



Copley Close Hanwell W7 Regeneration Steering Group Meeting

Community Centre, 39 Honiton Court, W7 1DT

**8 April 2025 – 6pm to 7pm
Minutes**

Attendees	
MS	RSG Chair
JS	RSG Member
JM	RSG Member - Zoom
SW	RSG Member
AP	RSG Member
ME	RSG Member
MT	LBE– Copley Regeneration Project Manager Ph3 & Ph5 - Zoom
AD	LBE– Copley Regeneration Project Officer - Zoom
JE	PPCR – Chaired meeting
CM	PPCR (minutes)
Apologies	
NS	RSG Member
AG	LBE– Project Coordinator
IL	LBE - Hanwell Team Leader, Copley Housing Hub
FD	LBE - Trainee Neighbourhood Housing Officer

ALL COPLEY MEETING MINUTES ARE POSTED ON THE [PPCR COPLEY WEBSITE](#) – Scan QR Code:



NO.	AGENDA ITEM	ACTION
1.0	Introductions & Apologies	
1.1	Apologies as noted above.	
2.0	Declarations of Interest	

2.1	No declarations of interest.	RSG
3.0	Code of Conduct & Terms of Reference	
3.1	Meeting Code of Conduct is in operation.	
3.2	The Chair reminded attendees of the Code of Conduct: Everyone, residents and Council officers alike need to respect the person speaking, please let them speak and allow them to finish and bear in mind the way you speak to other people attending the meeting.	
3.3	Please note copies of CoC and ToRs are available at every meeting. Please ask PPCR if you would like paper or e-mailed copies.	
4.0	Agree Minutes – RSG 11 March 2025	
4.1	Minutes were agreed.	
5.0	Minutes and Matters Arising	
5.1	None	
6.0	Regeneration Programme update	Actions
6.1	<p>6.1 - Phase 3 – MT update</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> <p>6.1.2 Warwick Court</p> <p>Warwick Court is now effectively complete. A couple of leaseholders need to move back home to their property pending some work that they need to complete themselves. Looking to allocate the void properties over to new occupants, then Warwick Court will be fully occupied. There is nothing to update for the Steering Group. Looking to remove Ph3 from the minutes in future.</p> <p>There were no other questions.</p>	

Overview

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.

- **Viability Study**
- **New scheme**

Ph5 is under-going a viability study

There is no update on Ph5. Project Team is looking potentially to receiving an update that AD will circulate as communication letter, can't go ahead until Project Team receive update.

6.2.1 - There is the possibility that the Council may look to demolish and re-build. Don't have any other details, it is one proposal, this is the reason why the Council is carrying out the Viability study as to whether they can find a developer partner who would undertake the construction of the new properties, it would increase the density on the site. Leaseholder's buy-backs will be factored in by the viability study. Until the project team gets an update from the decision-makers as to whether they found a partner or if it is the recommended proposal. It could be a number of years until the Council look to start the new scheme.

Leaseholders are anxious, they want to be reassured that they won't be left without a roof over their head. Will the Council pay the market price to enable leaseholders to buy a new flat?

Ph5 is made up of 33% of leaseholders. That is a large proportion of buy-backs. Council will generally buy-back properties in line with market prices derived from the valuation team. JE clarified the Council's valuation team value the property, then the leaseholder has the opportunity to get their own independent valuer to get their own valuation done which the Council will pay for, if there was a discrepancy between the two valuations, then the two parties will get together and negotiate to get a value agreement.

Residents added that a lot of Ph5 leaseholders are retired, the Council cannot put them in the street. JE explained that the Council would have to consider shared Equity with the Right to Return. If the demolition option is chosen, the Council will organise a resident ballot to agree with the option with a yes majority.

What happens if I want to sell my flat now? I can't because no one will want to buy it because of the regeneration.

JE explained that there are people on the open market via estate agents who are still willing to buy a property earmarked for regeneration. Even if they had the knowledge, potential buyers would be interested as the value would go up if it is regenerated.

There were no other questions.

