



**COPLEY CLOSE Resident Association
COMMITTEE MEETING
Temporary Community Centre, Stafford Court (end of block)**

TUESDAY 25 OCTOBER 2022 – 6PM TO 7PM

MINUTES

Attendees Residents			
	MS	RA & RSG Chair	Constituency
	AP	RA & RSG - Committee member – arrived late	Constituency
	GP		Observer
	PB		Observer
	NS		Observer
	JB		Observer
	TG		Observer
	SN		Observer
Attendees External			
Claire Sherwin	CS	Neighbourhood Housing Officer – via Zoom	LB of Ealing
Sarah Phillpot	CS	LBE– Copley Development Team – via ZOOM	LB of Ealing
Paul Grant	PG	Surveyor & Project Officer - via Zoom	LB of Ealing
Cllr. Ben Wesson		Pitshanger Ward councillor	
Janet Edwards	JE	Consultant	PPCR
Catherine Michelet	CM	Consultant (Copley RA Secretary) Minutes	PPCR

Apologies		
JW		
JJ		
AV		
FA-A		
Cllr. Rima Baaklini		Pitshanger Ward councillor
Cllr. Ilayda Nijhar		Pitshanger Ward councillor

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/>

1.0	WELCOME, INTRODUCTION & APOLOGIES (MS)	ACTION
1.1	MS welcomed all to the RA meeting	
1.2	21 residents were invited to the meeting as observers. These residents indicated their interest in joining the RA during the door knocking session on Tuesday 4 th October.	
1.3	Apologies as noted above	
2.0	DECLARATION OF INTEREST (All)	
2.1	There were no declarations of interest.	
3.0	MEETING CODE OF CONDUCT (All)	
3.1	Agreed – In place.	
4.0	AGREE MINUTES OF RA 27 SEPTEMBER 2022 (All)	
4.1	Minutes agreed	
5.0	HUB UPDATE	CS
5.1	<p>Matters Arising from Minutes of 27/09/22 & Hub Update</p> <p>5.1 – ASB issues</p> <ul style="list-style-type: none"> • How to report crime and ASB – Please see page 4 of the Whistle Newsletter <p>5.2 - Pitshanger ward panel JW, FA-A, volunteered at the last RA meeting to become member of the Pitshanger Ward Panel as a representative of Copley Close. The meeting is on Thursday 15th November at 7pm on Pitshanger Lane.</p>	

	<p>AP used to attend the meetings but they stopped during the Covid period the Panel meetings are now resuming.</p> <p>The ward panel is a group of community members, partner agencies and ward councillors that meets with the Safer Neighbourhoods' Team on a quarterly basis in order to discuss and resolve issues on the ward. At these meetings, the ward panel will also set local SNT ward priorities, discuss issues affecting residents, and feed information and emerging issues directly to local officers, helping to shape and deliver local priorities and inform supervisors. Pitshanger SNT will also provide members with an update of crime that has taken place over the previous quarter.</p>	
5.3	<p>5.3 - Ants</p> <p>No new update on when blocks treatment will take place. MK/CS have not heard from Rick, Pest control. MK/CS are chasing the issue.</p> <p>Residents who are experiencing any pest issues (coackroaches, mice, bed bugs, ants, ect) to report directly to Pest Control Monday to Friday 9am – 4:30pm on 0208 825 6644.</p>	
5.4	<p>5.4 – Copley Newsletter</p> <p>The Council newsletter was postponed. It will now go out late November/begining of December.</p>	
5.5	<p>5.5 - Abandoned cars in undercroft parking</p> <p>Ongoing - The burnt out car and the car with the smash window are gone. The red car has moved to Radnor undercroft car park.</p> <p>Maurice the Environmental Crime officer, appointed by the Council, gets information from DVLA on registered vehicles status and the details of the registered keepers. There is a 6-8 week turnaround time. Maurice, stickers the vehicles and writes to the registered keepers. Vehicles cannot be SORN on housing land- they need to be taxed and MOT's to be parked on housing land.</p>	
5.6	<p>5.5 Undercroft Parking - Monmouth Court & Oxford Court</p> <p>- were were hoping to- this was a provisional date given to the RA- however this is ongoing to please remove the date and leave: Secure Parking Storage (SPS) to take over the managment of the car park</p> <p>Observer reported that two cars were recently blown up in the Somerset Court car park. It is not secure- no one claims it to be secure. Observer remembered that years ago the car park was</p>	

