



**COPLEY CLOSE Resident Association
COMMITTEE MEETING**

ZOOM MEETING

TUESDAY 31 OCTOBER – 6PM TO 7PM

MINUTES

Attendees Residents			
	MS	RA & RSG Chair	Constituency
	AP	RA & RSG - Committee member	Constituency
	NS	RA & RSG - Committee member	Constituency
	JM	RA & RSG - Committee member	Constituency
	BS	RA & RSG - Committee member	Constituency
Attendees External			
Paul Grant	PG	Surveyor & Project Officer	LB of Ealing
Ritika Kothari	RK	Copley Regen Project officer	LB of Ealing
Cllr. Ben Wesson	BW	Pitshanger Ward Councillor	
Janet Edwards	JE	Consultant (Minutes)	PPCR

Apologies		
Catherine Michelet	Consultant (Copley RA Secretary)	PPCR
Claire Sherwin	Neighbourhood Housing Officer	LB of Ealing
Mark Tregunno	Copley Regeneration Project Manager	LB of Ealing

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	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 25 JULY 2023 (All)	
4.1	Minutes agreed.	
5.0	HUB UPDATE	MK
	<p>Last RA meeting was 25 July 2023 - matters arising were out of date so matters arising were not taken at the meeting.</p> <p>Next item – Hub update: Claire Sherwin was unable to attend the meeting and submitted a written Hub update as follows:</p> <p>5.1 Hub Moving Date</p> <p>5.2 The Hub team do not currently have a date to move into the new office as there are various issues with handover of the building and internet connections. As soon as a date is confirmed, residents will be advised.</p> <p>5.3 Hub team work area changes</p> <p>5.4 There is going to be a change in areas of work that officers are responsible for – currently all Housing Officers deal with rent accounts and tenancy matters; going forward, over the next couple of weeks officers will be splitting into ‘specialist’ teams. This means that there will be specific housing officers assigned to patches who will be responsible for individual work areas, i.e. an officer solely responsible for rent accounts, an officer solely responsible for tenancy matters etc.</p> <p>5.5 These changes will be communicated to residents.</p>	<p>ALL TO NOTE</p> <p>ALL TO NOTE</p>

5.6	The Hub team still have a shortage of 2 x officers in the Hanwell Hub; a new officer should be starting at the end of next month (November).	ALL TO NOTE
5.7	Estate Inspections and Estate Walkabout Claire has sent out suggested dates for the next estate inspection and she is awaiting feedback/confirmation of attendees availability.	
5.8	There were no questions on Claire's update	
5.9	PG provided an update on the regeneration	
5.10	Phase 5	
5.11	PG reported that the team (PG, MK, RK) are currently identifying void properties to be used at decant properties for Phase 5 residents. He advised that all properties to be used for decant purposes will be given a huge renovation upgrade – the same standard as Phase 6 social housing properties. Preparation work is currently being carried out. Twenty void properties are required now.	MK/RK/PG ALL TO NOTE
5.12	Phase 6 PG advised that there is a list of defects that need to be cleared before practical completion, and that the Community Centre is not out of defects.	ALL TO NOTE
5.13	Phase 7 PG advised that Phase 7 regeneration will not start for a while, and in the meantime a decision needs to be made about some upgrade work which will urgently need to be carried out on Phase 7 properties, ie. kitchens & bathrooms, electrical & plumbing work.	
5.14	Cllr BW advised that he will raise the issue with the Cabinet Member and report back.	CLLR BW
6.0	RA Action Plan – October 2023	MS/All
6.1	The Action Plan is updated monthly in blue and emailed to all members prior to the meeting.	
6.2	Point 1 AGM - Provisional date of 28 November 2023 set for AGM. Date to be confirmed by RI officers.	RI team
6.3	Point 6 MIND sessions due to start in November 2023 subject to handover of Community Centre. Alternatively, sessions will be delayed until January 2024.	ALL TO NOTE

6.4	<p>Point 9 The Copley Whistle - Issue 2 All RA & RSG members to send articles to JS by 4 November 2023 – a small paragraph will be welcome. One member has sent through an article. JE asked NS to consider editing and sending the information from her speech at the CC event as a submission</p>	<p>ALL NS</p>
6.5	<p>Point 11 RA & RSG Away Day Due to the postponement of the AGM, the Away Day has been rescheduled to 2 March 2024.</p>	<p>ALL TO NOTE</p>
7.0	<p>AOB (All)</p>	
7.1	<p>BS raised issue of a leak. PG advised he would action immediately.</p>	<p>PG</p>
7.2	<p>NS reported that a few cars had been broken into in Phase 6 and Blue Badges had been stolen.</p>	
7.3	<p>Cllr BW asked NS to provide more details on the break-ins as he has been lobbying for digital Blue Badges.</p>	<p>NS Cllr BW</p>
8.0	<p>DATE OF THE NEXT MEETING (ALL)</p>	
8.1	<p>Date of the next RA meeting:</p> <ul style="list-style-type: none"> • 28 NOVEMBER 2023 – VENUE TO BE ADVISED 	