



COPLEY CLOSE Resident Association COMMITTEE MEETING - on Zoom -

TUESDAY 26 NOVEMBER 2024 – 6PM TO 7PM

MINUTES

Attendees Residents			
	MS	RA & RSG Chair	Constituency
	JM	RA & RSG - RA Secretary	Constituency
	JS	RA & RSG Vice-Chair	Constituency
	NS	RA & RSG - Committee member	Constituency
	JW	RA & RSG - Committee member	Constituency
	AP	RA & RSG - Committee member	Constituency
	HH	Observer	
	SL	Observer	
	C	Observer	
	OE	Observer	
	KZ	Observer	
Attendees External			
Ian Laine		Team leader, Copley Housing Hub	LB Ealing
Anamika Desai	AD	Regeneration officer	LB Ealing
Cllr Ben Wesson	CB	Ward Councillor for Pitshanger	Pitshanger
Janet Edwards	JE	Senior Consultant	PPCR
Catherine Michelet	CM	Consultant	PPCR

Apologies		
Cllr BW	Ward Councillor for Pitshanger	LB Ealing
MB	RA - Cooptee	Ease

**ALL COPLEY MEETING NOTES ARE POSTED ON THE
PPCR COPLEY WEBSITE – SEE QR CODE:**



1.0	WELCOME, INTRODUCTION & APOLOGIES (MS)	ACTION
1.1	MS welcomed all to the RA meeting.	
1.2	The chair welcomed and addressed the observers <i>'as observer, you will be observing how a RA meeting is conducted. You won't be able to participate and ask questions. If you are interested in joining Copley Close Residents' Association, you will need to be invited to attend three consecutive</i>	

1.3	<p><i>meetings as a Resident Observer only. At the third meeting Resident Observers will be formally invited to join the RA as a General Member.'</i></p> <p>Apologies as noted above</p>	
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 29 October 2024 (All)	
4.1	Minutes agreed.	
5.0	HUB UPDATE	AD
	<p>5.1 Copley Hub – Staffing Housing officers on duty rotate between the patches: 3 duty officers: Adeyinka “Ade” Tonde, Chimuka Banda & Mah-jabeen Bhatti.</p> <p>New housing assistant is Ayan Geedi.</p> <p>IL is in the process of recruiting of trainee housing officers to cover Copley Close patch. Going through the applications, aiming to have shortlist and interviews candidates before Christmas with the aim to have someone on board in the new year.</p> <p>5.2 New Hub Office - Opening Date Aiming to move before Christmas. Air conditioning unit issue was resolved but a part of it needs to be serviced and need to do a demo of the system. Once that’s done the Hub will be moving to its new location. It will happen quickly and at short notice.</p> <p>5.3 End of the Year Festivities – Tuesday 17 December, 3pm to 6pm RA secured funding from SP and from the RA’s Ealing Resident Engagement Funding grant.</p> <p>Cllr RB donated a Christmas tree.</p> <ul style="list-style-type: none"> ➤ The RA is looking for residents to donate Christmas tree decoration – please contact MS. ➤ Need Volunteers 	

