



**Copley Close Hanwell W7
Regeneration Steering Group Meeting
Zoom meeting
10 January 2023 - 6pm to 7pm
Minutes**

Attendees	
MS	RSG Chair – Charing meeting
AP	RSG Member
JS	RSG Member
NS	RSG Member (new)
JB	RSG Observer
PB	RSG Observer
BS	RSG Observer
SP	LBE– Copley Development Team
CM	PPCR (minutes)
Apologies	
JE	PPCR
JW	RSG Vice-Chair
JJ	RSG Observer

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/>

NO.	AGENDA ITEM	ACTION
1.0	Apologies	
1.1	JW, JJ, JE	
2.0	Declarations of Interest	
2.1	No declarations of interest.	RSG
3.0	Agree Minutes	

3.1	Minutes of the 13 December 2022 agreed.	
4.0	Minutes and Matters Arising	
4.1	None	
5.0	Regeneration Programme update	Actions
5.1	<p>5.1 - Phase 3</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Overview</p> <p>Phase 3 involves the regeneration of the Warwick Court block</p> <ul style="list-style-type: none"> • 18 existing units to be refurbished • 3 new builds </div>	
5.1.2	<p>5.1.2 Warwick Court</p> <p>The site re-opened after the Christmas break on the 3rd January.</p> <p>Formal practical completion (PC) date remains 20th February 2023. Due to some concerns still outstanding in practice EQUANS might not be leaving the site until end of March 2023.</p> <p>Critical path items outstanding Gas meter installation - Progressing, all payments, design and necessary arrangements have gone through to Cadent. Waiting for a date for Cadent to come to site to carry out the installation. Confident meter issue will be resolved in time.</p> <p>Section 278 works: Due to the current weather condition there is an ongoing delay with the water-proofing of road and pavement re-surfacing. In practice the weather needs to be dry and not as cold as it is, thus work expected to be carried out at the earliest in March. Waiting for a 2 weeks period when it will be dry and warmer.</p> <p>These items pending will dictate if the completion of the phase is going to be completed before the end of March. SP to give update at next meeting.</p>	

