



**Copley Close Hanwell W7
Regeneration Steering Group Meeting**
 Temporary Community Centre, Stafford Court (End of the block)
 Framfield Road, Copley Close W7 1QJ
11 April 2023 - 6pm to 7pm
Minutes

Attendees	
MS	RSG Chair – Charing meeting
JW	RSG vice-Chair
AP	RSG Member
SP	LBE– Copley Regeneration & Development Team on Zoom
JE	PPCR – Charing meeting
CM	PPCR (minutes)
Apologies	
JD	RSG Member
JJ	RSG Member
FAA	RSG Co-optee

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	Apologies as noted above.	
2.0	Declarations of Interest	
2.1	No declarations of interest.	RSG
3.0	Agree Minutes	

3.1	Minutes of the 14 March 2023 were formally signed off at a meeting with SP & CM. Going forward minutes will be signed off at special monthly meetings set up just for this purpose.	
4.0	Minutes and Matters Arising	
4.1	None	
5.0	Regeneration Programme update	Actions
5.1	<p>5.1 - 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>5.1.2 Warwick Court</p> <p>Still on track to PC with Equans with the revised programme work for end of June 2023.</p> <p>Section 278 equivalent works: Road & footpath resurfacing and water proofing was completed.</p> <p>Two items are still outstanding but not on the critical path:</p> <ol style="list-style-type: none"> 1. Compliant Fire doors for communal areas. Order has been placed for the new fire doors. Awaiting delivery dates. 2. Pump room: Addressing the issue with the travel distances. One of the route has been signed off. The secondary escape option has been addressed and the design has been signed off. The issue has been solved. The surrounding area package door area and lobby has been slightly changed in order to fit the additional escape route. <p>SP to commission a new small contractor July/August to complete the remedial works such as soft landscaping and to paint the undercroft parking with the view that come September SP will hand-over to LB Ealing to start the pre-occupation checks.</p> <p>5.2 At the same time during June to August leaseholders in June/July will be given the opportunity to bring their own electrician to complete the work to their units for their electrical reports.</p>	

<p>5.2.1</p>	<p>5.2 – Phase 5 - D-G blocks</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <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: no internal work will be carried out to. • Social tenants: internal works will be included within the refurb. </div>	
<p>5.3</p>	<p>Working through Stage 3 RIBA process. Project Team working through the design stage. The new structural engineers are on board. They've been on site. They will complete trial pit holes and site investigation to test the assumptions we made in the design so far over the course of the next few weeks.</p> <p>If decanting is required, the decant programme and strategy will be informed by the soft test marketing report done by the contractor and the housing needs survey which PPCR are currently undertaking.</p> <p>Contract will go out to tender Autumn/Winter 2023, with spade in the ground first quarter 2024.</p>	
<p>5.3.1</p>	<p>5.3 - Phase 6</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <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>5.3.2</p>	<p>Sales update – The last shared ownership flat that was sold is now back in the market as the sale has fallen through. If residents are interested please contact JLL via the marketing suite or online.</p> <p>Section 278 works (re re-surfacing the road and line markings) related to the highway area - occurred during the period 13 March - 6th April. Hill have completed Section 278 works in line with the programme. The road was re-opened in time for Easter bank holidays. Marking have gone down but SP</p>	

	<p>received today of a report that some people have scrubbed some of the design marking. Issue need to be investigating to see if any works will be required.</p> <p>5.3.3 Commercial units The commercial units are: the community centre at the bottom of Honiton Court, the new management Hub at the bottom of Ipswich Court and a new centre for different LB Ealing teams at the bottom of Loddon Court.</p> <p>The commercial units will be PC at the end of the month. The part M compliancy issue with the kitchen area in all three of the commercial units remains outstanding. SP still waiting for building control to sign off on Hill latest proposal to make it part M compliant.</p> <p>SP will be taking hopefully hand-over of the commercial units at the end of April. Then LB Ealing can begin with the pre-occupation process to get the units launched Autumn 2023.</p> <p>5.3.4 Shop Update All the works are complete. Hill snagged the shop today with the project team's Clerk of Work. Still awaiting formal building control sign off of all certifications.</p> <p>Ravi will then have all the relevant paperwork to be handed to Ealing Commercial property licensing team. It will be then up to Ravi to stock and launch his shop.</p> <p>5.3.4 Parking Zone Consultation for Central Square The consultation concluded on 7th January 2023. The consultation has been completed. The order hasn't been granted yet. Yellow lines were painted around the new build properties and along the parking bays.</p> <p>Double yellow lines are being enforced by the parking services team. Parking enforcement started today and a car was ticketed, parking services took a photo as evidence.</p> <p>5.4 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. 	
<p>5.4.1</p>	<p>No further update. The viability assessment and the structural assessment of the weight loading/tunnel are on-going.</p> <p>Not expecting significant update until summer 2023.</p>	

