



**Copley Close Hanwell W7  
Regeneration Steering Group Meeting**  
 Temporary Community Centre, Stafford Court (End of the block)  
 Framfield Road, Copley Close W7 1QJ  
**14 March 2023 - 6pm to 7pm**  
**Minutes**

| <b>Attendees</b> |   |
|------------------|---|
| MS               | RSG Chair <a href="#">on Zoom</a>                                   |
| JW               | RSG vice-Chair <a href="#">on Zoom</a>                              |
| NS               | RSG Member  |
| AP               | RSG Member <a href="#">on Zoom</a>                                  |
| JJ               | RSG Member  |
| ME               | RSG Observer  |
| BS               | RSG Observer  |
| SP               | LBE– Copley Regeneration & Development Team <a href="#">on Zoom</a> |
| JE               | PPCR – Charing meeting  |
| CM               | PPCR (minutes)  |
| <b>Apologies</b> |   |
|                  |   |
|                  |   |

**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/>

| <b>NO.</b> | <b>AGENDA ITEM</b>                               | <b>ACTION</b> |
|------------|--|---------------|
| <b>1.0</b> | <b>Apologies</b>                                 |               |
| 1.1        | None<br>The Chair asked JE to chair the meeting. |               |
| <b>2.0</b> | <b>Declarations of Interest</b>                  |               |
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| 2.1          | No declarations of interest.   | <b>RSG</b>     |
| <b>3.0</b>   | <b>Agree Minutes</b>   |                |
| 3.1          | Minutes of the 14 February 2023 will be formally signed off at a meeting with SP and CM. Going forward minutes will be signed off at special monthly meetings set up for this purpose.   |                |
| <b>4.0</b>   | <b>Minutes and Matters Arising</b>   |                |
| 4.1          | None   |                |
| <b>5.0</b>   | <b>Regeneration Programme update</b>   | <b>Actions</b> |
| <b>5.1</b>   | <p><b>5.1 - Phase 3</b></p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><b>Overview</b></p> <p><b>Phase 3 involves the regeneration of the Warwick Court block</b></p> <ul style="list-style-type: none"> <li>• 18 existing units to be refurbished</li> <li>• 3 new builds</li> </ul> </div>   |                |
| <b>5.1.2</b> | <p><b>5.1.2 Warwick Court</b></p> <p>With the revised programme work the PC date is now planned for June 2023.</p> <p>Section 278 equivalent works: Road &amp; footpath resurfacing and water proofing is almost complete.</p> <p>Two critical path items are outstanding:</p> <ol style="list-style-type: none"> <li>1. Compliant Fire doors for communal areas. Order has been placed for the new fire doors. Awaiting delivery dates.</li> <li>2. Pump room: Two potential routes to access corridor or make changes to the lobby area. Fire consultant to decide on the best solution.</li> </ol> <p>SP to commission a new contractor July/August to complete the works omitted from the Equans contract such as soft landscaping and to paint the undercroft parking.</p> <p>Formal hand-over with LB Ealing and sign off for occupation September 2023.</p> |                |