<p>5.2</p>	<p>5.2 – Phase 5 - D-G blocks</p> <div data-bbox="180 264 1198 651" style="border: 1px solid black; padding: 10px; margin-bottom: 10px;"> <p>Overview</p> <p>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.</p> <ul style="list-style-type: none"> • Leasehold properties: no internal work will be carried out to. • Social tenants: internal works will be included within the refurb. </div> <p>5.2.1 Design process remains on-going. Nearly concluded a work package. In the process of soliciting 2 further pieces of information. One of them, is a soft market testing with contractors asking their opinion in terms on how we might do the build and whether they anticipate a need for decant, a need for respite centre, etc. Anticipated this information to come back at the end of January. The Project Team also asked PPCR to complete a housing survey of all 100 units in Phase 5. Once SP got both these pieces of information back the Project Team will be able to complete a more formal resident consultation followed by the statutory leaseholders’ consultation (Section 20 statutory consultation).</p> <p>Going out to tender to recruit the contractor to carry out the works.</p> <p>Spade in ground with contractor is now expected winter 2023. Date is depending on the contractor report and the need survey.</p> <p>5.2.2 Resident question A Phase 5 resident reported an incident happening in her flat. Sparks and fire came out of one socket. Electrics have never been tested or checked in the last 5 years or longer. It is good news that the electrics works are going to be carried soon. In the meantime, is there any safety procedure? SP advised that the matter should be raised with the Housing Management Hub and the dedicated repair surveyor; and to also raise the matter with the RA. Paul G. was informed and attended the emergency.</p>	
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<p>5.3</p>	<p>5.3 - Phase 6</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Overview</p> <p>Phase 6 – 201 new build units, tenure breakdown as follows-</p> <ul style="list-style-type: none"> • 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. </div> <p>5.3.1 Hill re-opened the site on Tuesday 3rd January after the Christmas shut-down.</p> <p>All the residency units are completed. The commercial units are on-going.</p> <p>Section 278 work: re-surfacing the road and re-surfacing covering man hole covers will start 6 February 2023. There will be a road and footpath closure for 2 weeks. There will be no access to Copley resident vehicles and road users during the works.</p> <p>Hill will direct the liaison and traffic management process to supply access to all Phase 6 residents as they need to come and go; and supply access to all emergency and refuse vehicles. E11 bus will be diverted. Hill have advertised the road closure on their hoarding and along site the road and footpath.</p> <p>5.3.2 Question from resident</p> <p>A school bus comes to collect two children with mobility issues. The closest the school bus can get to block the road.</p> <p>SP to liaise with Hill to reach out to resident to see what can be done re school collection.</p> <p>5.3.3 Parking Zone Consultation for Central Square</p> <p>Parking congestion on Phase 6 is an issue: refuse vehicles can't collect bins, buses are having to back all the way up as cars are double parked, cars park on corners and on footpath; pedestrians have to divert onto the road. This is in part the reason why the council carried out the parking zone consultation. The consultation finished Friday 6 January.</p> <p>Lots of responses were received, residents wrote to say they are happy with the parking restriction whilst others send their objection.</p> <p>A large body of the responses received are from people who are objecting which is unfortunate as the project team and the Hub are aware that wheelchair users have to divert onto the road because people can't park sensibly. Residents can't have their bin collected. People are parking in front of the refuse bins without any consideration. The project Team is confident that the</p>	
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	<p>consultation will be concluded successfully. Parking enforcement cannot start unless the consultation is successful.</p> <p>SP must answer each objection individually. Once that process is concluded Highways and Parks Services will give their views. Only then we'll found out if the consultation has been successful.</p> <p>Won't find out whether the consultation has been successful for a few weeks. If it is successful, following the road re-surfacing, yellow lines will be painted around the new build properties and along the parking bays. SP to give update at next meeting.</p> <p>5.3.4 Commercial units The commercial units are: the community centre, the new management Hub at the bottom of Ipswich Court and a new drop-in centre for different LB Ealing teams at the bottom of Loddon Court.</p> <p>The Hub & the drop-in centre are still on track for hand-over by the end of January/beginning of February. It would then take Ealing 8 to 12 weeks to occupy with staff.</p> <p>The community centre on the ground floor of Honiton Court suffered from a flood on New Year eve. It is anticipated it will be another 8 to 12 weeks, SP will have a better idea once the unit dry out to assess the damage. The RA and PPCR will have to make arrangement to push back the opening of the Community Centre and potentially align the launch with the Fun Day event.</p> <p>5.3.5 Shop Update Waiting for internal shop cladding to arrive on site next week. Hill to fit the shop cladding and the new replacement fire door. The FRA (fire risk assessment) will be carried out. Hand-over to Ravi mid-February, 2 weeks to stock the shop, opening is expected March 2023.</p>	
<p>5.4</p>	<p>5.4 - Phase 7</p> <p>337 units in total -</p> <ul style="list-style-type: none"> • 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. 	
<p>5.4.1</p>	<p>Remains as is. The viability and the structural assessment of the weight loading/tunnel are on-going. Residents can see the boxed tunnel under the road structure.</p>	

<p>5.4.2</p> <p>5.4.3</p>	<p>Not expecting significant update until summer 2023.</p> <p>5.4.2 – Undercroft work update Background information - Phase 7 is adjacent to Phase 6 on the Estate. There are several undercroft parking areas. They were closed a few years ago due to a large volume of ASB, car dumping and other anti-social behaviour issues taking place there. About 2 years ago the Council carried out a pilot to see how much it would cost to increase security. The Project Team piloted the re-opening of one of the undercroft and the pilot was successful. As the whole blocks are due to be refurbished, the Project Team identified as an interim measure to look at which other set of undercroft spaces might be re-open whilst representing good value for money bearing in mind the refurbishing work that will occur to the blocks in the future.</p> <p>To help with the parking congestion on Copley Close, the council is aiming to re-open safely 50% of the undercroft parking spaces – the ones that have been identified as good value for money – 140 parking spaces in total</p> <p>Going out to tender February 2023. Work on the undercroft parking spaces to start in Spring, it is a 9/10 months programme. Re-opening will be in a staggered phasing over a period of 12 months.</p> <p>New Ealing management company, Secure Parking Storage (SPS), has taken over the management of the car park, they will manage residents permits and charges.</p> <p>The Project Team is aware of the parking congestion on the Estate and they are doing everything they can in the interim to relieve the matter. In combination with the Parking Permit Zone (PPZ) for Ph6 – if successful – this is a long-term solution to address the parking concerns on the estate.</p> <p>5.4.3 – Dropped Curbs Update Highways advised that a dropped curb is the most suitable form of crossing between Alton Court area and the sheltered blocks. The dropped curb is being prioritised by Highways. Aiming to be completed in the next 4 weeks. SP to give update at next meeting.</p> <p>Question from resident A resident asked that the Project Team to ensure that the dropped curb work is no completed at the same time as the 2 weeks closure. SP advised that won't be the case as the same Highways team are carrying out both set of work.</p>	
<p>6.0</p>	<p>RSG Action Plan</p>	<p>Actions</p>
<p>6.1</p>	<p>RSG Action Plan – January update</p> <p>Colour coded – blue is update and red is completed</p>	<p>CM</p>

