

Copley Close Regen Update Zoom Meeting

Tuesday 23 February 2021, 2pm

Present: SP, JE, and CM

Apologies: MS

Update from the joint Hub & Regen 9 February 2021 meeting

1 - Phase 3

Overview

Phase 3 involves the regeneration of the Warwick Court block

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

Highways load advisory has been issued via briefing note and erection of signage, noting they are now working to a proposed 18 tonnes. Highways have erected signage noting the 18 tonnes load advisory over the last few weeks as a number of residents will likely note.

The signs are likely posted before the points start to give ample notice to larger vehicles in case they need to back out. The load advisory will cover in practice the whole tunnel structure. It is a significant reduction from the Highways 44 tonnes. The regeneration team believe they can build out on this load advisory.

It is viable but some parts may have to be re-designed with regards to the hammerhead area to make sure it meets the new load advisory. Number of parking spaces and refuse collection (number and size of the vehicles) will have to be looked at for that section of the Close.

As part of the mobilisation process, the regeneration team are seeking confirmation of the load advisory in writing to provide this information to Network Rail. SP to go on site tomorrow to take a photo of signage to forward to Network Rail. The regen team are talking with Engie re building methodology, re-visiting the programme and looking at all the re-mobilisation activities to find ways to continue with building under this new load advisory as the build is adjacent to the tunnel structure and the rail tracks.

The minimum requirement was 17.5 tonnes and Highways has given a 18 tonnes advisory load.

The regeneration team have got a plan in place they are confident that they can remobilised to get that phase complete, **subject** to Highways providing a written

confirmation to give to Network Rail. A briefing note is not a formal position to proceed with.

The advisory load is for the whole tunnel structure not just for the Hammerhead. **SP** to give a written update for Phase 3 once she gets the programme agreed with Engie re the new programme, explaining that it is not the agreed build up method, key milestones and key targets to practical completion.

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.**

Work is going well – Hill continues to make really good progress. Marketing stopped the viewing on Templeman Road as they want the unit to be completed before they go on with the viewing. They had lots of good take-up. Hill are looking to finish and hand-over the property mid-March. They are doing final touches. It is an amazing unit with a 30ft garden, double drive, farm style kitchen, a very nice family home.

The rest of Phase 6 is going very well: doing 1st fixes on most of the blocks and 2nd fixes have commenced on some of those blocks as well.

Hope to complete the super structure of Block D soon.

2.2 Shop

Hoping the shop will open in about 6-8 weeks' time.

2.3 Sales

Still taking only booking appointments at the Marketing Suite. If residents want to find out more they need to contact JLL directly via the Copley website. They are building a database. They gave an update last Friday which **SP** will circulate re happenings, webinars and PR activities over the next few weeks.

2.4 Art Competition

Broadway Living's team Art Competition deadline has been extended to Friday 26 February. They had good take-up for the competition.

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.

Looking to take report to Cabinet in May based on the Highways 18 tonnes load advisory. The report will conclude more viability and visibility work need to take place. The regen team were not 100% sure that the (original) refurb option offered best value for money. This is the reason why they started considering demolition and re-build. Two things have impacted the recommendations, the GLA funding re the new builds (see RA & RSG 9/02 minutes) and the advisory load announcement from Highways. The cabinet report will mention that the new build portion of the viability study needs more work as demolition needs heavy machinery. PGordon is going to base his argument on Highways load advisory as well as looking at the GLA funding. He has to do more viability and visibility work on the new build potential option for the Close to be confident that he can take the full report to cabinet and make any argument for the recommendation that will lead for a successful ballot for the Close.

18 tonnes load advisory makes the demolition and re-build not a viable option for Phase 3 but not for Phase 7. In Phase 3 there is Framfield Avenue, another connecting road, which isn't impacted by the load advisory. Highways will be talking over the coming months about the viability of the works that can be done to the road to reinforce the road and to get a larger load advisory. SP believes that PGordon will revert back to Highways to understand what now needs to happen to get a load advisory so all the options in the viability report can still be considered and the ones that offer the best value for money considered as opposed to some that might have offered best value for money now having been wiped off the cards because of the 18 tonnes limit. PG takes the report to cabinet in May and do some more visibility works to see how the 18 tonnes affects a number of the models the regen team were considering.

3.1 Media/Broadband service provider and retrofitting

The retrofit will enable households to access services from a wider range of media providers

Phases 2 and 4 retrofit are completed.

Phase 6 - media/broadband is part of the new builds. No retrofitting is required.

Phase 7 - if new build option goes ahead no retrofitting is required. If refurb plan is to proceed retrofitting will be needed same as phases 2 and 4, Virgin media as part of the refurb package.

Phases 1 and 3 – looking for options and seeking quotes

Phase 5 - retrofit as part of regen and refurb work.