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| <p><b>5.2</b></p> <p><b>5.2.1</b></p> <p><b>5.3</b></p> <p><b>5.3.1</b></p> | <p>Leaseholders will be given the opportunity to have their own electrician to complete the work in their unit in July/August.</p> <p><b>5.2 – Phase 5 - D-G blocks</b></p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p><b>Overview</b></p> <p><b>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.</b></p> <ul style="list-style-type: none"> <li>• <b>Leasehold properties: no internal work will be carried out to.</b></li> <li>• <b>Social tenants: internal works will be included within the refurb.</b></li> </ul> </div> <p>Project Team working through the design stage. A new structural engineer has been appointed to the into the design team and will complete trial pit holes and site investigation to test the assumptions to date.</p> <p>If decanting is required, the decant programme and strategy will be informed by the contractor soft test marketing report and the housing needs survey to be carried out by PPCR. Housing needs survey to start in April.</p> <p>Contract will go out to tender Autumn/winter 2023, with spade in the ground first quarter 2024.</p> <p><b>5.3 - Phase 6</b></p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p><b>Overview</b></p> <p><b>Phase 6 – 201 new build units, tenure breakdown as follows-</b></p> <ul style="list-style-type: none"> <li>• <b>Social London Affordable Rent (LAR) Houses – 26/Apartments - 59</b></li> <li>• <b>Shared ownership units for sale - 33</b></li> <li>• <b>Intermediate Rent – 35 (BL block)</b></li> <li>• <b>Private Sale - House – 1/Apartments – 47</b></li> <li>• <b>New management hub, community centre, adult fitness trail, playground and local shop are also being delivered as part of the phase 6 works.</b></li> </ul> </div> <p>Sales update – The final shared ownership flat has been sold.</p> <p>Section 278 works (re re-surfacing the road and line markings) to occur during the period 13 March - 6<sup>th</sup> April</p> <ul style="list-style-type: none"> <li>- March 13 – 6 April a full road closure for phase 6 (from Chimney square to Borders road) will be in effect to enable road resurfacing to be complete. During</li> </ul> |  |
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|  | <p>these days no vehicles (with the exception of refuse and emergency) will be able to travel through this part of Copley for that duration.</p> <p>E11 bus will be diverted.</p> <p><b>5.3.2 Commercial units</b><br/>The commercial units are: the community centre at the bottom of Honiton Court, the new management Hub at the bottom of Ipswich Court and a new centre for different LB Ealing teams at the bottom of Loddon Court.</p> <p>There is a part M compliancy issue with the kitchen area of all the commercial units. Some delays were caused by the flood at the beginning of the year at the new community. Due to the delays, Hill's PC date is now at the end of April when the units will be handed over to LB Ealing to proceed with checks to allow occupation to occur.</p> <p><b>5.3.3 Shop Update</b><br/>Ravi passed his Fire Risk Assessment (FRA). He still need the formal certifications, witness testing and building control certificate to testify that everything is working as it should. Ravi will then have all the relevant paperwork to be handed to Ealing Commercial property licensing team in the first half of April. It is envisaged that it is up to Ravi to stock and launch his shop.</p> <p><b>5.3.4 Parking Zone Consultation for Central Square</b><br/>Ealing will announce the consultation results soon. If it is successful, following the road re-surfacing, yellow lines will be painted around the new build properties and along the parking bays; and parking enforcement will start.</p> <p><b>5.4 5.4 - Phase 7</b></p> |  |
|  | <p><b>337 units in total -</b></p> <ul style="list-style-type: none"> <li>• <b>277 social rental units refurbished</b></li> <li>• <b>3 social rental newbuild units</b></li> <li>• <b>3 newbuild shared ownership units for sale</b></li> <li>• <b>54 privately owned existing units – these units will benefit from works to communal areas and some service provision, but internals will not be refurbished.</b></li> </ul>  |  |
|  | <p><b>5.4.1</b> No further update. The viability assessment and the structural assessment of the weight loading/tunnel are on-going.</p> <p>Not expecting significant update until summer 2023.</p>   |  |
|  | <p><b>5.4.2 5.4.2 – Undercroft work update</b><br/>Planned for formal release for tender mid-May. Contract will be awarded June/July. It is a 9 to 12 months programme for the works. The council is aiming to re-open safely 50% of the undercroft parking spaces, 140 parking spaces in total, following a council assessment and identification of the spaces which were</p>   |  |