6.3	<p>6.3 - Phase 6 – MT update</p> <div data-bbox="188 309 322 338" data-label="Section-Header"> <p>Overview</p> </div> <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. <p>6.3.1 - End of Defect Work Completing the final elements with Hill on the end of defect works.</p> <p>With regards to specific items:</p> <p>6.3.2 External power door at Loddon Court The issue has been reported to Daljit Gill's team.</p> <p>6.3.3 Maintaining the door entry system at Loddon Court The maintenance is the responsibility of Daljit Gill's team</p> <p>6.3.4 Balcony doors at Loddon Court NS reported 3 properties: one was carried out by Hill, the other 2 were not reported in time before the end of defects. The issue should be reported to the Repair Team, if it hasn't already been done.</p> <p>6.3.5 – Town House: Matlock Court, Honiton Court & Central Square Awaiting a joint meeting on site between Hill, Ealing and the roofing company, the Dormer windows manufacturer, to come up with a solution to the latent defect with regards to water raining down the front of the building.</p> <p>6.3.6 – 2 Matlock Court – Damp on the ceiling Did have an appointment for this week, have spoken with the resident and have delayed it to next week due to work load on site and unwell resident. Visit is now next week.</p> <p>6.3.7 - External water tap Confirmed that the area is being watered taking the supply from Matlock Court in canister down the road from where they need to use it. MT chased up the maintenance team about the water tanks being put back online. Hasn't got any feedback yet.</p> <p>6.3.8 - Energy Centre – Gas connection Project Team completed the work that needed to be done, have reduced the pressure drop that was experienced. Looking in the next 2 weeks to carry out the re-commissioning of the boiler. This should rule out any problem that was on the system. Project Team will be handing that section to Ealing maintenance division.</p>	
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<p>6.3.9 - Local Shop Shop is open. The council to organise a formal event with Ravi to make sure that residents are fully aware that the shop is open for business. The previously vouchers scheme will be honoured.</p> <p>6.3.10 – Central Square & Matlock Court’s floodlights As noted in the March minutes, floodlights in Central Square, if that hasn’t been reported to the Repair Team, residents need to report the issue.</p> <p>The last time the Regen Team was involved with the floodlights was during the tree replacement and the floodlights were left in working order.</p> <p>6.3.11 - Management Hub Not aware of the moving date. IL to update residents during next RA meeting.</p> <p>6.3.12 - Community Centre’s Internet AD has chased Lisa. AD to contact IL as he might have some feedback from Lisa. AD to update RSG at the next meeting.</p> <p>6.3.13 – Making good issues If there are any issues with making good, around the new wayfinding Fire related signage, please report issue to Ealing and Housing Team can assist but it was the Safety Building Team that carried out the work.</p> <p>6.3.14 – Honiton Court’s Lifts issue If there are occurrences when the lift is out, please report the issue to the Repair Team, and to be escalated if the lift is out of action longer than a few days.</p> <p>There were no questions.</p> <p>6.4 - Phase 7</p>	<p>IL</p> <p>AD</p>
<div data-bbox="172 1317 1332 1637"> <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. </div> <p>6.4.1 - Ph7 is under-going its viability study Similar to Ph5 there is no further update.</p> <p>There were no questions.</p> <p>6.4.2 – Highways Department, parking & undercroft Not aware of any further development related to the Highway. It is being pursued under the RA meeting, via the Housing Team and IL’s department. Suggested to take this item out the minutes because the Regen Team</p>	

