



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

Attendees	
MS	RSG Chair - Chairing meeting
FA	RSG Member
MB	RSG cooptee
AP	RSG cooptee
SP	LBE–Copley Development Team – via ZOOM
JE	PPCR
CM	PPCR (minutes)
Apologies	
JW	RSG Member
JS	RSG Member
JD	RSG Member

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, JS, JD AP arrived late.	
2.0	Declarations of Interest	
2.1	No declarations of interest.	RSG
3.0	Agree Minutes	

3.1	Minutes of the 9 August 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>Utility connection – Gas was connected as planned. Thames Water connection was aborted for a 2nd time. There was a parked van which the parking team was unable to move in time. Due to Thames Water resources they won't be able to return to site until 23rd October to connection. They have put a new permit application date. As long as, it is granted they will be back on the 23rd October. The commissioning programme that follow this service connection will lead us beyond November which was the planned practical completion date. SP will be able to give the new date of the practical completion by next RSG meeting.</p> <p>Work to main elevation of the building has been complete for the most part. The internal of the building have been finished off and the internal of the refurbish have been finished off.</p> <p>Engie commenced the hard-landscaping last week. It is just the service connections that has fallen short.</p>	SP

<p>5.2</p>	<p>5.2 – Phase 5 - D-G blocks</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <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 Third meeting with architects and design team to review next steps of initial design stage update to inform the proposed package of works was successful. Further progress on the external, landscaping, parking and the entrance ramp, etc. More progress need to be made re the internal communal' areas. Next meeting 7th October. SP will put the work package together by the end of October.</p> <p>On track to put spade in ground with contractor summer 2023.</p> <p>Hoping to have by next design team meeting in October to have a basic work package ready. It will be followed by a soft consultation with tenants and leaseholders to re-introduce phase 5 and to go through the basic work they can expect to see done to their block and units, this will be followed by formal consultation with leaseholder (Section 20 statutory consultation), then going out to tender.</p> <p>Will there be a need to decant residents? Hence the soft consultation probably late October.</p> <p>Project Team is complete and include Architect, planning consultant, Employer Agent, M&E consultant (mechanical & electrical works) and a Fire Safety consultant.</p> <p>Been making some good progress.</p>	<p>SP</p>
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5.3	<p>5.3 - Phase 6</p> <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. 	
5.3.1	<p>Most units are now occupied. Sales wise there are 4 units outstanding. We have sold 95%-96% of the stock. If there are anyone interested in shared ownership products, there are still 4 units available. JLL maintain site presence until the last unit is sold.</p> <p>With regards to larger work that remains outstanding by Hill, one of them is Section 278 work which which concerns the Highways and some re-surfacing covering man hole covers and alike that needs to be done. Waiting for Highways to issue a permit to Hill to enable them to carry out the work.</p> <p>Block A – 35 units – purchased by Broadway Living. BL is LBE subsidiary. Units will be rented at intermediate rent. To be eligible interested parties must be working locally and have a wage cap.</p>	
5.3.2	<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.</p> <p>All three units are on track. Hills are doing the fit outs per programme. Practical completion date close to Christmas period. Likely handing over to LBE January/February 2023.</p>	
5.3.3	<p>Shop Update</p> <p>Hill were instructed to fit-out Ravi shop and re-fit everything to ensure it was compliant which Hill did successfully. Ravi was having an issue with some FRA (fire risk assessment), a meeting with relevant specialist was arranged. It became apparent that Ravi caused some damage to one of the fire door set which meant the shop won't be able to pass its FRA. To save time SP instructed Hill to strip the door and get a new one. There is a 2-month waiting list to order a new fire door, plus the fit-out period, about 7 to 9 weeks in total. Shop won't be open for Christmas but beginning of 2023.</p> <p>SP is looking for another source to see if a fire door can be obtained quicker maybe from another site. SP is disappointed as she wanted the residents to have a shop before Christmas.</p>	

