



COPLEY CLOSE
JOINT RA & RSG ZOOM MEETING
TUESDAY 10 November 2020
4PM

Committee meeting

Attendees Residents			
	MS	RA & RSG Chair – Chaired the Meeting	
	AP	RA & RSG	
	AV	RA Secretary	
	FW	Resident Observer	
	HM	Resident Representative	
	FM	Resident Representative	
	MM	Resident Representative	

Attendees External			
Sarah Phillpot	SP	Project Manager - Development	LB of Ealing
Laura Leung	LL	Hanwell Hub	LB of Ealing
Cllr Linda Burke	CL	Labour Councillor for Cleveland	
Janet Edwards	JE	Consultant – Co-chaired the Meeting	PPCR
Lurline Cumberbatch	LC	Consultant	PPCR

Apologies		
SW		RA & RSG
JS		RA & RSG
JD		RA & RSG
AP		RA & RSG
CL		Councillor

1.0	WELCOME, INTRODUCTION & APOLOGIES (JE)	ACTION
1.1	MS and JE welcomed all to the joint RA & RSG joint meeting. All the participants introduced themselves.	
1.2	Apologies as noted above.	
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	JE advised that the meeting is being conducted through Zoom. 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 RA & RSG MANAGEMENT MEETING	All
4.1	Minutes of the last Update Hub & Update Regen minutes, dated 22 September, were used as a point of reference to update the meeting.	
5.0	RSG Update - Regeneration	SP
	Phase 3	
5.1	The Structural Assessment (SA) report from the Highways (HWs) Department is due for release between 7 th and 14 th December 2020.	
5.2	Formal load advisory announcement to be made in January 2021 by HWs.	
5.3	The trainee apprentice placement is in situ and he has been making exceptional progress throughout his training programme to date.	
5.4	Balcony works to the west elevation, alongside other internal refurbishment works, are being carried out whilst the structural assessment is in progress.	
	Phase 6 -	
5.5	Contractors continue to make good progress, with Hills continuing to work on Saturdays to help mitigate any time lost due to Covid.	
5.6	Block M – four bedrooms is due to be finished in February 2021 and the sales update will be available in January 2021.	
5.7	Shop opening has been delayed due to some fit out difficulties the proprietor is having; the project team hope to have the shop in operation early in the new year.	

<p>5.8</p> <p>5.9</p> <p>5.10</p> <p>5.11</p> <p>5.12</p> <p>5.13</p>	<p>Phase 7</p> <p>Gordon Cooper, the Principal Project Manager is looking to incorporate all lessons learnt from phase 1 and phase 3, as well as the new load advisory for the tunnel structure – pending its announcement in the new year.</p> <p>It is hoped that the recommendations report will be finalized within the next 6 months.</p> <p>Further updates will be provided periodically.</p> <p>Copley website – www.Copleyhanwellw7.co.uk has an interactive map highlighting which blocks are contained within each phase of the regeneration program.</p> <p>Energy Centre</p> <p>Due to difficulties with getting the needed pressure there has been a few teething issues with phase 7's connection. Phase 7 should be connected to the new energy center by COP on the 7th of December with no anticipated down time service wise. The Clerk of Works is attending the site on a weekly basis.</p> <p>The project will be reassessed in January at a virtual meeting.</p> <p>Newsletter</p> <p>The newsletter is scheduled to be sent out at the end of the first week in December. All articles submitted by PPCR have been included.</p>	
<p>6</p>	<p>Hub Update – Estate Services</p>	<p>LL</p>
<p>6.1</p> <p>6.2</p>	<p>All staff are still required to work from home.</p> <p>Repairs:</p> <p>76 outstanding repairs (11 of which are from 2019/20 are unresolved because residents do not want contractors to visit their home due to COVID-19.</p> <p>34 Out of target jobs, includes 11 jobs from last year. Due to a system glitch it is not possible to provide the actual numbers of outstanding jobs.</p> <p>Q – How is the Council checking that outstanding jobs are not impacting on others or getting worst.</p> <p>LL advised that the outstanding jobs are non-emergencies</p> <p>LL to provide details about the locks for the parking gates;</p>	<p>LL</p>

8.7	A representative (Marsha), of the company, who will be delivering the event has been invited to attend the next meeting to give an overview of the activities to be delivered.	
9.00	Constitution	LC
9.1	The draft constitution and draft Terms of reference have been sent to all members for consideration. Any comments must be sent by email to LCumberbatch@ppcr.org.uk by 24 th November 2020.	
10.0	Residents' Updates and Concerns	MS
	Nicer Neighbourhoods	
10.1	Ealing Council has £1 million funding, which is available to RAs. Application can be submitted for a project of any size or for any amount. It can be for the whole estate e.g. signage. Members are invited to speak to their neighbours to gather ideas for a suitable project(s).	RA/RSG
10.2	PPCR can provide support to complete the project application forms and the item will remain on the agenda for a few meetings to give members enough time for discussions to take place. .	
10.3	Question – Can estate walkabouts be resumed in order to address health and safety issues?	
10.4	LL advised that due to COVID-19 all estate walkabout has been put on hold. All members are encouraged to report any incidents to the Hub.	ALL
10.5	Contractors have been instructed to remove all rubbish from the outside of properties.	
10.6	HM advised that cars are badly parked outside Shropshire Court as the space is very narrow and there are no double yellow lines.	
10.7	Vehicles have been damaged and it has created a hazard near the block where rubbish is collected.	
10.8	SP noted that non-residents and commuters are parking on the estate and leaving cars parked for the whole day.	
10.9	It was also noted that abandoned vehicles have been dumped on the estate.	

<p>10.10</p> <p>10.11</p> <p>10.12</p> <p>10.13</p> <p>10.14</p>	<p>LL will provide the link for the Ealing website where abandoned vehicles can be reported for PPCR to circulate.</p> <p>SP advised that planning is moving to a green estate, with less parking and with a cycle super highway e.g. the Brompton bike scheme.</p> <p>Under Phase 7 an intersection of the road will be widened as it is a bus route.</p> <p>The trial of the underground car park has been suspended due to COVID-19. SP will get an update to establish if there is a way to safely occupy the spaces.</p> <p>Fatima to provide flat Nos at Chaney Path where contractors are occupying the flats.</p>	<p>LL</p> <p>HUB</p> <p>FW</p>
<p>11</p>	<p>Any Other Business</p>	
<p>11.1</p> <p>11.2</p> <p>11.3</p> <p>11.4</p>	<p>The new community centre has been completed and the risk assessment for its opening has been carried out.</p> <p>JE to chase Kaneeze for opening date and also request information about other community facilities across the borough.</p> <p>It was also noted that residents can contact the Resident Involvement team about what activities are available to residents in the borough.</p> <p>LL to ask Ian if caretaking staff can clean the insides and outsides of notice boards until regular service is resumed.</p> <p>Action Completed - post meeting:</p> <ol style="list-style-type: none"> 1. Notice boards – we have asked the caretakers to see if they can add the cleaning/wiping down the boards to their tasks. 2. Padlock and gate – Ian has chased Paul the surveyor up on this. 3. ABS – we have asked that this be included in the newsletter 4. Abandoned vehicles – can be reported by residents directly on the Ealing Council Website on - https://www.ealing.gov.uk/info/201173/transport_and_parking/2024/report_an_abandoned_vehicle Might be easier to search ‘abandoned vehicles’ on the Ealing Council website. 	<p>JE</p> <p>LL</p> <p>FW</p>

12.00	DATE OF THE NEXT RA & RSG Zoom MEETING	ALL
	8th DECEMBER 2020 AT 4PM	