

# Copley Close Regen Update Zoom Meeting

Tuesday 26 January 2021, 2pm

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

**Apologies:** MS

Update from the joint Hub & Regen 12 January 2021 meeting

## 1 - Phase 3

### Overview

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

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

Awaiting the Highways load advisory announcement and full Structural Assessment report due on Friday 29 January 2021. **SP** to give update at the next RA &RSG meeting,

Engie remains on site but works are limited in nature due to the outstanding load advisory announcement. Discussions are on-going re managing the site going forward.

## 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.**

Work is going well – Hill continue to make really good progress. Still on track to complete Templeman Road at the end of February. In Block D: the superstructure is ongoing and working on the second lot of decking. The first fixes going on in Blocks A, B, C and E/M.

## 2.2 Shop

Looking to be operational in circa 8 weeks pending building control and compliance approvals.

## 2.3 Sales

SP has asked the PR Team to draft a monthly update. It should be ready for distribution over the course of the next 2 weeks.

More webinars will be organised for the next few months – we encourage residents to please attend when they can.

## 2.4 Art Competition

To celebrate the launch of Central Square (Phase 6) and as part of its ongoing engagement with the Ealing community, Broadway Living's team at Central Square is inviting pupils from local schools from infant age to Secondary School to take part in the Art Competition. This competition will be tied in with 'Inspire your heart with art' day, a national awareness day taking place on 31st January.

Entries for the competition start on 31st January and close on 15th February. Winners will be announced on Monday 22nd February. Parents, pupils and children can self-nominate and send their own entries.

Entries can be submitted to Broadway Living's via Katherine Gallacher who is coordinating the project on their behalf [katherine@housegroup.co.uk](mailto:katherine@housegroup.co.uk)

There will be one winner chosen per age group. Winners in the primary-age categories will each receive a £25 voucher for Amazon, along with art supplies to the value of £250 for their school. Winners at secondary level will each receive a £50 voucher for Amazon, along with art supplies to the value of £250 for their school.

Broadway Living will showcase the winning artwork. The winning entries will be shared on Broadway Living's social media channels (only naming children where permission is given first) and the original artwork proudly display for the summer in the sales and marketing suite at Central Square. A short press release will also be distributed to local media.

SP asked the PR team to draft a blurb for Cllr LB to forward to her contacts in the education department. **CM** to extrapolate a summary of the blurb to circulate to RA & RSG members for their information and advertise it on PPCR blog.

### 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.

There is no change with the status of Phase 7. **SP** to give update at next RA &RSG meeting.

SP to provide an update to residents at end of February/early March.

At the PPCR drop-in a resident asked if they could move from their flat located in Phase 7 to one of the new build flat in Phase 6. SP advised this is a Housing management and Allocation issue. **JE** to liaise with the Hub.

#### 3.1 Media/Broadband service provider and retrofitting

Proceeding with retrofit - being done as works are per scheme. Phases 2 and 4 have been retrofitted.

Phase 3 is being done as works are ongoing, and Phase 6 as new builds. Prior to Covid the council were looking to retrofit Phase 1, but had to stop because of Covid.

Phases 5 and 7 retrofit being assumed as part of regen and refurb work. The retrofit will enable households to access services from a wider range of media providers.

#### 3.2 Underground Parking trial

Was handed to Gordon as part of his work on Phase 7 and will be taken into account as part of his viability study.

#### 3.3 Energy Centre

Accepted practical completion but not the hand-over yet. Higgins will retain a site presence as required for the 2 year Defect Liability Period associated with their works.

#### 3.4 Office

Weekly site inspections continue with the Clerk of Works whilst the team remain working from home.

Marketing suite is now open and operating on an appointment only basis.

### **3.5 Fitness Equipment**

SP passed on residents' feedback to Hills. SP has asked for a landscape review to look into including two additional pieces of equipment to make sure they logistically work landscaping wise before commissioning.

### **3.6 Electricity and Gas bulk buy-in deal**

Further to JS query at the last RA & RSG meeting, LL (Hub) made some enquiries about the bulk buying energy scheme. This scheme is for residents who have their own boilers and pay for their heating/hot water who can decide which energy supplier they sign up. LL was informed that Copley Close have one energy supplier for all the communal systems for which this offer is not applicable.

Why the communal systems are not included in the scheme:

The Big London Energy Switch (BLES) is for any resident, regardless of tenure, that pay their own heating and electricity costs, as they can only switch providers if they are in a position where the contract (and therefore the authority to do so) is in their name.

BLES cannot be used by social landlords, as Ealing council electric contracts for all communal spaces and council properties are subject to a competitive bidding process. Ealing council have been considering switching as many void properties as possible over to London Power, which offers a guaranteed low rate and many additional services for people living in Fuel Poverty. LL do not believe they are yet capable of taking on corporate contracts.

## **4 - AOB**

There was no any other business