



COPLEY CLOSE JOINT RA & RSG ZOOM MEETING

**TUESDAY 8 JUNE 2021
6PM**

Committee meeting

Attendees Residents			
	MS	RA & RSG	
	JJ	RA	
	JW	Observer	
Attendees External			
Sarah Phillpot	SP	Project Manager - Development	LB of Ealing
Laura Leung	LL	Hanwell Hub	LB of Ealing
Kelly Chapman	KL	Hanwell Hub	LB of Ealing
Cllr Carlo Lusuardi	CL	Cleveland Ward Councillor	Ealing
Janet Edwards	JE	Senior consultant - Chaired the Meeting	PPCR
Catherine Michelet	CM	Consultant	PPCR

Apologies		
Cllr Linda Burke	Cleveland Ward Councillor	Ealing

1.0	WELCOME, INTRODUCTION & APOLOGIES (JE)	ACTION
1.1	JE welcomed all to the RA & RSG joint meeting. All attendees introduced themselves to JW who attended the meeting for a second time.	
1.2	Apologies as noted above. JD (RSG) emailed prior to the meeting advising she was hoping to join in the meeting. SW (RA & RSG) send his regards to everyone. He hasn't been able to join the meetings lately and he is in regular contact with the Chair.	

2.0	DECLARATION OF INTEREST (All)	
2.1	There were no declarations of interest.	
3.0	CODE OF CONDUCT (All)	
3.1	Please observe the Code of Conduct and allow everyone to speak.	
3.2	All attendees will be muted during the meeting but can raise their hand when they wish to speak. Everyone will be allowed to speak without interruption.	
4.0	MINUTES OF LAST RA & RSG MEETING	All
4.1	Minutes of the last RA & RSG minutes, 11 May 2021, were agreed.	
4.2	Minutes of the last Hub Update meeting & Regen Update meeting dated 25 May were used as a point of reference to update the meeting.	
5.0	Hub Update – Estate Services	LL
5.1	Noticeboards LL emailed the Estate Services Team asking them to put up the 3rd noticeboard on the corner of Harp Road and Copley Close under the tree – as agreed with MS – where everyone walking by can see it. LL is waiting for a date when they are going to install it.	
5.2	MS is dissatisfied with the height of one of the noticeboard, the one on the corner by the bus stop in front of the train station. It is placed too high and MS cannot reach to open the panel to put the meeting minutes. The noticeboard next to Stafford Court is positioned much lower on the pole while the noticeboard by the bus stop is almost at the top of the pole. MS has to tip toe to reach. LL to ask the council if they can make sure the 3rd noticeboard will be installed at a lower height.	LL
5.3	Copies of Copley meeting minutes (RA & RSG meeting and Hub & Regen update meetings) are displayed on the noticeboards.	

<p>5.4</p>	<p>Dropped curbs LL, Cllr LB and Cll CL are still waiting for a response from Highways. To chase up vigorously.</p>	<p>LL/Cllr LB/Cll CL</p>
<p>5.5</p>	<p>Rubbish Bins The RA invited Leigh Baldwin (LB), the Estate Services Manager, to this meeting but he could not attend. LB attended instead the Hub update meeting 25 May with MS, LL and KC.</p> <p>LL updated the attendees. LB considered relocating the bins. LB, LL and KC had a walk around the bin areas. LB found it difficult to move the bins to a different location, moving them back up although the bins were half filled at the time. LB would not recommend this option. It is a Health & Safety issue for the caretakers and for the bin collectors.</p> <p>There is a discussion around control parking once all the buildings are completed. Hopefully this will alleviate the problem. The council is also looking at bringing the undercroft car park back in to use and that should remove cars from the road.</p> <p>MS has had a look and agreed that there is nowhere to put the bins.</p>	
<p>5.6</p>	<p>SP questioned the reason why the bins have to be moved out of the bin store 1 day before the collection. Is the issue due to the cars blocking the bin store access? In the interim, caretakers should be given the use of traffic cones to deter the car owners to park their car in that space the night before.</p> <p>LB explained that the bins are moved out earlier, the day before the bin collection because the caretakers don't know where they are working during the day and they may have to come back to move the bins out and block residents parking. LL, KC and LB were there 2 weeks ago, cars were parked where the bins are supposed to be picked-up. If the bin collection is missed they will have to wait another week to be collected. Because there are so many tenants using the bins, if the collection is missed, the bins are overflowing. The caretakers have to make sure the bins are picked-up twice a week. The caretakers are busy. They move the bins when they can. They may not be back later that day in the area to put the bins out later on.</p>	
<p>5.7</p>	<p>SP sought clarification. Are the caretakers pulling the bins out because AMY don't pull the bins out or are they pulling the bins out to ensure that residents don't block the area for access reasons? LL explained that it is to prevent the cars parking in the bin areas.</p> <p>SP pointed out that if that is the case, instead of having to pull the bins out earlier, the caretakers should place the pop-out cones the day before along with a letter to all the residents in that part of the Close explaining that the council is monitoring</p>	

