



**Copley Close Hanwell W7
Regeneration Steering Group Meeting
14 June 2022 - 6pm to 7pm
Minutes**

Attendees	
Maxine Smith (MS)	RSG Chair - Chairing meeting
Anita Pfauntsch (AP)	RSG member
Jill Dodd (JD)	RSG Member
Judy Ward (JW)	RSG Vice-Chair
Joseph Jeffrey (JJ)	RSG Member
Sarah Philpott (SP)	LBE – Copley Development Team
Janet Edwards (JE)	PPCR
Catherine Michelet (CM)	PPCR (minutes)
Apologies	
Jackie Sear (JS)	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	Jackie Sear	
2.0	Declarations of Interest	
2.1	No declarations of interest.	RSG
3.0	Agree Minutes	
3.1	Minutes of the 10 May 2022 agreed.	

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 1252 862" 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>New electrical metre installations have commenced and are ongoing. Block work and brick work on the new build element is drawing to a conclusion. Works to the corridors and walkways of the refurb units are also ongoing.</p> <p>Due to a delay with the new utility connections, gas being the most significant, practical completion of the scheme is now expected in November 2022 and not September 2022 as previously advised.</p> <p>Engie have brought on board a second site manager to help oversee the utility connections and some other work. His name is Anthony and he will be working in partnership with Kassim.</p> <p>All 5 leaseholders have been written to, and three have made contact with Engie to confirm visit from the electrician to survey the work that is required to make leaseholder's units safe to connect to the supply.</p> <p>MS suggested that a representative from Engie be invited to an RSG meeting to give an update. SP agreed and remarked that before Covid and Zoom meetings the RSG used to invite a contractor on alternative months.</p>	

5.2	<p>5.2 – Phase 5 - D-G blocks</p> <div style="border: 1px solid black; padding: 10px; 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: Some internal work will be carried out re services/utilities e.g. connect to energy centre and have all the properties connected to HIU, work to install HIU and connecting the feed through to the properties • Social tenants: internal works will be included within the refurb. </div>	SP/MS
5.2.1	<p>Work has started on the initial concept design and work package overview have now commenced. Expecting the initial concept design to be delivered circa 3 months time. A planning consultant and a ME consultant (mechanical & electrical works: ventilation, service provision, gas), alongside an architect have now been appointed by the project team.</p> <p>Putting together an initial programme together. Work on site likely to commence in summer 2023 - 16 to 18 months build time following commencement. Once the initial design stage is finished and all the surveys and viability works concludes, the Council will be engaging with the leaseholders and residents on the proposed package of works, including Section 20 process with leaseholders as well.</p>	
5.3	<p>5.3 - Phase 6</p> <div style="border: 1px solid black; padding: 10px; 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>	
5.3.1	<p>Taken partial possession of the site. All of the residential units have been handed over and are in the process of being occupied and/or sold. Phased approach on-going by landlord services. They started occupation 4-8 weeks ago and will continue for another 6 or so weeks.</p>	