<p>5.4</p>	<p>5.4 - Phase 7</p> <div style="border: 1px solid black; padding: 5px;"> <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</p>	<p>Council is looking at Broadway Living, to be as Development Agent for the phase. Broadway Living is a subsidiary of LB Ealing. BL is a registered provider (BLRP) and is regulated by the Regulator of Social Housing. In practice it means that internal sign off processes are going to change.</p> <p>Continuing with viability work. Progressing with extensive structural assessment of the weight loading/tunnel. To ensure that BL have the data they require to make the decision regarding the potential option to continue with refurbish or new build.</p> <p>Weight load expected to be announced January 2023 and then to be reviewed by Broadway Living</p> <p>Process will still require a Ballot of residents.</p> <p>Not expecting significant update until summer 2023.</p>	
<p>5.4.2</p>	<p>5.4.2 – Undercroft work update</p> <p>To help with the parking congestion the Project Team is looking to re-open safely 50% of parking spaces. This is an interim measure – the Council are opening the ones that are good value for money.</p> <p>Meeting with planning consultant to discuss the progression of the temporary undercroft work. Hoping will start on site at the beginning of next year. Re-opening will be in a staggered phasing over a period of 12 months.</p>	
<p>5.4.3</p>	<p>5.4.3 – Dropped Curbs Update</p> <p>Highways design finally came last week. The design is confirmed it will be a dropped curb. The costings will be approved. SP to sign design. Can't tell how long it will be to have it in situ. SP to instruct Highways to progress.</p>	

6.0	RSG Action Plan	Actions
6.1	RSG Action Plan – September update Colour coded – blue is update and red is completed	JE
6.2	Resident Involvement Team KZ came to July RA meeting to give an update When all RAs are back on track after Covid, KZ will arrange to committee training skills and email dates.	KZ
6.3	Attendance of Local Community Groups Rachel, from Hammersmith, Fulham, Ealing, & Hounslow Mind (HFEH Mind), to attend RA October meeting to agree a schedule of meetings. Could start delivering session from November.	
6.4	Estate door-knocking 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.  Looking for RA and RSG members to volunteer whatever time they are able to join PPCR and the councillors on the door knocking exercise. RA, RSG, Ease, local councillors, the Hub and PPCR will join forces and go door-knocking on the 4 th .	ALL
6.5	Resident Newsletter - The Whistle JS put together the next edition of The Whistle, the RA newsletter. Waiting for MK feedback. To be distributed by end of September in time for the door-knocking on the 4 th October.	
6.6	Launch of the Community Centre, January 2023 RA planning events, activities for the launch.	
6.7	Cultural Events – to start in June 2023 MB suggested that the RA organise Art and Craft sessions to get Copley communities together, such as knitting, sawing, quilting, etc. It would be a good way to engage.	
6.8	Fun Day – September 2023 MS is looking for a space to have the Fun Day. Looking to have a street closed off to traffic.	
6.9	Funding The RA has secured £1,000 towards the events next year. SP to get funds from BL.	SP

7.0	ANY OTHER BUSINESS (AOB)	
7.1	Corridors decoration MS asked SP if it is possible to have Phase 5 the corridors spruced up. SP to talk to Preston and PG.	SP
7.2	Gardening Club Ease got funding for the next 2 years to clean the Woodland area. Ease got gifted the area 8 years ago. The woodland is covered with nettle which need to be cleared on regular basis so resident can enjoy the woodland space. 🚧 MB is looking for volunteers . Anyone interested? Sandwiches Janet has nicely proposed to get sandwiches for all of you attending the meeting -as some residents come to the meeting straight from work.	ALL
7.3	<ul style="list-style-type: none"> Please email Catherine with which type of sandwich you like by the Monday prior to the RSG meeting 5pm at the latest. Orders so far are: 2 ham & cheese sandwiches (JW & SP) and one cheese sandwich (JJ). All RSG and RA meetings are held at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ <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 	CM/ALL
8.0	DATE OF THE NEXT MEETING (ALL)	
8.1	Next RSG meeting: Tuesday 11 October 2022 at 6pm, at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.	ALL TO NOTE
8.2	RSG Meetings 2022 dates - temporary Community Centre, 6pm, <ul style="list-style-type: none"> 8 November 13 December 	