

COPLEY CLOSE REGEN UPDATE ZOOM MEETING

TUESDAY 30 NOVEMBER 2021, 2PM

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

UPDATE FROM THE JOINT RA & RSG 9 NOVEMBER 2021 MEETING

1 - Introduction

Patricia is welcomed to the meeting by all.

SP introduced Patricia.

Patricia is the new Project Coordinator. She is working with the Housing Management Team for 2 days a week and with the Development Team 3 days a week - to get a holistic understanding.

Maxine is a Copley Close resident, she is the Chair of the both the RA and the RSG - Resident Association and Resident Steering Group.

Janet is PPCR senior consultant, the Independent Tenant and leaseholders Advisors for Copley Close residents. Janet role is to support the residents through the regeneration process making sure residents are getting clear information and up-to-date advice, working closely with Sarah, and sharing best practice with Ealing Council where required. Janet role is also to recruit residents to seat on the RA and RSG.

Catherine, is PPCR consultant, assisting Janet, supporting RA & RSG, and acting a RA secretary until a secretary is elected to the post.

2 - Phase 3

Overview

Phase 3 involves the regeneration of the Warwick Court block

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

The work is on track, for completion September 2022. All superstructure related work to the 3 new build units is complete. The south staircore demo has been completed. Piling sheet for the attenuation tank (*designed to collect and store excess surface*

water run-off). This will be the bulk of the work that will see the team through up to the Christmas period. Will be on site and working up until 23 December.

Monthly Engie Newsletter

SP hasn't received this month edition of the Newsletter. **SP** to follow the issue with Tom from Comms Team.

3 - 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.**

3.1 Still on track for the completion of the entire scheme circa end of May/beginning of June 2022.

Completed 1st sectional hand-over end of October/ beginning of November.

The social units that were handed-over aren't yet occupied. The Ealing Compliance Team are reviewing all the certificates. Units won't probably be occupied until January 2022. Block C which was part of the sectional hand-over which includes the open market sales within it – the leaseholders' units - began to take occupation, about 10 units are occupied.

Next sectional hand-over is due end of January 2022 and final sectional hand-over which will include the new community centre end of May/ beginning of June.

JE asked: Where is the new community centre going to be located?

Within the vicinity of the shop and the old community centre almost exactly where the old community centre was located (the base, 187 Copley Close).

MS asked: Is it going to be situated closer to the road than it was before? Is it near the pavement?

It is not far from the pavement.

JE asked: Is there going to be parking, same as last time?

There is no parking, a few visitor parking spaces, they are scarce and few between.

3.2 Sales Update

Continuing to make reservation and booking on a weekly basis. The shared ownership units have been formally launched. There is a choice of Help to Buy and Shared Ownership for affordable ownership options.

3.3 Housing Awards

Regen Team are happy. It was the Oscar version in house building world. We were against good competition and still Won the Gold prize for best starter homes. Proud to announce Phase 6 is the winner of starter homes for 2021. Phase 6 is now an Award-Winning Scheme!

Congratulations! Well done. Well deserved.

3.4 Shop

SP have to look at compliance report to see what type of work are highlighted in the report that need attention. SP might have to ask Hill to make good. Don't think Ravi will open before Christmas.

4 - 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.**

Gordon is still completing the viability assessment. Hoping Gordon might give an update in the next 6 or 7 weeks on the likely direction of the project. Hoping that by the time we meet in January Gordon will have an update to give SP.

5 – Working from home

The Regen Team remains working from home. Meeting once a fortnight in the marketing suite. In the interim, the construction director and three Clerks of Works remain making their weekly site inspections.

6. AOB

6.1 Undercroft parking option appraisal

Item did not go to November Board. Hoping it will go to December board. Wanted to make a few revisions in the proposed report. Hoping the proposal will be accepted and commence work in the new year in the undercroft. **SP** to give update

6.2 Dropped curb / level crossing area by Alton Court

SP hasn't heard back from Highways. SP to follow-up and chase Highways. Happy for work to commence earlier in light of feedback received from residents struggling mobility wise - which SP issued to Highways 3 months ago to progress. **SP** to chase Highways to get direction

6.3 Wi-Fi for the Community Centre

JE to follow-up with KZ. KZ will contact SP in the next few days. SP confirmed Project Team happy to pay for Wi-Fi in the interim.

6.4 Copley Newsletter – Summer edition – Winter edition

Copley newsletter winter edition should be going out for publication in the next 2 weeks. Quinton hasn't given any formal date yet.

6.5 KC is leaving the HUB Friday 3rd December

NEXT RA & RSG MEETING – TUESDAY 14 DECEMBER 2021, 6PM

NEXT REGEN UPDATE MEETING: TUESDAY 25 JANUARY 2022, 2PM