



**Copley Close Hanwell W7
Regeneration Steering Group Meeting**
 Temporary Community Centre, Stafford Court (End of the block)
 Framfield Road, Copley Close W7 1QJ
9 August 2022 - 6pm to 7pm
Minutes

Attendees	
MS	RSG Chair - Chairing meeting
JW	RSG Vice-Chair
AP	RSG Member
SP	LBE – Copley Development Team
DL	Ph 3 – Clerk of Work
JE	PPCR
CM	PPCR (minutes)
Apologies	
JS	RSG Member
JJ	RA Member
JD	RSG Member
MB	Cooptee

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	JJ, JS, JD, MB AP arrived late.	
2.0	Declarations of Interest	
2.1	No declarations of interest.	RSG

3.0	Agree Minutes	
3.1	Minutes of the 12 July 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 data-bbox="231 801 1248 1048" style="border: 1px solid black; padding: 10px;"> <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>5.1.2 Warwick Court</p> <p>Summary Update - SP Engie is date of practical completion is November. Carrying a review of programme to see if this date is achievable will get better idea in 4 week time. More likely to be December/January 2023.</p> <p>Main issues for the delay were service connections to Thames Water and Cadent gas. Connection still due to go ahead 15 August.</p> <p>4 out of 5 leaseholders arranged initial visits by electricians re carrying work to that is required to make it safe to connect to new supply. SP to chase Engie asking them to issue to dates to leaseholders to get work done.</p> <p>Technical Update - DL Refurbs were done before lockdown. 3 new build flats: kitchens are done, starting on communal areas. Undercroft car park, will be as it was for the use of existing residents. Plant room will serve Phase 1 and 3 residents. Outside areas: the scaffolds have come down. Starting on the soft landscape, footpath, street lighting, fencing, planting plants and trees and garden seats.</p>	<p>SP</p>

<p>5.2</p>	<p>5.2 – Phase 5 - D-G blocks</p> <div style="border: 1px solid black; padding: 10px; margin-top: 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</p>	<p>Building on the Project Team, now include Architect, planning consultant, M&E consultant (mechanical & electrical works) and a Fire Safety consultant.</p> <p>Second meeting with architects to look at next revision for design concepts. Further meeting on 7 September to review next steps of initial design stage update. This will inform the proposed package of works.</p> <p>Section 20 process: Council will be engaging with the leaseholders and residents on the proposed package of works. Replacement of Juliet balconies will be done. Secure door entry system to be installed but won't be re-charged to the leaseholders.</p> <p>PPCR to assist in setting up meetings in October to go through designs, then a formal leasehold consultation process will start.</p>	
<p>5.3</p>	<p>5.3 - Phase 6</p> <div style="border: 1px solid black; padding: 10px; margin-top: 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</p>	<p>All residential units were handed over. Housing management occupation is being carried out on a staggered basis. All outright sales properties with Help to Buy available have been sold. Four Shared Ownership properties in Honiton Court are not sold. The remaining units nearly fully occupied, if not occupied they are near completion.</p>	

<p>5.3.2</p>	<p>Block A – Matlock Court – Legal transfer from Broadway Living to Ealing Council. The condition criterion is that the properties rent must be at a discount rent of 80% of market value. The properties on phase 6 are tenure blind. Leaseholders were given the opportunity to purchase the properties with the Help to Buy, Shared Ownership, and discount rate.</p> <p>Commercial units</p> <p>The commercial units: community centre, the Hub and a new LB Ealing facility for drop-in working area for different teams. Hills under instruction for fit outs - starting fit outs from 1st September. Likely handing over to LBE January 2023.</p>	
<p>5.3.3</p>	<p>Shop Update</p> <p>Shop is closer to point of completion. SP meet with Hill today. Still waiting for all paper work. No handover until all compliance certification is received.</p>	
<p>5.4</p>	<p>5.4 - Phase 7</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <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>5.4.1 Council is looking at Broadway Living as Development Agent. No longer waiting for internal Cabinet sign-up process. This might mean some new faces on the Project Team. Looking to TUPE staff. Current Project Team to maintain a site presence.</p> <p>Process will still require a Ballot of residents.</p> <p>Continuing with viability work. Progressing with extensive structural assessment of the weight loading/tunnel. Weight load expected to be announced January 2023 and then to be reviewed by Broadway Living</p> <p>Not expecting significant update until 2023.</p> <p>5.4.2 5.4.2 – Undercroft work update</p> <p>To help with the parking congestion the Project Team is looking to re-open 50% of parking spaces. This is an interim measure – the Council are opening the ones that are good value for money.</p>	

5.4.3	<p>Works will start in December 2022/January 2023. Re-opening will be in a staggered phasing over a period of 12 months.</p> <p>Currently working with a company re planning applications required.</p> <p>5.4.3 – Dropped Curbs Update</p> <p>SP still chasing Highways again. SP re-confirmed budget with Highways. Waiting for initial design pedestrian crossing or dropped curb.</p>	SP
6.0	RSG Action Plan	Actions
6.1	RSG Action Plan – August update	JE
6.2	<p>Estate door-knocking to recruit new RA and RSG members is planned for <u>Tuesday 4 October</u>. By recruiting new members in both the old part of the Close and the new build blocks the recruitment drive is aiming to integrate residents.</p> <ul style="list-style-type: none"> ➤ Looking for RA and RSG members to volunteer whatever time they are able to join PPCR and the councillors on the door knocking exercise. 	All
6.3	<p>Resident Newsletter - The Whistle</p> <p>JS agreed to put together the next edition of The Whistle. Residents are expected to submit their ideas, photos, articles to JS in time to have the newsletter ready and distributed by end of September in time for the door-knocking on the 4th October.</p>	All
6.4	<p>Launch of the Community Centre, January 2023 RA planning events, activities for the launch.</p> <p>Fun Day – September 2023 MS is looking for a space to have the Fun Day. Looking to have a street closed off to traffic.</p>	
7.0	ANY OTHER BUSINESS (AOB)	
7.1	Street Lights - 2 missing. SP advised this is a highways matter. MS to report this to Hub team at next RA meeting.	MS/Hub
7.2	<p>Sandwiches</p> <p>Janet has nicely proposed to get sandwiches for all of you attending the meeting -as some residents come to the meeting straight from work.</p>	

7.3	<p>➤ Please email Catherine with which type of sandwich you like by the Monday prior to the RSG meeting 5pm at the latest.</p> <p>Orders so far are: 2 ham & cheese sandwiches (JW & SP) and one cheese sandwich (JJ).</p> <p>All RSG and RA meetings will now be held at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ</p> <ul style="list-style-type: none"> • RSG meetings – Second Tuesday of the month • PPCR resident drop-ins - Third Tuesday of the month • RA meetings - Last Tuesday of the month 	<p>JE</p> <p>CM/ALL</p>
8.0	DATE OF THE NEXT MEETING (ALL)	
8.1	<p>Next RSG meeting:</p> <p>Tuesday 13 September 2022 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>RSG Meetings 2022 dates - temporary Community Centre, 6pm,</p> <ul style="list-style-type: none"> • 11 October • 8 November • 13 December 	