

COPLEY CLOSE REGEN UPDATE ZOOM MEETING

TUESDAY 29 MARCH 2022, 2PM

Present: SP, MS, JE, and CM

UPDATE FROM THE JOINT RA & RSG 8 MARCH MEETING

1 - Phase 3

Overview

Phase 3 involves the regeneration of the Warwick Court block

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

Warwick Court

No significant update since the last RA & RSG meeting. Primary works for this period pertaining to the new build element of the scheme.

Still on track for a September 2022 practical completion date and formal hand-over to LB Ealing.

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.**

Making good progress. Expecting the last sectional hand-over in about 3 weeks-time, towards end of April for Block D and the remaining social housing.

Come end of April, that will mark all residential aspects of the contract complete and the only thing that will go on after that will be potentially any further fix or improvement to the system which often comes about when residents use things, e.g. making door power assisted.

Most importantly, the commercial units fit-out, we are waiting for Hill to return formal tender papers to us anticipated in the next 2 weeks, if we are happy, we will be then issuing instructions to them to proceed for a fit-out of the new Housing Management Hub and Community Centre. We expect the permanent community centre, should Hill return a good value for money price we will issue the instruction in a short time, I anticipate it will be Autumn this year when the community centre and the Management Hub are fitted-out.

2.2 Sales Update

Out of the Ipswich Court open market sales, all units, bar three, are not reserved, exchanged and completed. Three units are unreserved on the open market sales perspective which are available with the Help to Buy. We will be now running the Shared Ownership campaign drive for all the units within Block D.

2.3 Shop Update

As per the last update, it has become apparent Ravi is not going to complete in a reasonable time to set up himself. Based on the fact that residents do really need a local shop, especially with a sheltered block on the close, we have made the decision to give instructions to Hill to complete the fit-out on Ravi's behalf. When we instructed it was around the 12 weeks-time, so we have 9 to 10 weeks left for Hill to complete the shop fit-out. Following the fit-out, it will be Ravi responsibility to stock and open. I can't give you an exact opening date. He would probably need about 4 weeks to get the shop stock. This is the trajectory I am considering for the shop to open the shop and taking in customers.

2.4 Temporary community centre

Currently on hire until 31 August 2022. Rental needs 12 weeks-notice. **SP** to speak to **PG** to further extend rental contract to October to ensure the Close have the use of a community centre facility while the fit-out is taking place.

2.5 Wi-Fi dongle

Huawei 4G Plus MiFi was purchased for the temporary community centre. **SP** to raise new PO for the correct amount, £264 for the 12-month contract with Three.

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.**

GC's report to go to Cabinet in the Autumn. Will then have a decision from cabinet about their preferred option

If their prefer option is still to regenerate, we will be looking to prepare to go out to tender, if however their preferred option is to do something different than what is in our current planning permission, e.g. demolish and re-build; we will embark in a lengthy consultation process and ballot with residents.

4 – Phase 5: D-G blocks

Denbigh Court, Devon Court, Dorset Court, Glamorgan Court and Gloucester Court.

We are now looking to do the enabling and surveys for Phase 5. We are commissioning condition build, asbestos surveys and other such surveys. We are hoping that in about 3 weeks-time to prepare tendering information with the view that to start work in Spring 2023 after awarding the contract.

This is concerning the D-G blocks, potentially to connect the blocks to the district heating system, new balconies, a full refurbishment program including new door entry. **SP** to give firmer dates in the next 6 months.

We are now in the early stages of doing every that we require to go out to tender with the view that by the time we go out to tender awarded to a contractor it will probably be early next year and the work will physically start at stages in Spring 2023. I should be able to give you some firmer dates in the next 6 months.

There are leaseholders in these 5 blocks, once we have all the surveys complete, we need the survey results to identify the work we have to do, including what is the condition of the roof, does this part need to be included or that part. That process will take about 12 weeks. Once we have all that information back, we can put a specs about what we want the refurb program to involve. We will be going through Section 20 process. We will need to engage with tenants and leaseholders beforehand with

regards to the contractors we choose and going out to tender. New door entry has been identified as a must.

Question from MS

Opposite Oxford Court and right next to the chimney is the path going back in? MS understood that the path was supposed to be replaced, so residents can cut through from Templeman Road, the old people can cut through onto Copley.

SP understanding is that there won't be a path. SP explained that on the Templeman Road site, residents will still be able to enter the scheme (new blocks on phase 6) it is going to be a car parking area there.

MS remarked that is not what was agreed. MS made it clear right from the beginning before the demolition and she was assured that the path was coming back in. **SP** to check what was agreed. Part of it will be the chimney square park area at the front of Copley Close side and at the back it is going to be a car access to the development.

MS remarked that it will mean that old people will be cut-off for good. That is not what was supposed to happen. **SP** to seek clarification with Preston on his returns from his leave next Wednesday.

5 - RA & RSG Away Day

JE amended the PowerPoint slides following SP feedback from the pre-Away Day planning meeting, on 22 March, the objectives will be at the top and achievements underneath.

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.

PPCR to arrange to pay for Fouad's parking and for the residents' taxi and for child care if needed.

6 - RSG and RA meetings – Virtual and face-to-face at community centre

Initially PPCR are continuing to hold RSG meetings on Zoom

PPCR drop-ins and RA meetings will be on site at the temporary community centre from April 2022.

RSG meetings - Second Tuesday on the month, starting 12 April, 6pm, [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, 6pm, at the temporary community centre. JE and MK to have pre-meeting, for 15 minutes at 4:45pm.

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

PPCR drop-in leaflets distribution – Central Square Ipswich Court is the only block currently occupied by residents – 37 out of 40 units. To gain access to the block, PPCR fieldworker will have to use the trade button active between 9am and 11am, Mondays to Saturdays.

NEXT RSG MEETING: TUESDAY 12 April 2022, 6 – 7pm, [on Zoom](#)

NEXT RA MEETING – TUESDAY 26 April 2022, 6pm-7.30pm; venue - community centre