	<p>the situation, this is the action we are taking, we would appreciate if the cars owners would oblige, and if you see any resident who doesn't comply we would appreciate if you could report it for the council to look into. This is a hypothesis theory. LL to ask LB if the caretakers are able to do that.</p> <p>LL explained that opposite the Hub office, where the bins are above the area where AV lives, there are metal posts to stop residents parking there but residents still park in front of that area. The caretakers have moved the bins further away from the windows. The letter would need to be distributed to 300 residents. We should look to see if it is viable solution.</p> <p>5.8 SP understand that the council will do a CPZ, a controlled parking zone on completion of the regeneration work including Phase 7. It is a long-term fix. SP clarified that the council is looking into bringing the undercroft car park into use if they can.</p> <p>JE asked LB to look into the possibility to write to the residents in that part of the Close as SP mentioned as a trial. The weather is getting warmer now and as AV explained at last meeting the smell becomes awful and residents can't open their windows.</p> <p>This solution will avoid any possibilities of miss collections because residents block the area. Is it worth trying? LL to ask LB.</p> <p>5.9 Abandoned cars Radnor Court's undercroft parking - Photos were taken, all the checks were carried out, they been passed on to the relevant teams and they are looking into it and they will be contacting the registered owners.</p> <p>Cllr CL asked how big a problem are the abandoned cars. There were approximately 8 vehicles which are sorn, untaxed or unMOTand 1 motobikes</p> <p>5.10 Repairs KPIS No KIPs were available as the system is not currently working. Navros who used to work for the Copley Hub and he is working in Repairs now. He found the KPIs report that MV used to bring to the RA meetings. He will update the form ready for the July meeting, Quarter 1: April to July.</p> <p>5.11 Hub News Staff continue to work from home. Talks about getting back to the Hub in July, haven't got a date yet. It might be half the team and half the week at a time. LL to give an update when date is semi definite.</p>	<p>LL/LB</p> <p>LL</p>
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5.12	<p>Estate Inspections Estate inspections are not happening at the moment.</p>	
5.13	<p>Temporary Community Centre MS enquired about getting a set of keys. LL to ask a colleague who will be at the Hub on Friday to look for the set. If the set is not at the Hub KC will go and pick up the keys from KZ at Percival House.</p> <p>JE informed that KZ send an email advising that the council is undertaking Community Centre inspections across the borough.</p> <ol style="list-style-type: none"> 1. Currently Covid – 19 restrictions only allow 6 indoors. I understand that one or two groups do have around six users but currently this will not be cost effective for us 2. We are waiting for in-house teams to complete compliance checks before corporate H & S sign off usage of centres 3. The team have updated the booking form and terms & conditions, which are awaiting sign off. Once this is done you will all be asked to re-sign. Note, that your sessions are still in our calendar, so you cannot change or add any new sessions unless there is space to do so. <p>KZ will update as soon as the team has the go ahead to re-open.</p> <p>Attendees had no questions.</p>	LL/KC
5.14	<p>AOB MS to ensure that the Copley RA & RSG, Hub update and Regen update meeting notes is displayed on the new noticeboards once a month for residents who haven't access to the internet.</p> <p>Copley meeting minutes (RA & RSG meeting and Hub and Regen update meetings) are uploaded onto the PPCR blog every month for residents to read online: https://ppcrassociates.wordpress.com/category/london-borough-of-ealing/copley-hanwell-w7/minutes-of-meetings/</p>	MS
6.0	<p>Regen Update</p>	SP
6.1	<p>Overview <u>Phase 3</u> - the regeneration of the Warwick Court block containing 18 existing units to be refurbished, and 3 new builds.</p>	

