



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

Written report due to cancellation of RSG meeting

**Project update by Mark Tregunno,
LBE Copley Regeneration Project Manager**

Meeting was cancelled at the last minute due to Internet issue

Regeneration Programme Update

Phase 3

The final two fire doors have been approved by the fire engineers for the Warwick Court plantroom and we are pressing the contractor to confirm that the doors are in manufacture, so that we can finalise a completion date for the works. We are expecting to complete the Equans contracted works at the beginning of November. We will then carry out some isolated post contract works while allowing leaseholders access to their units to complete electrical connection works.

Phase 5 D&G

We are currently undertaking the consultation process for the decant strategy to gain residents views and we will be hosting an evening presentation for residents of those 5 blocks to introduce them to the scheme. We will be explaining the works to be completed in the communal areas, within leaseholder flats and within tenanted flats. We will touch on subjects of decanting, adaptations and help with home moving but these will be discussed in more detail at future meetings where we can have more time to discuss the finer details.

We are working with Potter Raper as the architects to finalise the designs and now only have a few minor amendments to make. Meanwhile the M&E consultant is working on the designs for pipework and electrical installations.

We will discuss Section 20 leaseholder notification at a dedicated future meeting. Currently we will not be able to confirm any costs. We will issue the first part of the S20 notice outlining the works and once tendered and final prices agreed, we can then issue the second S20 notice that will outline the costs to leaseholders. We can answer specific questions at future dedicated drop-in sessions.

Phase 6

We are happy to confirm that all of the commercial units have now been passed across to LBE for them to occupy. This includes the new Hanwell Hub office and the new community centre that will now open on the 30th Sept, after the opening event was postponed due to religious festivals.

We are working with LBE's legal team to ensure that the shop is fully licensed and we expect the shop to be opening for business very soon.

The first wave of letters relating to the end of defect period are being sent out with inspections to be carried out to each flat within the next 3 weeks. The first blocks receiving letters will be Loddon Court, Ipswich Court, Kirkby Court and Jarrow Court.

Phase 7

The Tunnel assessment will be undertaken at the end of September however as reported we do not expect to receive the findings of the report until January 2024. Inspections are to be conducted both within the tunnel and outside of the tunnel to determine its structural condition.

The findings of the tunnel survey will help determine the works and budget for the Phase 7 site. It will also allow LBE to ballot residents on their views as to whether the blocks should be refurbished or demolished, making way for new buildings to gauge public opinion.

In conjunction with the tunnel works, our team is looking to reopen the undercroft garages to remove parking off of the street and allow better traffic flow especially for the bus routes.

Repairs

- 1) Honiton Courts Lobby has now seen works completed following a flood and is back to its original glory.
- 2) Loddon Court Power assisted door has also been repaired and was seen in full working order.
- 3) The Lighting issue at Cheyne Path has now been closed out.
- 4) The lighting problems affecting the communal lighting at Paddington, Pembroke and Oxford Courts has been resolved after 3 months.
- 5) Cornwall court rear door entry gate was reported as not operating. The team is looking into whether the remedial works are complete.

Temporary community centre

Is due to be removed the beginning of October however this is dependent upon moving it to another estate. We are closing out the planning requirements to undertake the move and hope to remove it in October, 2 weeks after the new community centre has been officially opened. If there is a delay in closing out the planning then expect to see the temp unit in place until Nov, however all future resident meetings/activities are planned to be held at the new community centre, at Honiton Court, from October onward.