	<p>With regard to work being outstanding, Hill to retain a site presence up until February 2023, to complete outstanding works.</p> <p>MS enquired about the last block where the parking used to be. She knows someone who has moved there and she is the only person living there. SP identified the block as Honiton Court - a shared ownership block. SP explained that, they have completed on a number of units but it is up to the tenants to decide - when they want to move in. JLL reserved in excess of 50% at various stages of exchange and completion.</p> <p>5.3.2 5.3.2 Sales Update</p> <p>We have now completed every single unit on the outright sales. Shared ownership units - about 60% of the units are either exchanged, reserved or completed. We will be concluded sales in the next 2 or 3 months.</p> <p>5.3.3 5.3.3 Shop Update</p> <p>Hill are doing the fit-out of the shop. Few delivery issues with the delivery of parts. Final parts to arrive in the next 2 to 3 weeks. Fit-out should be completed in about 5-week time. Then Ravi would be able to take occupation, stock the shop and launch the opening of the shop.</p> <p>5.3.4 5.3.4 Temporary community centre and permanent community centre</p> <p>Fit-out for both management Hub, council facilities and the community centre, project team are looking to turn the instructions around for the first week in July - will require 8 weeks leading time and there will be a 20 week build time. Facilities will be handed over around the end of July and should be ready beginning of February 2023. This is one of the reason why Hill will be on site until February 2023.</p> <p>The temporary community centre is on hire until September 2022. By the end of August SP will extend the hire until the end of January 2022.</p> <p>5.3.5 5.3.5 RA/RSG Storage cupboard</p> <p>SP agreed to purchase a storage cupboard for the RA to securely store the WiFi dongle, RA & RSG and PPCR's material. Once the dongle is securely on site, anyone/group who has access to the TCC will have access to the WiFi.</p> <p>MS thanked SP for her generosity.</p>	<p>SP</p>
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5.4	<p>5.4 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. 	SP
5.5	<p>5.5 – Undercroft work update</p> <p>. In the interim period to help with the parking congestion the Project Team is looking to start in December 2022/January 2023. It will be a phased re-opening of some of the undercroft areas over a period of 12 months.</p> <p>At the end of that 12-month period of phased work, it is anticipated that we will have got back 50% of the spaces back up in the undercroft and available on an interim basis.</p> <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
5.6	<p>5.6 – Dropped Curbs Update</p> <p>Highways are under resourced at the moment. SP last spoke to Highway on 25th May to confirm budget and design brief. SP has given the go ahead with the brief.</p> <p>Highways should be looking to progress with design and quotation.</p>	
6.0	RSG Action Plan	Actions

<p>6.1</p>	<p>RSG Action Plan The Action Plan was produced with the objectives agreed at the Away Day</p> <p>JE updates the Action Plan on a monthly basis. JE to update the AP for the July meeting and will include which local organisation or group will be attending which month and which meeting RA or RSG.</p> <p>MS and PPCR had a few meetings looking ahead to establish links and partnerships with local organisations and groups to deliver activities and initiatives on the Close. Looking to invite some organisations to come and do a short briefing to the RA and RSG. When these meeting dates are firmed up we will let you know.</p> <p>Other objectives were to invite a representative from Safer Communities and the Resident Engagement on a regular basis. We already send out the invitations and we had some acceptances.</p> <p>We are pressing ahead making sure that some of the objectives are started to be actioned.</p>	<p>JE</p>
<p>7.0</p>	<p>ANY OTHER BUSINESS (AOB)</p>	
<p>7.1</p> <p>7.2</p> <p>7.3</p> <p>7.3</p>	<p>MS reported 2 missing street lights, it is really dark if you walk there. SP explained that there is public ground work going-on in that part. MS to take photo and email them to SP to identify issue and location as it might be Highway or LBE matter.</p> <p>AP reported that the entrance door's light, coming from the new build block at the corner of Bordars Road and Copley Close opposite Gloucester Court is directed straight into her windows. SP to ask Clerk of Work when he is on site on Thursday to have a look if there is something amiss and to report back.</p> <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 drop-ins - Third Tuesday of the month • RA meetings - Last Tuesday of the month <p>Participants remarked how nice it will be to meet again face-to-face.</p> <p>7.2 Sandwiches The RA recognised that some members are coming to the meeting at the temporary community centre straight after work, so in addition to the tea and coffees refreshment, JE proposed to buy sandwiches.</p>	<p>MS/SP</p> <p>SP</p> <p>JE</p> <p>JE</p>

	➤ Please contact CM on the <u>Monday prior to the meeting</u> to confirm your attendance and to advise the type of sandwich you would like.	AII/CM						
8.0	DATE OF THE NEXT MEETING (ALL)							
8.1	Next RSG meeting: Tuesday 12 July 2022 at 6pm , at the temporary Community Centre , Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.	ALL TO NOTE						
8.2	RSG 2022 Meetings, 6pm, at the temporary Community Centre <table border="1" data-bbox="181 689 791 822"> <tr> <td>9 August</td> <td>8 November</td> </tr> <tr> <td>13 September</td> <td>13 December</td> </tr> <tr> <td>11 October</td> <td></td> </tr> </table>	9 August	8 November	13 September	13 December	11 October		
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