<p>6.2</p> <p>6.3</p> <p>6.4</p> <p>6.5</p> <p>6.6</p> <p>6.7</p> <p>6.8</p>	<p>Engie has recommenced on site as at the beginning of the month.</p> <p>There will be a monthly newsletter – the final version is awaiting SP to sign off copy – once it is done, it will be distributed to all the residents that were decanted from that Phase next week. A copy will be sent to PPCR.</p> <p>Looking for completion circa end of September 2022. Delivering the same 3 additional new builds and refurb programme of the existing 18 units with a slightly different build methodology due to the new weight restriction enforcement.</p> <p>Attendees had no questions.</p> <p>Overview 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 <p>Phase 6 remains on track. Making good progress. Contractors are expected to meet their contractual program deadlines.</p> <p>All blocks -apart from Block D- are having their 2nd fixes now finalized and brick work finalized. Looking to do completion, on a conveyor belt, from mid-September up to summer next year.</p> <p>Show apartment Hoping to be launched by the end of next week. It is down to Hills finalizing a safe access to the lift as the show apartment is on the 5th floor. SP urge residents to go to the website www.CopleyhanwellW7.co.uk if you are interested to look at affordable home ownership options please make an appointment with JLL online or go down to the Marketing Suite and have a look at the show apartment and to find out more information.</p> <p>Sales update JLL have taken 9 reservations in total including Templeman Road’s house. It is good news.</p> <p>Attendees had no questions.</p> <p>Shop Building control have carried out their final inspection. Waiting for formal sign off in writing following satisfactory FRA. Then it will be down to Ravi to get his stock in place and all the electrical</p>	<p>SP</p> <p>ALL TO NOTE</p>
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	checks he needs to get done for his own insurance compliance perspective. Ravi is keen to open as soon as possible.	
6.9	<p>Photos of site progress SP apologies for not having sent the photos progress for circulation to RA & RSG along with the minutes. SP to action.</p>	SP
6.10	<p>Communication SP reported at last meeting, as a good news story, that 23% of the Hills' workforce on site are from a local postcode. The Regen Team is very proud that a local workforce is working on Copley Close. The apprentice Higgins took on permanently are performing well.</p> <p>Attendees had no questions.</p>	
6.11	<p>Overview <u>Phase 7 - 337 units in total -</u> 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.</p>	
6.12	<p>A report went to cabinet in May noting down further feasibility work that need to be done in light of the weight restriction and the change in GLA funding guidance. There will be a letter going out to Phase 7 residents over the course of the next week and a half updating residents in writing.</p>	SP
6.13	<p>Cllr CL asked what will the letter say? SP explained that in practice the letter will be reiterating the information she gave the attendees. To formally note down, the Regen Team were hoping to have completed the feasibility work by now and have a recommendation on whether the regen plan still offer the best value for money. However, you may have noticed there has been an on-going consultation by the local authority Highways department and they have now put a 18 tonnes restriction it was previously 44 tonnes and there has been a change to funding guidance that means we have to do more feasibility works to be able to propose with certainty which build option does offer the best value for money. The letter is as a matter of curtesy, as not all concerned residents can see the minutes on the noticeboards or online. CL thinks a letter is a good idea. SP highlighted that at this point the Regen Team were hoping to have a recommendation by now. Unfortunately, in the same way, Phase 3 were taken out of our hand, the new weight restriction means that we had to look at the build methodology again re costs to re-assess what is best value for money.</p>	

6.14	<p>Working practices</p> <p>The Regen Team remains working from home and back on site once a fortnight in the marketing suite. Weekly site presence for the Clerk of Work and construction director making their weekly site inspections.</p> <p>Ealing Council haven't made any formal announcement going back to the office as of yet.</p> <p>Attendees had no questions.</p>	
7.0	RA Events	MS & JE
7.1	<p>The RA arranged 2 events:</p> <ul style="list-style-type: none"> • Residents Quiz event – Tuesday 25 May, 7pm to 8pm • Youth event – Tuesday 1 June, 11am to 2:30pm <p>Two residents were interested in the resident quiz. One youth was interested in the 12-15 event and they missed the deadline to book a place.</p> <p>Both events had to be cancelled due to the poor take up. The Youth event was planned to coincide with the Whitsun school holidays and the weather was great residents choose to do outdoors activities instead.</p> <p>MS would like to organise another residents event towards the end of the year around Christmas time, a festive event. If guidelines allow we could use the temporary community centre.</p> <p>Cllr CL commented on the low number of residents interested in the social events. The summer Fun Day, in the car park, was always well attended and successful. JE added that the Youth event which took place in February was well attended by 11 youth. Clearly the weather played a part in take-up. The prizes planned for the 2 cancelled events can be used for the future event.</p>	
8.0	Residents' Updates and Concerns	ALL
8.1	<p>JE asked the residents if they have any updates they would like to share or concerns they would like to raise.</p> <p>Attendees had no further questions.</p>	

9.0	Any Other Business	
9.1	<p>JE reminded everyone that PPCR runs monthly Zoom drop-ins, the 3rd Tuesday of the month, 5pm to 7pm.</p> <p>https://us02web.zoom.us/j/6750372171</p> <p>It is a good opportunity if residents have any queries they can come and have a chat with us. We can refer any issues to either LL at the Hub or to SP at the Regen Team.</p> <p>JE asked the attendees in turn if they had AOB. There was none.</p>	JE All
10.0	DATE OF THE NEXT RA & RSG Zoom MEETING	ALL
10.1	TUESDAY 13 JULY 2021 @ 6pm	

Copies of these meeting notes will be placed on the noticeboard outside the Community Centre on Copley Estate. The notes can also be found on the link below:

<https://ppcrassociates.wordpress.com/category/london-borough-of-ealing/copley-hanwell-w7/>