the GLA guidance, hoping that Gordon who is leading, will able to give an update at the end of the year with some news about the project. August Newsletter will include an update on the current position of the regeneration.

3.2 A viability review is currently being carried out to look at the possibility of bringing back the undercroft spaces into use. Trying to achieve sign off to finalise this process, to assess if it is good value for money. If it is agreed, it will take probably one year to 18 months to bring the undercroft back into formal use.

4 – Working from home

The Project Team hasn't been issued any formal direction about returning to work.

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.

5 – AOB

PPCR drop-in – Resident concerns

Phase 5 - PPCR was contacted by a resident at the drop-in about his kitchen which he says is falling apart. SP informed that the 1st point of call if your kitchen is in disrepair, the issue needs to be raised by the Hub and PG who can make the necessary repairs. It is worth noting that Phase 5 is due to be refurbished as part of the programme in 2023. Full regeneration of all social units which include new kitchen.

Phase 3 - A Warwick Court resident leaseholder, currently decanted to one of the houses, raised the issue of installing solar panels on the houses. She complained about the lack of light, utility costs as a result are high. SP advised that there won't be any retrospective works.

Phase 7 – A Shropshire Court resident complained that the children play area at the back of the block is not safe for her child - bits of equipment are sticking out. **SP** to forward to PG for action. Resident also wanted an update about her block. JE to advise resident that the Summer edition of the Newsletter will contain an update for Phase 7.

NEXT RA & RSG MEETING – TUESDAY 10 AUGUST 2021, 6PM

NEXT REGENERATION UPDATE MEETING: TUESDAY 31 AUGUST 2021, 2PM