



Copley Close Hanwell W7 Regeneration Steering Group Meeting

New Community Centre, 39 Honiton Court, Copley Close W7 1DT

**14 November 2023 - 6pm to 7pm
Minutes**

Attendees	
MS	RSG Chair - – Chaired meeting
SW	RSG Member
BS	RSG Member
AP	RSG Member
NS	RSG Member
JS	RSG Member
JJ	RSG Member
JT	RSG Member – Via Zoom
ME	Observer
SK	Observer
AP	Observer
RK	LBE– Copley Regeneration Project Coordinator – Via Zoom
JE	PPCR
CM	PPCR (minutes)
Apologies	none

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	Introductions & Apologies	
1.1	There were no apologies	
2.0	Declarations of Interest	
2.1	No declarations of interest.	RSG

3.0	Code of Conduct & Terms of Reference	
3.1	Meeting Code of Conduct is in operation.	
3.2	Please note copies of CoC and ToRs are available at every meeting. Please ask PPCR if you would like paper or e-mailed copies.	
4.0	Agree Minutes	
4.1	Minutes were agreed. RSG minutes will be reviewed and signed off at Zoom meeting with MT/RK & CM on the following Tuesday a week after the RSG meetings at 3.30pm/4pm.	
5.0	Minutes and Matters Arising	
5.1	None	
6.0	Regeneration Programme update	Actions
6.1	<p>Mark Tregunno was not able to attend the meeting. Mark emailed Project Update notes:</p> <p>6.1 - 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> <p>6.1.2 Warwick Court</p> <p>The delayed metalwork is now arriving to site next week and planned for installation whilst the soft landscaping tree planting is underway.</p> <p>Due to the above being delayed the completion date reported by the contractor has moved. There are still statutory checks required including commissioning information and building control sign off so it may be delayed further.</p>	

<p>6.2</p> <p>6.3</p> <p>6.3.1</p>	<p>We are preparing for a completion date in December but hope that Equans can improve upon that.</p> <p>Leaseholders will receive letters shortly regarding their electrical work and they should begin contacting their electricians in order to agree a date and price, given how long ago they would have received their quotes.</p> <p>6. 2 – Phase 5 - D-G blocks</p> <div style="border: 1px solid black; padding: 5px; 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: minimal internal work will be carried out to. • Social tenants: internal works will be included within the refurb. </div> <p>There is an evening consultation meeting booked for Tues 21st Nov where we will discuss decanting and the processes involved. It will be specific for home moves affecting all residents so it is an important one to attend.</p> <p>We are currently reviewing contract documents to ensure the works packages are listed correctly and the contract Terms and Conditions are correct for the scheme.</p> <p><u>Indicative Timeline:</u> Denbigh Court and Devon Court, work will start Summer 2024, it will take about 12 months to complete the work, once the work is done residents will move back to their primary home. Dorset Court and Glamorgan Court, work will start Summer 2025, same process as Denbigh and Devon. Gloucester Court, work will start Summer 2024, same process as Denbigh and Devon.</p> <p>6.3 - Phase 6</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <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. </div> <p>6.3.1 Commercial units have been handed back to Ealing, waiting for the go-ahead for occupation.</p>	<p>CM</p>
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6.3.2	<p>6.3.2 Management Hub - No opening date yet.</p>	
6.3.3	<p>6.3.3 Local Shop – Due to some legality issues, LBE issuing shop owner with temporary licence. Shop might be open in the next 2 weeks offering basic goods to start with. It is estimated that it will take the owner 3 days to stock the shop. Later, once the remaining issues are resolved, the owner will get the full licence to enable him to sell alcohol.</p>	
6.3.4	<p>6.3.4 End of defect The end of defects inspections are progressing well. Matlock Court, Loddon Court and Ipswich Court have received their appointments and works within properties are minimal.</p> <p>The team are working with Hill to close out these works as quickly as possible but please remember that it may be necessary to reinspect the completed works if deemed necessary. Some cosmetic items may be agreed via a completion photo where a physical inspection may not be needed.</p>	
6.4	<p>6.4 - Phase 7</p> <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. 	
6.4.1	<p>6.4.1 Network rail’s tunnel assessment survey The Tunnel assessment has been completed and the outline findings suggest that the road will not suffer any further classifications in terms of weight restrictions. It remains an 18T Maximum Gross Weight highway. The full report will be issued as planned in January for LBE review.</p> <p>In conjunction with the tunnel works, our team is now working on the revised contract documents for the undercroft garages. These works will give residents secure parking where possible and allow better traffic flow through the estate by removing the cars off of the street itself.</p>	