<p>6.2</p> <p>6.2.1</p> <p>6.2.2</p> <p>6.3</p> <p>6.4</p> <p>6.5</p>	<p>Partnership with Local Community Groups</p> <p>Health & Well-being sessions With Hammersmith, Fulham, Ealing, & Hounslow Mind (HFEH Mind). Rachel and her team will hold 3 tester coffee-afternoon tester at the temporary community centre on the 31 January, 28 February and 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>Posters advertising the coffee afternoon will be distributed to all residents. If there are enough residents interested in the RA will apply to get funding for monthly session for the following 12 months. To be reviewed in March 2023.</p> <p>Young resident events</p> <p>Young Ealing Awaiting proposed detailed monthly activities and costs from KS & 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>Ease Ease to continue with the delivery the 2 events at the new community centre Youth activities – Last Monday of the month, 11-17 years olds 6:30pm to 8:30pm Stay & Play – Last Thursday of the month, under 5's and their families – 1:00 to 2:30pm</p> <p>Copley Youth RA (16 to 20s) 16 young people from 10 households are interest in establishing a Young Resident association for 16-20 years old. Meeting to be arranged with the young people to discuss going forward.</p> <p>RA & RSG Away Day – Saturday 22 April 2023, at the Holiday Inn London-West 4 Portal Way, Gypsy Corner, London W3 6RT</p> <p>9.30am Start with refreshment and pastries Workshops to look at what the RA and RSG have achieved in the last years and to set-up objectives for the year ahead. Taxi and child care will be provided. 12.50 – Hot lunch (free)</p> <p>Launch of new Community Centre and Youth Event Revised date: Summer 2023</p> <p>Ealing Food Bank - RA partnership with Ealing food bank Food bank collections 3 x annually, April, September and December 2023 3pm-7pm</p> <p>Last food bank collection on Tuesday 20 December was very successful. The RA would like to extend their thank to the all the residents who generously donated food.</p>	<p>ALL</p>
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	Next donation for the Ealing Food Bank is 18 April, 3pm to 7pm at the temporary Community Centre, Stafford Court (End of the block), Framfield Road, Copley Close W7 1QJ.																						
7.0	ANY OTHER BUSINESS (AOB)																						
7.1	<p>Community Portrait Project - Award photographer, Ming</p> <p>A letter will be mailed out to all residents with Ming details asking residents to get in touch should they want to participate in the photo shoot. Ming will be on the estate 3 days, 27, 28, 29 and 30 March. Residents will be thanked for their participation with an Amazon shopping voucher. The portraits will be shown at the Community Exhibition taking place at the community centre in the late summer 2023.</p>	All																					
8.0	DATE OF THE NEXT MEETING (ALL)																						
8.1	<p>Next meetings:</p> <p>RSG Meeting -Tuesday 14 February 2023 at 6pm, at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.</p> <p>RA Meeting 2023 – 31 January 2023 at 6pm at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.</p>	ALL TO NOTE																					
8.2	<p>2023 dates – For your diary</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>RSG</td> <td>PPCR Drop-in</td> <td>RA</td> </tr> <tr> <td>14 February 2023</td> <td>21 February 2023</td> <td>28 February 2023</td> </tr> <tr> <td>14 March 2023</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> </tbody> </table>	2nd Tuesday of the month	3rd Tuesday of the month	Last Tuesday of the month	RSG	PPCR Drop-in	RA	14 February 2023	21 February 2023	28 February 2023	14 March 2023	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	
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