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| 5.4.3 | <p>considered good value for money (GVM). Re-opening will be in a staggered phasing over a period of 12 months.</p> <p><b>5.4.3 – Dropped Curbs Update</b><br/>Highways did a raised a table top crossing. Item can be removed from agenda.</p>  |                |
| 6.0   | <b>RSG Action Plan</b>   | <b>Actions</b> |
| 6.1   | <p><b>RSG Action Plan – March update</b></p> <p>Colour coded – blue is update and red is completed</p> <p><b>Point 2. 2022-2023 RSG Objectives</b> – page 1<br/><b>Point 7. RSG Members training &amp; Development</b> – page 4<br/>KZ is the Resident Involvement Officer, one of her task is to organise training for residents and specific training for RA members. She is invited to attend the <b>May RA meeting</b>.</p> <p><b>Point 2. 2022-2023 RSG Objectives</b> – page 2<br/>Hammersmith, Fulham, Ealing, &amp; Hounslow Mind (HFEH Mind) sessions.</p> <p>The next tester session is 28 March, 2.30pm to 3.30pm. Residents are welcome to come along to have a chat but can have a 1-2-1 confidential session if requested.</p> <p>If there are enough residents interested in the RA will apply to get funding for monthly session for the following 12 months from September 2023 onwards. To be reviewed in March 2023.</p> <p><b>Point 3. Copley Youth RA (16 to 20s)</b> – page2</p> <p>16 young people from 10 households are interest in establishing a Young Resident association for 16-20 years old. <b>To invite the interested young people to a meeting in May</b> for a chat about their aspirations for a Youth RA. <b>SP</b> asked to invite the Youth RA to RSG meetings.</p> <p>The RA will be looking for funding to set up the group and toward the activities the Youth RA are looking to be running.</p> <p><b>Point 5. RA Events</b> – page 3<br/><b>Young resident events with Young Ealing</b><br/>Awaiting proposed detailed monthly activities and costs from KS &amp; JC at Young Ealing to take place at the new community centre. At the door-knocking 35 residents said they have children and 39 residents suggested activities.</p> <p><b>EASE</b></p> | JE             |

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| <p>Ease to continue with the delivery the 2 events at the new community centre<br/> Youth activities – Last Monday of the month, 11-17 years olds<br/> 6:30pm to 8:30pm<br/> Stay &amp; Play – Last Thursday of the month, under 5's and their families – 1:00 to 2:30pm</p> <p><b>New Community Centre launch &amp; Annual Fun Day</b><br/> The two activities will be held on the same day, Saturday 9<sup>th</sup> September 2023. MS will be asking for donation from contractors. AS well has getting funding for the launch and the fun day, MS will be approaching the local shops for donations and gifts to be handed out as prizes for the Bingo and the Raffles.</p> <p>➤ The RA is looking for <b>ideas and for volunteers</b>.</p>   | <b>ALL</b> |
| <p>BS, a professional photographer, suggested work experience for Copley Youth. BS to email proposal.</p> <p><b>RA AGM</b> is Tuesday 26 September 2023<br/> Vacancies need to be filled. At the AGM, RA officers will stand down and residents will vote to elect new officers (Chair, vice-chair, treasurer, secretary). All residents will be invited to the AGM. Some residents will hopefully express interest to join the RA and commit to be part of the process. The new Committee Members will be invited to the Away Day thereby providing an opportunity for them to participate agreeing future RA &amp; RSG objectives.</p> <p><b>Point 8. Funding</b> – page 4<br/> The RA is getting the necessary grants (funding) from different streams, the council, Ward councillors, the Lottery and other streams.</p>                                      | <b>ALL</b> |
| <p><b>Point 9. RA &amp; RSG Away Day</b> – page 4<br/> New date is Saturday 14 October 2023, at the Holiday Inn London-West   4 Portal Way, Gypsy Corner, London W3 6RT</p> <p>➤ Taxi and child care will be provided.</p> <p>9.30am Start with refreshment and pastries<br/> Workshops to look at what the RA and RSG have achieved in the last years and to set-up objectives for the year ahead.<br/> 12.50 – Hot lunch (free)</p> <p>RA &amp; RSG members will be asked to confirm their attendance end of September.</p> <p><b>Ealing Food Bank</b> – <u>RA partnership with Ealing food bank</u><br/> Food bank collections 3 x annually, April, September and December 2023 3pm-7pm</p> <p>Next donation for the Ealing Food Bank is <b>18 April, 3pm to 7pm</b> at the temporary Community Centre, Stafford Court (End of the block), Framfield Road,</p> | <b>ALL</b> |

