

# COPLEY CLOSE REGEN UPDATE ZOOM MEETING

TUESDAY 22 FEBRUARY 2022, 2PM

**Present:** SP, MS, JE, and CM

**Apologies:** PO

## UPDATE FROM THE JOINT RA & RSG 8 FEBRUARY MEETING

### 1 - Phase 3

#### Overview

**Phase 3 involves the regeneration of the Warwick Court block**

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

No significant update since the last RA & RSG meeting. All the structural work has been completed. All of the work that required tunnel track monitoring has been completed, Engie are now completing internal elements related to the refurb, the structural element of the new build. They are not too far away from starting to complete some of the Highways and external works as well. Still on track for our practical completion date of September 2022.

### 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.**

Received the second sectional hand-over, Block A and the 7 houses for social rent. All compliance paperwork has been received and it is with Ealing internal Compliance Team, they are reviewing for Block A. Waiting for a few further pieces of paperwork to come across for the 7 houses. SP to meet with Ealing Compliance Team for a formal hand-over of these units circa next month.

The final and third sectional hand-over which includes Block D and the remaining social houses is due circa end of April 2022. The whole Phase 6 will be completed. On track for that deadline.

Q: Has the Allocation for social housing started?

No, they haven't started. They have done allocation for the previous sectional hand-over for the social units. The internal compliance team are looking over contractual matters before they are willing to sign-off for occupation.

## **2.2 Sales Update**

Sales are going well. Over the last 2 weeks they have taken 3 further reservations. Won the Gold Award for the best starter home. It got lot of extra traffic onto the site and raised a lot of interest. All the customer feedback to see how the sales journey is going is positive. Everyone who have moved in seem satisfied with the units and the defect processes.

Any updates on who has moved in?

The block that people moving into is Block C. It was the block that was finished in October last year. Circa 20 leaseholders in the blocks that doesn't have any contractual matter outstanding that has been occupied. The shared ownership block and the other blocks have yet to be occupied. They won't be occupied until contractual matter has been resolved.

People are moving in Block C, which was complete end of October last year. The Shared Ownership units are pushing sales.

## **2.3 Shop**

Still hoping the shop will be opening in Spring 2022.

## **2.4 Temporary community centre**

PG has extended the rental until 31 August 2022. SP to review the position until 12 weeks before that date if SP need to extend it any further SP will do so.

## **2.5 Wi-Fi dongle**

JE done a comparison. Three is the best provider. **JE** to give update at next meeting.

### 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.**

SP will be circulating a summary of Gordon Cooper position over the next few weeks so residents can get an update. In practice he is now completing the finalisation of the feasibility study. He is looking to go to Cabinet before the end of the year. SP will be putting something in writing for residents over the next few weeks.

JE asked if GC recommendation is leaning on refurbishment or ballot new builds.

As we are a Local Authority, it would be considered correct to give the news to the Councillors before we disseminated it to anyone else. By the end of 2022 we will have an understanding of the preferred recommendation.

### 4 – Working from home

From the development team, giving an overall reconnoitre to make sure the building is compliant. Hoping to start returning to site, at least for the development team one day every two weeks. At the moment it will be just our project team resuming hybrid working practice.

### 5 – AOB

#### 5.1 Project Coordinator post

Patricia has been offered a permanent position elsewhere. Her last day is Friday 25 February. SP to start recruiting this week for a Project Coordinator. It is currently live with Adecco, who are the agency which Ealing Council to recruit temporary staff. They have pulled through a number of CVs from local residents with the right criteria. If Copley residents are interested they can contact Adecco.

#### 5.2 Membership – Vice-Chair Role

JW agreed to temporarily cover for the Vice-Chair's role until the next AGM in 2023.

JE to contact KZ to get MS and JW on training course for Chair and Vice-Chair committee skills

### **5.3 Pedestrian crossing** by Alton Court

Highways have confirmed they have allocated the pedestrian crossing to a named individual to design the portion of the works. Over the next 2 weeks he will be coming forward with a design that we can sign off.

### **5.4 Undercroft parking option appraisal**

Getting the proposal to Board on March to can get an approval.

### **5.5 RA & RSG Away Day**

Holiday Inn London-West, 4 Portal Way, London W3 6RT where we are holding the Away Day on Saturday 2 April 2022, 9:30am to 12.45, followed by Lunch. JE is editing the PP slides.

JE to set-up meeting with Maxine, Sarah and Catherine Lurline to discuss their role at the Away Day.

### **5.6 Regen update and RA & RSG meetings – Zoom or Face-to-Face**

PPCR going back on site in April. PPCR booked the community centre for the meetings.

Initially PPC are continuing to hold RSG meetings on Zoom whilst PPCR drop-ins and RA meetings will be on site at the temporary community centre. We want to recruit some residents to join the RSG. If we are on site it provides the opportunity to do that.

**RSG meetings** - Second Tuesday on the month, starting 12 April, 6pm to 8pm, on [Zoom](https://us02web.zoom.us/j/6750372171), <https://us02web.zoom.us/j/6750372171>

JE and SP to have pre-meeting, 5pm to 5:30pm on JE Zoom, <https://us02web.zoom.us/j/6204091157>

**RA meetings** - Last Tuesday on the month, starting 26 April, 6:30pm to 8:30pm, at the temporary community centre. JE and MK to have pre-meeting, 6pm to 6:30pm

**PPCR drop-ins** – Third Tuesday on the month, starting 19 April, 3pm to 7pm, at the temporary community centre.

**NEXT RA & RSG MEETING – TUESDAY 8 MARCH 2022, 6PM**

**NEXT REGEN UPDATE MEETING: TUESDAY 29 MARCH 2022, 2PM**