	<ul style="list-style-type: none"> ○ to put-up the Christmas decoration a day before the event ○ to set-up and to clean and tidy at the end of the event <p>JS volunteered to write the Hanwell Big Local's (HBL) funding application to get more funding for the events. 'Thank you' Jackie</p> <p>Planning meeting - date for next planning meeting: Monday 16 December, 3pm - CM to send email invites to all committee members.</p> <p>5.4 Monmouth Court & Oxford Court Undercroft Parking Initial communication with the residents who had a parking space's agreement to give them a heads-up. Waiting for contractors to carry out the final test for the gate, to make sure the new fobs are working. Will set a date when the gate will be activated prior to the contract agreement with the residents who have taken-up a spot in the undercroft car park. Aiming to open early New Year. At present Council is waiting on confirmation that everything is working.</p> <p>IL confirmed that the residents have to pay the rate £120 a month. JS wants to know if there was an Equality impact assessment carried out on the decision not to open the other undercrofts and looking at the management costs of the new one. Nothing has been done to look at how much it is affecting people who have disability, and large ethnic minority communities, it will have a more detrimental impact on them not having access to the communal car park who was originally as part of our tenancy and to have to pay £120 a month. If the RA don't want to do it JS will put a Freedom of Information request (FOI) to find out if an Equality Impact Assessment has been done.</p> <p>Cllr BW doesn't know how the decision was made re employing a private management company. Cllr BW confirmed he is happy to collate all residents' questions to take things forward and liaise with colleagues to understand the process. JS has made an important point re the Equality Impact Assessment, and whilst socio-economic status is not yet a protected characteristic but the cost involved, £120 a month is a lot of money.</p> <p>JS reported that there was a protest by residents about the work - they did the joints but not the lines. The Highways person in charge of the work has been sent all the questions. He told JS that he will get feedback to her. JS to forward the email to Cllr BW. In terms of the Equality Impact Assessment, there wasn't one, JS wants to one to be carried out. Cllr BW agreed it is the requirement of any sound decision.</p> <p>Equality Impact Assessment: JS reported that if it is found that decisions were made without one then it could cancel decisions or could at least go to Judicial Review and be taken to court. It is an important part of any decision making.</p> <p>JM reported that this has been discussed in the Copley residents chat for reference, the service charges for the new blocks are around £160/£170 a month for maintenance, cleaning, all type of things associated with the building; so, £120 a month seems expensive for a parking space. The residents took some pictures of leaking, residents are uncertain it there has been some refurbishment to the undercroft space itself. Residents are also unclear if the space will be maintained to a better standard, it looks like it needs some work too.</p>	<p>All</p> <p>CM</p>
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JS read a question on the Zoom chat: 'Which one is cheaper to have a locked garage or a CCTV control on parking?' Is it something that we can answer?

JS asked how much is the annual cost for a normal parking permit, surely it should be something equivalent to that?

IL explained the rationale to employ a management company to have a more resourceful service for the residents, it has been out of commission for a few years from when it was first built and the first one was done as an introductory rate as a trial and error as it was the first one parking area that the Council did that way. There are only 30 spaces to be rented. The list is now full of residents making enquiries wanting to take up the car park space. Those are only Copley residents, Ealing limited the scheme to residents who are Copley residents to be able to get a bay. We are not talking about people who want to use the train station or live over the road and want access. It does serve the residents at Copley. The yellow lines and the undercroft parking are two separate issues they came, what the Council is trying to achieve with the parking bays and what Highway is trying to achieve with the yellow lines they just come around the same time, the Council hasn't planned it that way, put the yellow lines down and charge people for parking. Either way, if the parking is left open as it is now or if it is secured agreement, it is only going to take 30 cars off the road. It is not alleviated more from the street. The people who have an agreement are coming to IL they want to quickly get into an agreement before their last one expires it saves them 10%-15% on their insurance by declaring the bays have got CCTV and a secure gate. The cost of the insurance doesn't offset the charge of the parking space. There are certain costs that must be considered mainly, the maintenance of the gate system, the light settings, the CCTV system and the cost of the conversion from garages to undercroft bays. All of that would have been costly to do. IL is making sure that it is only Copley residents who get to utilize the bays.

JM remarked that a year ago there was a large meeting with the Copley community re the yellow lines painting. There have been months of delays, causing the maximum stress, the timing is bad but Ealing is trying to change everything at once, trying to surprise everyone with a huge bill in the same round of letter when residents received confirmation that the yellow lines are going ahead, after delays they are closing the road. That has caused a maximum of stress. It has been a year that residents have been stressed. Residents would appreciate the timing of these things, Highways, communication with Ealing Housing and parking. There were a lot of opportunities missed. Everything converged at the one bad time when it could have been managed better. It has been raised in the minutes of all those meetings, everyone has said please don't do it like this and still happened like that.

The resident summarized the community has feedback and it has been negative. There might be people going for these parking spaces and the reality might not change but they want transparency. It may not be something very equal that people end up with and that will continue to carry stress into the new year and the next level of painting yellow lines and parking's challenges because there will be more obviously.

NS did a Google search - while the discussion was taking place - for a petrol vehicle the most expensive one/ the one with the most emission is £150 to get a parking permit per annum.