6.5	<p>6.5 – Undercroft work update</p> <p>140 parking spaces in total -</p> <ul style="list-style-type: none"> • To re-open safely 50% of the undercroft parking spaces, 140 parking spaces in total which were identified as good value for money. • Parking spaces will be hand-over in sections over a period of 12 months. • Once each of the undercrofts are completed, LB Ealing housing management team and landlord services will administrate the undercroft parking contract. <p>6.5.1 In conjunction with the tunnel works, our team is now working on the revised contract documents for the undercroft garages. These works will give residents secure parking where possible and allow better traffic flow through the estate by removing the cars off of the street itself.</p>	
7.0	RSG Action Plan	Actions
7.1	<p>The Action Plan is setting the RSG objectives for the next 12 months.</p> <p>The Action Plan is updated monthly in blue and emailed to all members prior to the meeting.</p> <p>Updated items</p> <p>MIND sessions - sessions will resume in 2024 at the Community Centre</p> <ul style="list-style-type: none"> • 16 January 2024 - Health & Wellbeing: 12.30 to 1.30pm Workshop; 1.30 to 2.30pm drop-in session • 20 February 2024 - Crisis Prevention: 12.30 to 1.30pm Workshop; 1.30 to 2.30pm drop-in session • 19 March 2024 - Awareness of Mental Health: 12.30 to 1.30pm Workshop; 1.30 to 2.30pm drop-in session <p>MIND sessions will be reviewed after March.</p> <p>EASE sessions will resume in 2024 at the Community Centre. Dates to be agreed.</p> <ul style="list-style-type: none"> • Stay & Play for the under 5s (for parents & carers with a child/ren under 5 who live on Copley Close)- Last Thursday of every month (Term Time only, 1pm to 2:30pm) • Youth Group, for 11-19 years olds (up to 25 if you have SEND) and live on Copley Close - Last Monday of the Month (Term Time only, 1pm to 2:30pm) <p>End of the Year Festive DROP-IN, Tuesday 19 December, 3.30pm-6.00pm, at the Community Centre</p> <p>What to expect:</p>	<p>JE</p> <p>RA/EASE</p>

Refreshments, mince pies and snacks
Face painter, (for children), Raffle for young people. Prizes: Christmas hampers and Tablet.

At the event, we will be asking young people to complete a short questionnaire on the type of activities they would like to take place at the community centre. All young people completing the form will be entered into the raffle for a tablet.

Ealing Food Bank collection, Tuesday 19 December, 3pm-6pm, at the Community Centre

Point 3, page 2 – **Youth Engagement** – February/April 2024

- 16 young people interested in establishing Copley Youth RA (16 to 20s). Meeting to be arranged in new Community Centre with the young people to discuss establishing the group. EASE need to be involved

Point 9, page 5 – **RA & RSG Away Day**- Saturday 2 March 2024 (new date)

The Away Day event date has been postponed to March 2024 as we would like to invite all the new members and officers following the AGM which has been postponed too.

Away Day Event taking place at the **Holidays Inn**, London West, 4 Portal Way, Gypsy Corner, W3 6RT- Event, 9:30am to 12:45, followed by a hot lunch. Ends at 1:30pm.

The aim of the day is to get together, to acknowledge and celebrate the RA & RSG 2022-24 achievements and to set objectives for the year ahead. The Action Plans monitor progress against the RA & RSG objectives.

Sarah and Ritika will be attending the Away Day.

- Residents need to **CONFIRM** their attendance by the 13 February 2024. Residents need to advice of their food requirements in advance. Please call or email Catherine 0800 317 066 or info@ppcr.org.uk
- Taxis will be organized to take residents to the venue and back to Copley Close.

RA AGM is planned for November 2023 – *date hasn't been confirmed yet* - at the Honiton Court Community Centre. Every resident is invited. Residents will be informed by letter or leaflets hand-delivered to their letterbox.

Copley RA Newsletter

Copley **The Whistle** next issue is due out 1st week in December 2023. Jackie will be editing and putting together the newsletter.