<p>5.4.2</p> <p>5.4.3</p>	<p>5.4.2 – Undercroft work update On track to go out to tender mid-May. Awarding contract June/July. Works will then commence. It is a 9 to 12 months programme to re-open safely 50% of the undercroft parking spaces, 140 parking spaces in total which were identified as good value for money. The parking spaces will be hand-over in sections over a period of 12 months. As each of the undercroft is completed to LB Ealing housing management team and landlord services to administrate the undercroft parking.</p> <p>There were no questions from residents.</p>	
<p>6.0</p>	<p>RSG Action Plan</p>	<p>Actions</p>
<p>6.1</p>	<p>RSG Action Plan – April update</p> <p>Colour coded – blue is update and red is completed</p> <p>Point 2. 2022-2023 RSG Objectives – page 2 Hammersmith, Fulham, Ealing, & Hounslow Mind (HFEH Mind) sessions. MIND run their last coffee afternoon session on 28th March. It was the last of their informal drop-ins. Residents accessed the service during the three coffee afternoon sessions. Mind has drafted a proposal to deliver a fuller individual service for residents on Copley. The RA are seeking funding for the following 12 months starting September 2023 onwards.</p> <p>Mind will be at the Fun Day on Saturday 9th September to promote the new service which will start end of September 2023.</p> <p>Point 5. New Community Centre launch & Annual Fun Day – page 3 The two activities will be held on the same day, Saturday 9th September 2023. MS will be asking for donation from contractors. AS well has getting funding for the launch and the fun day, MS will be approaching the local shops for donations and gifts to be handed out as prizes for the Bingo and the Raffles. First Fun Day planning meeting was on Monday 3rd April with MS & NS. Next meeting is Tuesday 25 April. The Fun Day will be bigger and better than the previous ones.</p> <p>➤ The RA is looking for ideas and for volunteers.</p> <p>LB Ealing Formal launch of Community Centre PPCR to schedule a meeting with Property House, the PR/marketing consultancy company for Phase 6 and PPCR. It will be a joint enterprise with PPCR planning resources. LB Ealing will make a budget available to the launch.</p>	<p>JE</p>

	<p>Ealing Food Bank – RA partnership with Ealing food bank Next donation for the Ealing Food Bank is 18 April, 3pm to 7pm at the temporary Community Centre, Stafford Court (End of the block), Framfield Road, Copley Close W7 1QJ.</p>																																		
7.0	ANY OTHER BUSINESS (AOB)																																		
	None.																																		
8.0	DATE OF THE NEXT MEETING (ALL)																																		
8.1	<p>Next meetings:</p> <p>RSG Meeting - Tuesday 9 May 2023 at 6pm, at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.</p> <p>RA Meeting 2023 – 25 April 2023 at 6pm at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.</p>	ALL TO NOTE																																	
8.2	<p style="text-align: center;">2023 dates – For your diary</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>2nd Tuesday of the month</th> <th>3rd Tuesday of the month</th> <th>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>11 April 2023</td> <td>18 April 2023</td> <td>25 April 2023</td> </tr> <tr> <td>9 May 2023</td> <td>16 May 2023</td> <td>30 May 2023</td> </tr> <tr> <td>13 June 2023</td> <td>20 June 2023</td> <td>27 June 2023</td> </tr> <tr> <td>11 July 2023</td> <td>18 July 2023</td> <td>25 July 2023</td> </tr> <tr> <td>8 August 2023</td> <td>15 August 2023</td> <td>29 August 2023</td> </tr> <tr> <td>12 September 2023</td> <td>19 September 2023</td> <td>26 September 2023</td> </tr> <tr> <td>10 October 2023</td> <td>17 October 2023</td> <td>31 October 2023</td> </tr> <tr> <td>14 November 2023</td> <td>21 November 2023</td> <td>28 November 2023</td> </tr> <tr> <td>12 December 2023</td> <td>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	11 April 2023	18 April 2023	25 April 2023	9 May 2023	16 May 2023	30 May 2023	13 June 2023	20 June 2023	27 June 2023	11 July 2023	18 July 2023	25 July 2023	8 August 2023	15 August 2023	29 August 2023	12 September 2023	19 September 2023	26 September 2023	10 October 2023	17 October 2023	31 October 2023	14 November 2023	21 November 2023	28 November 2023	12 December 2023	19 December 2023	
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