	<p>secured with a big red gate and residents only had access and were key holders.</p> <p>To help with the parking congestion the Project Team is looking to re-open safely 50% of parking spaces. This is an interim measure – the Council are opening the ones that are good value for money? Not sure what you mean by this?</p> <p>Meeting with planning consultant to discuss the progression of the temporary undercroft work. Re-opening will be in a staggered phasing over a period of 12 months. PG advised that the refurbishment of the undercroft car park is planned to start April 2023.</p> <p>5.7 5.7 - Quarterly KPIs</p> <p>Repairs KPIs are collated by Ras Assiaw. KPIs will be presented at a later date.</p> <p>KPIs are presented on a quarterly basis (Q1: July-September, Q2: October-December; Q3: January-March and Q4: April-June) and look at 2 aspects of the repair service:</p> <ul style="list-style-type: none"> • Work was completed right first time • Overall satisfaction on this occasion • Estate Cleaning & Ground Maintenance KPIs and Gas Safety KPIs have been requested. <p>5.8 5.8 - Estate Inspections and Estate Walkabout</p> <p>Estate inspections are scheduled on a quarterly basis by the Housing officers, Ealing repair service and the caretakers are taking place.</p> <p>Estate walkabout, carried out by residents and councillors lasting up to 3 to 4 hours, no date yet.</p> <p>5.9 5.9 Hub News</p> <p>Drains are clogged-up again. On-going issue. The Council spend £25k on drain surveys. There are 5 miles of drains under Copley Close.</p> <p>An article in the Council Newsletter will remind residents about being careful about type of items they flush down the drains.</p> <p>5.10 5.10 Phase 7 (9 blocks) – new Kitchen & Bathroom replacement</p> <p>Most of the fitting/fixtures and material reached their expiring dates. PG is fitting a yearly quota of new kitchen and bathroom and toilet. It is a good will gesture from the Council as Copley is regenerated.</p>	
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6.0	RA Action Plan – August 2022	JE
	<p>The Action Plan is setting the RA objectives for the next 12 months.</p> <p>The Action Plan is updated monthly in blue and emailed to all members prior to the meeting.</p> <p>Point 3 KK was invited to attend September RA meeting but could not due to ill health. Safety Community Officer to be invited to attend every 4 months RA/RSG meeting.</p> <p>Point 6 Door-knocking – To complete the rest of the estate Monday 5th December, 10:30am-12:30pm & 1:30pm-3:30pm Lunch break, lunch provided by PPCR</p> <p>Door-knocking team: PPCR: 4; RA & RSG volunteers; Hub; Councillors</p> <p>➤ Please volunteer to join the door-knocking day, we need 4 or 5 residents to represent and to promote the RA and RSG</p> <p>Point 6 MS and JE met with KS and JC from Ealing Youth on 20th September to deliver youth activities from January 2023. Proposal to be drafted by October/November</p> <p>Point 7 Funding MS to send formal email the three Councillors, outlining the purpose, what event or activity does the RA wants the funding for, costing the elements of event/activity. Cllr RB to forward request to the right channels to agree and to release funds.</p> <p>Point 9 New Community Launch social drop-in (Feb/March 2023) Young Ealing to deliver activities</p> <p>Food Bank – Partnership between Copley RA and Ealing Food Bank Next food bank collection: 20th December 2022 and 21st March 2023</p>	ALL
7.0	AOB (All)	

7.1	<p>7.1 - Phase 7 Update</p> <p>Observer asked about when is Phase 7 is going to start. She is a leaseholder and wants to decorate and improve her home.</p> <p>SP reported - Council is looking at Broadway Living, to be as Development Agent for the phase. Council continuing with viability work - progressing with extensive structural assessment of the weight loading/tunnel. This is 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 and then to be reviewed by Broadway Living. Process will still require a Ballot of residents.</p> <p>Not expecting significant update until summer 2023.</p> <p>There were no further questions from attendees.</p>	
7.2	<p>7.2 - RA & RSG meetings</p> <ul style="list-style-type: none"> • Going forward - SP will attend RA meetings and MK will attend RSG meetings. 	
8.0	DATE OF THE NEXT MEETING (ALL)	
	<p>Date of the next RSG meeting:</p> <ul style="list-style-type: none"> • 8 November 2022, at 6pm, at the Temporary Community Centre, Stafford Court (End of the block). <p>Date of the next RA meeting:</p> <ul style="list-style-type: none"> • 29 November 2022, at 6pm, at the Temporary Community Centre, Stafford Court (End of the block). 	