Please write about:

- about your life on Copley in your own Block
- new RA and/or RSG members to write a paragraph to introduce themselves and what they would like to achieve for their community.
- Article about litter, rubbish/refuse collection, recycling
- Articles, photos, stories, news that would interest Copley resident
- Please email **CM** as soon as possible
- **Deadline for submission Thursday 30 November**. Thank you for your cooperation

8.0	ANY OTHER BUSINESS (AOB)	
	<p>Residents reported issues</p> <p>8.1 Loddon Court Power Door New issue: Visitors buzzing through, door doesn't open automatically, visitor need to push the power door to get in. The door entry/fob key/power door might need reprogramming. The system was only tested to using fob key. Action: MT to contact Compliance Team</p> <p>8.2 Littering issue Issue next to bus stop and train station Lots of people hanging around waiting for bus/train, throwing cigarette butts and general litter. This morning bags of rubbish were thrown away next to the train station. Action: MT to scope for street bins with special bin for cigarette butts.</p> <p>8.3 Bins in Central Square Hill is replacing faulty bins: dangerous catch inside the bin.</p> <p>8.4 Food recycling issue Food recycling bins for the blocks are not emptied often enough especially during summer/warmer months. It attracts flies and it is very smelly. Food recycling bins need to be washed too. Action: MT to contact Greener Ealing and Estate Services. AV asked for contact email to report issues directly.</p> <p>8.5 Links for refuse collections Report a missed refuse collection https://www.ealing.gov.uk/info/201167/ The collection link is not currently working for Phase 6. Action: RK to investigate</p> <p>8.6 Matlock Court houses recycling issue Resident with lots of recycling have nowhere to put the recycling as the bins get full quickly. Residents have to put recycling on the footpath. This discussion highlighted that waste & recycling collection frequency seem to be different depending where residents live on the estate. Cheyne Path resident report that latest collection was missed, waste containers are overflowing. Action: MT to contact ERS team who deal with communal lighting.</p> <p>8.7 Paddington Court: neighbour pipe burst A resident reported her neighbour pipe(s) burst, upstairs flat. Action: MT to investigate</p> <p>8.8 Paddington Court: light next to lift MS reported this issue: communal lights on all the floors are flashing, keep coming on and off. Action: MT to contact Greener Ealing and Estate Services.</p> <p>8.9 Cornwall Court's gate to Darlington Court</p>	ALL

	<p>At the last meeting, SW reported that the Cornwall Court's gate which opens into Darlington Court hasn't been working for sometimes, giving rise to ASB issues, people come in to drink. Action: MT visit site on Thursday with surveyor</p> <p>8.10 Worcester Court JJ reported security issue with Worcester Court's door entry gate by waste area. It usually need a fob to get in but it is faulty and now anyone could use push it hard to open it. Gate at the other end doesn't slam shut. Action: MT to report to PG and Compliance Team</p> <p>Issue raised on 14/11/23 Darlington Court A Darlington Court resident is dissatisfied with the poor green area upkeep e.g. weeds not kept in check. Is there a ground maintenance service for Darlington Court residents? Action: RT</p>	
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9.0	DATE OF THE NEXT MEETING (ALL)	
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<p>9.1 Next meetings:</p> <p>RSG Meeting - Tuesday 12 December 2023 at 6pm, at the new Community Centre, 39 Honiton Court, Copley Close W7 1DT.</p> <p>9.2 RA Meeting - 28 November 2023 at 6pm, at the new Community Centre, 39 Honiton Court, Copley Close W7 1DT.</p>	<p style="text-align: center;">2023 dates – For your diary</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="color: blue;">2nd Tuesday of the month</th> <th style="color: green;">3rd Tuesday of the month</th> <th style="color: blue;">Last Tuesday of the month</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">RSG</td> <td style="text-align: center;">PPCR Drop-in</td> <td style="text-align: center;">RA</td> </tr> <tr> <td></td> <td style="text-align: center;">21 November 2023</td> <td style="text-align: center;">28 November 2023</td> </tr> <tr> <td style="text-align: center;">12 December 2023</td> <td style="text-align: center;">19 December 2023</td> <td></td> </tr> </tbody> </table>	2nd Tuesday of the month	3rd Tuesday of the month	Last Tuesday of the month	RSG	PPCR Drop-in	RA		21 November 2023	28 November 2023	12 December 2023	19 December 2023		ALL TO NOTE
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