|                          | Copley Close W7 1QJ.   |                           |                          |                          |                           |            |                     |           |  |               |               |               |               |               |            |             |             |              |              |              |              |              |              |               |                |
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| <b>7.0</b>               | <b>ANY OTHER BUSINESS (AOB)</b>  |                           |                          |                          |                           |            |                     |           |  |               |               |               |               |               |            |             |             |              |              |              |              |              |              |               |                |
|                          | <p>Matter raised by the Chair<br/>The gate is still open. Action for next meeting.</p> <p>The issue was first mentioned at the 31 January RA meeting with no further update at the 28 February RA meeting.</p> <p>PG informed the meeting that there were some <i>damaged to main entrance to the undercroft car park. Waiting for new parts to arrive. Repair is costly. In the meantime, a new gate will be activated for access</i></p>   |                           |                          |                          |                           |            |                     |           |  |               |               |               |               |               |            |             |             |              |              |              |              |              |              |               |                |
| <b>8.0</b>               | <b>DATE OF THE NEXT MEETING (ALL)</b>  |                           |                          |                          |                           |            |                     |           |  |               |               |               |               |               |            |             |             |              |              |              |              |              |              |               |                |
| <b>8.1</b>               | <p><b>Next meetings:</b></p> <p><b>RSG Meeting - Tuesday 11 April 2023 at 6pm, at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.</b></p> <p><b>RA Meeting 2023 – 28 March 2023 at 6pm at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.</b></p>  | <b>ALL TO NOTE</b>        |                          |                          |                           |            |                     |           |  |               |               |               |               |               |            |             |             |              |              |              |              |              |              |               |                |
| <b>8.2</b>               | <p style="text-align: center;"><b>2023 dates – For your diary</b></p> <table border="1"> <thead> <tr> <th>2nd Tuesday of the month</th> <th>3rd Tuesday of the month</th> <th>Last Tuesday of the month</th> </tr> </thead> <tbody> <tr> <td><b>RSG</b></td> <td><b>PPCR Drop-in</b></td> <td><b>RA</b></td> </tr> <tr> <td></td> <td>21 March 2023</td> <td>28 March 2023</td> </tr> <tr> <td>11 April 2023</td> <td>18 April 2023</td> <td>25 April 2023</td> </tr> <tr> <td>9 May 2023</td> <td>16 May 2023</td> <td>30 May 2023</td> </tr> <tr> <td>13 June 2023</td> <td>20 June 2023</td> <td>27 June 2023</td> </tr> <tr> <td>11 July 2023</td> <td>18 July 2023</td> <td>25 July 2023</td> </tr> <tr> <td>8 August 2023</td> <td>15 August 2023</td> <td>29 August 2023</td> </tr> </tbody> </table> |                           | 2nd Tuesday of the month | 3rd Tuesday of the month | Last Tuesday of the month | <b>RSG</b> | <b>PPCR Drop-in</b> | <b>RA</b> |  | 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 |
| 2nd Tuesday of the month | 3rd Tuesday of the month   | Last Tuesday of the month |                          |                          |                           |            |                     |           |  |               |               |               |               |               |            |             |             |              |              |              |              |              |              |               |                |
| <b>RSG</b>               | <b>PPCR Drop-in</b>  | <b>RA</b>                 |                          |                          |                           |            |                     |           |  |               |               |               |               |               |            |             |             |              |              |              |              |              |              |               |                |
|                          | 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            |                          |                          |                           |            |                     |           |  |               |               |               |               |               |            |             |             |              |              |              |              |              |              |               |                |

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|  |  | 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  |                   |  |  |