JS questioned the decision – How can a decision be made that it is OK for £120 every month on an estate where most people are either on a lower income or have other barriers, to employment or others. How come on Copley Close where there are currently no good services why are we expected to be charged £120 a month for a car park. It is not £120 a month that it is getting back in the community, it is £60 because only half goes back while the other half goes to line some private company pockets. JS cannot see how this would have pass any Equality Impact assessment study. There are single parents, people looking after elderly parents, they are carers. It is £120 a month and a parking permit costs £150 for 12 months for a parking space on the road.

IL explained that a parking permit is different than a secure car park. JS retorted that ultimately the people are not going to be able to park because there are yellow lines on the Estate and will be pushed onto the other roads. Some people living on the adjacent roads to the estate came to the protest they know this is going to impact them as well.

IL explained that the car park has been there since 2019, it is unfortunate that it hasn't been continuously done, there were issues after the first year and Ealing are getting it re-instated for sometimes and Covid happened we are now at the position where it has been fixed and are able to re-let it. Separately Highways established with Network Rail low bearing issue on that road and the number of vehicles on it and even the vehicles are allowed done it so they must reduce the weight on the road, and they also wanted to impede access on one side of the road, therefore they are putting the yellow lines, it is to protect the structural integrity of the tunnel that run underneath it and that is why they are doing that section of it. There is nothing we can really do, it is something that must happen for safety reasons. Ealing Council will do everything they can to support Copley residents, we are only talking currently about 30 bays, there has been a large uptake already and it is without the advertisement of the spaces apart from the residents who are the existing users. The Council has limited the bays to one per household, the Council is getting everyone a fair opportunity to come forwards and get a space. Certain costs must be recouped to maintain what was build and refurbished.

JS commented that people are desperate they know they are going to get tickets otherwise and that there is nowhere else for them to park. If they need a parking space they haven't got a choice.

IL explained that most areas you go to there is a CPZ in operation, ie. across Acton, it is hard to park in Acton. It is quite fortunate that in Hanwell there isn't CPZ, there are quite a few places where people can park but it is might be the next thing that will happen as parking will become more of an issue. Parking is a major issue in London and Ealing is no different in that respect. The £120 fee is not that unreasonable, the cost of the maintenance, the cost of the gate, the CCTV around the clock and monitoring must be factored into the decision of the cost.

JS re-iterated that she will be following up on the Equality Impact assessment with Cllr BW.

If we agree that there is a cost to be recouped, then perhaps it make sense to re-open the rest of the undercroft parking available. There are some undercroft areas that are not being used at present so why can't we use them?

**JS/Cllr
BW**

There are 3 undercroft parking, one under Cheyne Path, there is one under Radnor and Somerset that are being used. There are one or two that are closed. The Regen Team put proposals for it, the idea was if Monmouth was successful the Council would replicate the specs across the other undercroft. There were fob readers, because the location of the reader there were often hit, and that resulted in insecurity as the Council had to leave the gates. We had to change the bobs now to clickers that people will press when they are in their cars to open the gate and tap to go out. This is the kind of specs that the project team expect to be rolled-out across the rest of the areas. There are a few areas to do it but just right now whether it is financially viable to do that.

AP underlined what JS and the group said and commented that the parking is expensive, she has a picture of the parking lot and it is in very poor condition. IL commented that it has been insecure for 3 or 4 years, and once it is secure it only the people with a license agreement will be able to access it. The parking management company is there to make sure that it is looked after and maintained and potential abandoned vehicles are towed out, there is a cost to deal with these situations and ultimately therefore the management is there to make sure that only the people with a license agreement can use it and to report any issues.

AP commented the issue has been badly managed, people are deeply unhappy, we did not have to have a protest, it could have been handled much better. There was no proper consultation, the residents have been talking about it for over a year and everyone was ignored. There are quite a lot angry people. The Council should take note that people can't be ignored.

Cllr BW commented parking is a sensitive issue. It is one of the thing across Pitshanger that fill the inbox more than any other matter. There are three things arising from this meeting, the transparency around in particular of the cost and understanding the cost, to understand the process that was followed to appoint the private contractor. **Cllr BW** will get further information on that point. JS who raised the point around the Equality Impact Assessment (EQIA), **Cllr BW** will ask to see a copy of the document, and thirdly there is a point around the join-up in relation with parking and Highways, JM articulated very clearly that did not happen as it should. Cllr BW will feed that back on behalf of residents, we do need to take on approach in resolving these issues and there need to be a proper plan and proper consultation and whilst not everyone be happy as a result, residents should feel at least listened to within the process. **Cllr BW** will take these three things away and will follow-up with JS and JM to make sure that the issues are articulated in the right way.