3.2 Underground Parking trial

Completed recommendation report was handed to PG as part of his work on Phase 7 and will be taken into account as part of his viability study. *This item is now completed and can be removed.*

Higgins' contractors took over a number of parking spaces in the undercroft parking during their work. Higgins have a reduced site presence as they concentrate on defects work only. A number of these car park places are now available and repurposed for residents again. **LL** and **IL** to give an update.

3.3 Energy Centre

Higgins will retain a site presence as required for the 2 years Defect Liability Period associated with their works. *This item is now completed and can be removed.*

3.4 Office

Weekly site inspections continue with the Clerk of Works whilst the team remain working from home.

GLA & Marketing suite is now open and operating on an appointment only basis.

3.5 Fitness Equipment

SP is waiting for update from Hill re new design to include two additional pieces of equipment to make sure they work landscaping-wise before SP can go ahead with commission. **SP** to chase update.

4. Youth Event

Well attended event. MS received positive feedback from parents. SP was impressed with BelEve who facilitated the event. MS delivered last prize last evening.

Next youth event is 6 April during the Easter holidays. Prizes for April event: **SP** to ask Engie on MS behalf to buy 2 Samsung Galaxy tablets (£250. Tablets are great

prizes to help out young residents getting IT hardware equipment which they might not have. **MS** to forward RA bank account details to SP.

5. Nicer Neighbourhood funding

RA completed the Nicer Neighbourhood funding application 17/02/21. Items to be clarified:

5.1 Bike rack

There was a bike rack on Gloucester Court (JS block) but it was removed. **MS** to email JS to get further information

Phase 5 – SP carrying out a viability and visibility survey. JS's block is getting cycle stores. All the refurb or re-build blocks will have cycle stores wherever possible. It was done for Phases 2 and 4. SP plans to convert the plant room into bicycles stores as part of the refurb work. Each block will get its own cycle store, if viable, on ph5.

If the rebuild option is chosen for Phase 7, the residents will get cycle stores. If the refurb option is chosen it is not yet clear how cycle stores can be incorporated in the design but will be carefully considered for accommodation. MS informed that there are cycle stores in phase 7. There is one next to the Nursery. AV (Pembroke Court) rides a bike and uses it.

SP advised that bike stores rather bike racks are preferred as they are more secure with fob access to the store. MS agreed to remove this item from Nicer Neighbourhood funding application.

5.2 Wayfinding signage

SP is currently looking at signage strategy for the whole estate and it will cover the nature reserve. MS agreed to remove this item from Nicer Neighbourhood funding application.

5.3 Permanent Art Work

SP asked where is the RA proposing to have the permanent art work? There was a large art work near the shop on the wall by the MUGA. MS argued that the new art work should be near to the new community centre or the art work should be placed inside the community centre on the internal walls. KZ would probably be in favour of this location for the art work inside the centre itself. Block D, which includes the shop and the community centre should be completed by summer 2022.

5.4 MUGA (Multi-Use Game Area)

SP asked where is the RA proposing to install the MUGA? Phase 6 has the Fitness Trail with children play area and Phase 7 has a planned play/leisure area but not a MUGA. There was no provision for a MUGA on Phase 6. The RA needs to agree on a location for the MUGA that is agreeable with the regen team with no overlap with regen plan.

KZ mentioned that there is a lot of competition for funds this year, SP suggested to carry out a larger consultation in line with the funding guidelines. MS argued that the Council can give the funds in the next financial year, it can overlap so it won't be a problem. JE highlighted that KZ asked the RA to provide evidence for the need of a MUGA by carrying out an Estate-wide consultation. RA and PPCR to look at. Once the RA has identified where the MUGA is going to be located, to put up posters across the estate to find out if residents are in support of the scheme.

5.5 Concrete Chess, tennis and bench

MS asked where are the concrete chess, concrete tennis table and concrete seating area/bench which were outside the community centre? SP advised Hill would have demolished them when they took over the site. MS argued that it is a shame to have lost this area as lots of children were using the equipment and seating area. SP asked where would the RA have repurposed the items? These items were outside the community centre in the forecourt. MS asked if it is possible to get the same equipment outside the new community centre. SP thinks that logistically it would not be viable as Phase 6 incorporate the Fitness area, the children play area and the landscape gardens. SP is concerned that as the new community centre is part of the residential block it might not be suitable as a hub for young people to gather. MS highlighted that the community centre will house the Youth Club. SP explained that Youth Club is regulated so it would not be problem. **SP** to ask if it is a possibility elsewhere on the Close with a natural surveillance to repurpose chess, tennis and seating area/bench. **SP** to give update at next meeting.

AOB

There was no any other business

Next Hub Update meeting: **Tuesday 30 March, 2pm**