	<p>is no longer involved in this work. It is hard to report on information while being kept out of the loop.</p> <p>There is a separate meeting happening with those responsible for Highways and the Resident Association. That will determine the resurfacing and the yellow lines marking. The Regen Team doesn't have any information related to this meeting and likewise with the undercroft scheme. Those who are looking at the Highways are also considering what to do with undercroft parking areas whether they bring them back into service. The Regen Team is not current involved with so cannot give any update.</p> <p>Is the Nursery part of Ph7? Is it going to be part of the design? Until the Council come up with the proposal for what the design of Ph7 looks like the Regen Team cannot respond. Being an occupant on Ph7 the Nursery interest would have to be taken into consideration.</p> <p>6.4.3 – Highways Resurfacing AD is going to send all Copley residents a letter about the re-surfacing at the beginning next week. Highways are planning to do the re-surfacing work on the 22nd and the 23rd April, 8am to 5pm</p> <p>There were no questions.</p>	AD
7.0	RSG Action Plan	Actions
7.1	<p>The Action Plan is setting the RSG objectives for the next 12 months.</p> <p><u>Monthly update is in blue.</u></p> <p>7.2 - Festive Event</p> <ul style="list-style-type: none"> Tuesday 16 September 2025 <p>7.3 – Fun Day – Planning meeting</p> <ul style="list-style-type: none"> First planning meeting is Tuesday 22 April, 2.30pm CM sent Zoom calendar invites to all RA & RSG members and to AD <p>7.4 - Luminous Sounds – Mindful Music Workshops Music Workshops for Copley young people aged 12 to 18 years old-</p> <p>Tuesday 8 April 2025, 1pm to 2:30pm- was well attended</p> <p>Next dates are:</p> <ol style="list-style-type: none"> Tuesday 15 April 2025, 1pm-2:30pm session, which will follow the Easter Egg Hunt Tuesday 27 May 2025, 1pm-2:30pm Saturday 13 September 2025 (at RA Fun Day) <ul style="list-style-type: none"> JS, JM, NS and MS to promote workshop on residents WhatsApp Group. Please promote the workshop to your neighbours' and friends living on Copley if they have children aged 12 to 18 years 	<p>ALL</p> <p>ALL</p>

	<p>7.5 – Easter Egg Hunt – Tuesday 15 April, 11:30am to 12:30pm</p> <p>Event is for 6 to 9 years old living on Copley. All children to meet at the Community Centre first</p> <ul style="list-style-type: none"> • JS, JM, NS and MS to promote workshop on residents WhatsApp Group. • Please promote the workshop to your neighbours' and friends living on if they have children aged 6 to 9 years • First & second prizes are Big Easter eggs. • All the participating children will be given smaller Easter eggs. <p>7.6 - E-Newsletter</p> <ul style="list-style-type: none"> • In progress <p>7.7 - RSG Members Training & Development</p> <ul style="list-style-type: none"> • <u>Individual Review Meeting</u> – in progress <p>7.8 – RA & RSG Away Day</p> <ul style="list-style-type: none"> • Saturday 7 or 14 March 2026 • Date to be confirmed. Once confirmed dates will be circulated to all. 	<p>ALL</p> <p>ALL</p>			
8.0	ANY OTHER BUSINESS (AOB)	ALL			
	<p>No AOB</p> <p>Sheltered Scheme issues to be discussed at RA 29 April meeting</p> <ul style="list-style-type: none"> • Down pipes are falling down • Cars parked in front of the entrance gate. Ground maintenance in charge of mowing the grass could not get through. Issue was reported to Highways by SW 				
9.0	DATE OF THE NEXT MEETING (ALL)				
9.1	<p>Next meetings:</p> <ul style="list-style-type: none"> • RSG Meeting – 13 May 2025 at 6pm, Community Centre, 39 Honiton Court, W7 1DT • RA Meeting – 29 April 2024 at 6pm, Community Centre, 39 Honiton Court, W7 1DT 	ALL TO NOTE			
9.2	<p>2025 dates – For your diary</p> <table border="1"> <tr> <td>2nd Tuesday of the month</td> <td>3rd Tuesday of the month</td> <td>Last Tuesday of the month</td> </tr> </table>	2nd Tuesday of the month	3rd Tuesday of the month	Last Tuesday of the month	
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	RSG	PPCR Drop-in	RA	
		15 April 2025	29 April 2025	
	13 May 2025	20 May 2025	27 May 2025	
	10 June 2025	17 June 2025	24 June 2025	
	8 July 2025	15 July 2025	29 July 2025	
	12 August 2025	19 August 2025	<i>No RA Meeting in August</i>	
	9 September 2025	16 September 2025	30 September 2025	
	14 October 2025	21 October 2025	28 October 2025	
	11 November 2025	18 November 2025	25 November 2025	
	9 December 2025	16 December 2025 - Drop-in followed by End of Year Festivities	<i>No RA meeting in December</i>	