



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

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| Attendees | |
| MS | RSG Chair - Chairing meeting |
| JW | RSG Vice-Chair |
| JJ | RSG Member |
| | |
| SP | LBE – Copley Development Team |
| | |
| JE | PPCR |
| CM | PPCR (minutes) |
| | |
| Apologies | |
| 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 | JS, JD | |
| 2.0 | Declarations of Interest | |
| 2.1 | No declarations of interest. | RSG |
| 3.0 | Agree Minutes | |
| 3.1 | Minutes of the 14 June 2022 agreed. | |

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| 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="231 616 1248 864" 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>Refurbishment works to the internals of the units are now circa 80% completed.</p> <p>New build works, including kitchen installation and carpentry are ongoing.</p> <p>Service connections progressing. Due to Cadent gas and Thames Water connection delays will mean practical completion of the scheme likely to occur end of November 2022.</p> <p>All 5 leaseholders were contacted regarding electrician visits – three of the five initial visits have now been complete.</p> <p>Darren, second Clerk of Works assigned to Phase 3 will attend the August RSG meeting and thereafter will attend RSG meetings bi-monthly.</p> | Darren |

5.2

5. 2 – Phase 5 - D-G blocks

Overview

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.

- **Leasehold properties: no internal work will be carried out to.**
- **Social tenants: internal works will be included within the refurb.**

5.2.1

Initial concept design stage.

Architects second presentation is planned for 3rd of August.

Putting together an initial programme .

Project team appointments now include a planning consultant and M&E consultant (mechanical and electrical works).

Work on site likely to commence late summer 2023 - 16 to 18 month programme with ground works to follow.

Once the initial design stage is over, the Council will be engaging with the leaseholders and residents on the proposed package of works, including Section 20 process with leaseholders as well. A total of circa 35% of D-G blocks are leaseholders.

5.3

5.3 - 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.**

5.3.1

All residential units have been 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. Seven Shared Ownership properties in Honiton Court are remaining.

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| <p>5.3.2 Commercial units</p> <p>5.3.3 Shop Update</p> <p>5.4 5.4 - Phase 7</p> <p>5.4.1</p> | <p>JLL to remain on site, 5 days a week.</p> <p>The commercial units are the community centre, the Hub and a new LB facility which will be used as a drop-in working area for different LBE teams. Practical completion will occur Jan 2023.</p> <p>SP has extended the temporary community centre rental to the end of September – but this will need to be extended.</p> <p>Hills be onsite to complete all remaining works across the new blocks which is expected to take about 8 months.</p> <p>Hill are doing the fit-out of the shop. Fit-out should be completed in about 2 to 4 weeks. Unit will be handed back to Ravi to take occupation following this and the production of all needed compliance certification.</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>Cabinet report due to be submitted to Cabinet at the end of the year.</p> <p>Looking at the viability study, project team want to carry out their own more extensive structural assessment of the weight loading/tunnel.</p> <p>It is crucial to assess before reports goes to cabinet to find out which options are viable.</p> <p>Cabinet preferred option will determine if Phase 7 to proceed with new build and demolition consultation with residents and a ballot, or refurb option.</p> | <p>SP</p> |
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| 5.4.2 | <p>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. Not all will be opened as this is an interim measure – the Council are opening the ones that are good value for money. Works will start in December 2022/January 2023 and it will be a phased re-opening over a period of 12 months. SP to provide milestone dates in about 4 to 8 weeks times.</p> <p>Oxford/Monmouth undercroft parking was used as a pilot.</p> | SP |
| 5.4.3 | <p>MS asked if the parking will be free or if there will be a cost to residents. SP explained that it will be for management to decide. The charge should be reasonable but it is for management to decide.</p> | Hub |
| 5.5 | <p>5.6 – Dropped Curbs Update</p> <p>SP to chase Highways again. SP re-confirmed budget with Highways. Waiting for initial design.</p> | SP |
| 6.0 | <p>RSG Action Plan</p> | Actions |
| 6.1 | <p>RSG Action Plan – July update</p> | 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>Sub-groups</p> <p>Looking for 1 RA and 1 RSG member to work with Chair & PPCR to agree actions required to progress RA & RSG objectives. Feedback on actions agreed will be given at RA & RSG meetings.</p> | All |
| 7.0 | <p>ANY OTHER BUSINESS (AOB)</p> | |
| 7.1 | <p>MS reminded SP about the 2 missing street lights and apologised for not emailing photos. SP to identify issue/location as it might be Highway or LBE matter. SP will ask PG to visit and identify the lights</p> | MS/SP |

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| 7.2 | <p>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.</p> <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. <p>Orders so far are: 2 ham & cheese sandwiches (JW & SP) and one cheese sandwich (JJ).</p> | <p>JE</p> <p>CM/ALL</p> | | | |
| 7.3 | <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 | | | | |
| 8.0 | DATE OF THE NEXT MEETING (ALL) | | | | |
| 8.1 | <p>Next RSG meeting:</p> <p>Tuesday 9 August 2022 at 6pm, at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.</p> | <p>ALL TO NOTE</p> | | | |
| 8.2 | <p>RSG 2022 Meetings, 6pm, at the temporary Community Centre</p> <table border="1" data-bbox="183 1238 790 1328"> <tr> <td>13 September</td> <td>8 November</td> </tr> <tr> <td>11 October</td> <td>13 December</td> </tr> </table> | | 13 September | 8 November | 11 October |
| 13 September | 8 November | | | | |
| 11 October | 13 December | | | | |