Cllr BW

Cllr BW

JS added originally it was Crossrail, the train was only going to go West Ealing, the residents were told every quarter of an hour, if we want people not to be driving, if we want to encourage people to use public transport, the residents needs a train that link-up Crossrail properly. Sometimes it is one an hour, sometimes it is one every half hour, it doesn't help people to get to work on time.

- Please add this issue be added to the list.

AP raised frequency of the E11 bus. Cllr BW emphasized the importance of a proper join-up plan. Those are important suggestions.

Building on what IL and NS said, JM added there was one or two meeting ago where the group was told point blank the parking undercroft are not opening before

Highways paint the yellow lines, IL mentioned that part of the parking rental is going to capital costs investment for improvements, if that is the way to open-up some of those other undercroft spaces, and if that is true, can the resident have transparency on that, the residents understood whenever the announcement was made one or two meetings ago, we were told there is no money, the Regen for Ph7 is all delayed and the undercroft areas were all lumped under Ph7, all the undercroft are closed down and the Council is not rolling parking investment. That was a different piece of communication versus this one where we are implying that the parking fees goes partially, Ealing is going to pay for capital costs for upgrade.

Those are two different things and it would be good to have clarity on; so, residents can have a clear idea if any other spaces are opening, how they can be handled, etc. JM agreed parking is fraught, there is no perfect situation, we can all agree it can be done better and with less stress.

Building on the transport links, we were supposed to get a contract with Network Rail, there is no capital investment planned for Castle Bar Park station, the RSG is still waiting for a contact the residents can write from Network Rail's infrastructure. JM is a railway engineer and is willing to help to draft a request to the operator and to Network Rail on behalf of the residents. There are a lot of upgrades happening to the stations for the different trains they are going to be upgrading, the electric trains, they move faster, they should be providing a more frequent service. JS to forward any specs that were promised and any things that was published which will be needed to held Network Rail to their promises. They are clearing investing and they are clearly going for upgrades, that would be something to help take parking pressure off. The services are terrible, they change the timetable, if you miss a train you must wait half an hour for the next one, it maximizes the waiting time, and adding to residents' stress. Trains were cancelled before this meeting for absolutely no reasons, no announcement, multiple trains cancelled, no trains for at least an hour. The RA need contact from Network Rail and GWR, and the Council's contact in relation to Network Rail and GWR. **JM** to liaise with **Cllr BW**.

**JM/Cllr
BW**

Cllr BW's experience of dealing with Network Rail with regards to upgrade and the infrastructure at Castle Bar Park, it is fraught with difficulties, but we need to keep on trying.

5.5 Youth Club, for 11 to 19 years old

Copley Close community Centre

Mondays evening, 6:30pm to 8:30pm

- MB asked residents and observers to promote the Youth Club. The youth Club is every Mondays (term time only).
- **EASE** wants to more local young people to join. Please promote the scheme with your neighbours and friends.

5.6 Quarterly Estate Walkabout

The quarterly inspections were put on hold at. IL is trying to re-instate the quarterly inspections

How it used to be and it is done in the rest of the borough. The current estate inspection schedule, which historically has been set up by Ealing Housing Service, is going until the first quarter of next year after that there is going to be a change, it will

	<p>be set-up by the Tenant Management Team to set future schedules. It might be possible for IL to organise a walkabout inspection between now and the first quarter.</p> <p>After the first quarter it will be IL's team who will set-up the Estate walkabout inspections on a quarterly basis.</p> <p>Minutes from October 2024 <i>IL is trying to progress with the quarterly estate walkabout same as the rest of the Borough. Historically Copley got separated out as Copley had its own repair contractor just for Copley Close, Gilmartin. ERS used to attend the estate inspections like they do the rest of the Borough and then they follow-up on the repairs. Copley was left out to carry out its own estate inspections with Gilmartin and PG, Copley own dedicated surveyor. IL is trying to get the service back in line. Gilmartin are coming out of their contract. Once the service will go back to ERS IL will be able to set-up a date. IL is waiting to find out the date from the Head of Repairs.</i></p> <p><i>In the meantime, IL and his team go on walkabout to carry out their inspections, they log issues whenever they see them.</i></p> <p>5.7 Repair Service A resident asked if it is possible to invite someone from the Repair Team to come to one of the RA meeting.</p> <p>Last year there was a surveyor attending the Monthly RA meeting, it was something outside that was done in a lot of RA across the borough. IL would like to have more representation for all RA from Repairs and Homeownership to come to the meetings. Homeownership started to attend the Estate inspection, that happened in the last quarter. IL agreed there should be someone from the Repair Team to answer the query and to follow on the larger repair issues. IL raised the issue with Residents Involvement Team (RI).</p> <p>5.8 Quarterly KPIs MS asked when is the RA going to get quarterly KPIs figures again.</p> <p>Quarterly KPIs performance info to RA for:</p> <ul style="list-style-type: none"> ➤ Repairs ➤ Estate Cleaning ➤ Grounds maintenance ➤ Gas safety <p>IL is going to ask Winnie who can produce the KPIs.</p>	<p>IL</p> <p>Repair Team</p> <p>IL</p>
6.0	RA Action Plan – November 2024	JE
	<p>6.1 - Action Plan updates</p> <p>The Action Plan is updated monthly in blue and emailed to all members prior to the meeting.</p>	JE

	<p>JE updates the KPIs item for next month.</p> <p>6.2 - End of the Year Festivities – Tuesday 17 December, 3pm to 6pm</p> <ul style="list-style-type: none"> ➤ The RA is looking for residents to donate Christmas tree decoration – please contact MS. ➤ Need Volunteers <ul style="list-style-type: none"> ○ to put-up the Christmas decoration a day before the event ○ to set-up and to clean and tidy at the end of the event ➤ Planning meeting - date for next planning meeting: <ul style="list-style-type: none"> ○ Monday 16 December, 3pm - CM to send email invites to all committee members. <p>6.3 - Music workshops</p> <p>Looking to run the Music workshop sessions. The officer who was going to run the session moved to a different Charity, the RA is waiting for confirmation from the funder that they are happy to switch the funding to that new charity.</p> <ul style="list-style-type: none"> • 4 x monthly combination sessions of 1.5 hours for young people (12 to 18 years) • Aiming to start in February 2025 during the school holidays. 	ALL
7.0	AOB (All)	
	<p>7.1 - RA Observers</p> <p>Moving forward JS volunteered to ring observers to who attended the previous meeting to follow-up on the email invitation. To encourage residents to come back to RA meetings.</p> <p>7.2 - RSG Meetings</p> <p>For the benefit of the Observers what is the procedure about attending the RSG meeting?</p> <p>There are 5 places available to become a RSG member. First come first serve. At the third meeting Observers will be formally invited to join the RSG as Member.</p> <p>7.3 - Cheyne Path chutes</p> <p>JS reported on behalf of Cheyne Path residents the issue. The bin area has been replaced by a smaller one and the current chutes are out of service. They have been out of service for more than 3 months. The chutes are not opening. IL wasn't aware they are out of service. IL to investigate.</p> <p>IL is aware that the bin chutes were being changed. The Hub found out about it, someone had started the work but they left the Council and it was not until the Building Safety Team reviewed it. The reason why the bin chutes have been changed is a Health & Safety compliance, it is for Fire Safety reasons, that Ealing are looking at changing certain aspect of the chutes, in the bin store there are a fire stopping device that is suppose to activate if someone set fire inside the chute. This</p>	IL

is why the work is being undertaken, in a lot of areas there are doing away with bin chutes, to remove a potential fire risk.

In the case of Cheyne Path, they are trying to reduce the size of what can be put down the chute. The device can prevent potential fire from dropping and setting the bins on fire. The Council recognised that the changes should have been communicated to the residents. The project was put on pause to stop people putting things down the chutes.

The chutes are blocked because they are too small reported JS. The new system is not working because it is blocked.

IL re-iterated that it is a Building Safety Team issue, it is something they had to do to comply. IL advised the Building Safety Team they should have informed the residents.

IL confirmed that no one reported the issue to the Hub. **IL** to liaise with Caretaker Team and the Building Safety Team.

MS reported that there is also an issue at Paddington Court. Residents have large bin bags and they should go down to dispose of them but they shove them in the chute and then the chute is blocked.

Residents reported to JS that the Cheyne chutes could no be open because they are blocked. JS remarked that it is a communication issue.

MS reminded residents that they need to report issues and repairs and complain if the matter is not resolved with a reasonable period. If residents don't report and complaint, residents need to get into the habit of reporting and complaining otherwise things won't get done.

Re the chute issue need to be reported to the Hub until someone does something about it.

AP remarked why doesn't have to be so difficult, why someone has to wait on the phone for 45 minutes and then report until it is done, why one report is not enough?

MS reported that she has been waiting 2 months for the pest control re ant issue. She complained.

One of the reason residents established a Resident Association is not to have issues like that, AP often feel ignored or patronised.

IL reminded residents if the repair service is falling residents to provide them with the service, being on hold for a long time, if you let those instances slip by and don't complain about it, when the management look at things statistically, this is the average lenght of time residents wait on the phone for, don't get many complaints, hardly anyone complaint about being on hold, then management doesn't see this as a problem that need to be addressed. If the stats show why are we getting so many complains, out of 250 complaints we received this month 60% of it is because people said they wait too much on hold, or they are not satisfied the first time, the

IL

	<p>management will have to look at the reasons behind the complaints. Unless there are stats backing up the evidences, it looks like everything is going ahead fine. One of the common issues is first time fixes, the contractor got to get a part, so they have to re-book the appointment and the follow-on is not there. If residents don't complain about that and they just accept and if there is not complain then it looks like everything went ahead fine. This is public information, the Housing Ombudsman make it easier to complaint the council has to answer to and the Ombudsman before they made the process simpler, it was Stage 1, Stage 2, Stage 3 complaints; not it is two stages, after Stage 2, the Ombudsman can be referred to. The Ombudsman is happy to get involved earlier if they need to. They is a lot of resources available if residents want to complaint and hold the Council accountable. IL hold his officers accountable but cannot hold every Teams accountable.</p> <p>Residents are encouraged to report repairs themselves and to complaint to the Council if the work is not done to housing.environ.complaints@ealing.gov.uk</p> <p>Residents understand but equally they are dissatisfied.</p> <p>7.4 - RA AGM</p> <p>The RA Constitution stipules that it can be held anytimes within 18 months of the previous AGM. It can be anytime until up to June 2025. Resident Involvement Team (RI) to book.</p> <p>JS commented it would be good to have an AGM every year to encourage residents to be involved. January 2025, new year, new start. The Residents Involvement Team will publicise and run the AGM.</p> <p>7.5 - Gloucester Court - blockage in the Sewage</p> <p>AP has been calling Ealing Council about the repairs. The residents are worried that there is a blockage in the sewage near Gloucester's block There are 2 man holes in front of the block, the stench is awful, residents are worried that there is a blockage. Can someone investigate the issue.</p> <p>The issue has been reported a few times by the residents and the caretaker. As the issue as been reported IL agreed to follow-up.</p> <p>7.6 - Loddon Court - Scope of work for Caretaker & Cleaning Team</p> <p>What is the job description & duties; what is expected of the caretaker?</p> <p>The caretaker Team can answer this query. There is contact name and email listing under Estate Services. MS to gave NS the details.</p>	<p>RI</p> <p>IL</p>
<p>8.0</p>	<p>DATE OF THE NEXT MEETING (ALL)</p>	
<p>8.1</p>	<p>Date of the next RA meeting:</p>	

- **Tuesday 28 January 2025, 6pm, at the Community Centre**

2025 dates – For your diary

2nd Tuesday of the month	3rd Tuesday of the month	Last Tuesday of the month
RSG	PPCR Drop-in	RA
14 January 2025	21 January 2025	28 January 2025
11 February 2025	18 February 2025	25 February 2025
11 March 2025	18 March 2025	25 March 2025
8 April 2025	15 April 2025	29 April 2025
13 May 2025	20 May 2025	27 May 2025
10 June 2025	17 June 2025	24 June 2025
8 July 2025	15 July 2025	29 July 2025
12 August 2025	19 August 2025	<i>No RA Meeting in August</i>
9 September 2025	16 September 2025	30 September 2025
14 October 2025	21 October 2025	28 October 2025
11 November 2025	18 November 2025	25 November 2025
9 December 2025	16 December 2025 - Drop-in followed by End of Year Festivities	<i>No RA meeting in December</i>