



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

Attendees	
MS	RSG Chair – Charing meeting
FAA	RSG Cooptee
NS	RSG Member
AP	RSG Member on Zoom
ME	RSG Observer (2nd meeting)
SP	Copley Regeneration & Development Team
JE	PPCR – Co-Chairing meeting
CM	PPCR (minutes)
Apologies	
JJ	RSG
BS	RSG Observer

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	JJ & BS	
2.0	Declarations of Interest	
2.1	No declarations of interest.	RSG
3.0	Agree Minutes	

3.1	Minutes of the 10 January 2023 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 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>Formal practical completion (PC) date which was earmarked for February is now planned for June 2023.</p> <p>Landlord gas meters were installed by Cadent 2 weeks ago.</p> <p>Three critical path items outstanding:</p> <ol style="list-style-type: none"> 1. Section 278 works: Road & footpath resurfacing and water proofing- 2 weeks of work. Due to weather condition the work stop & start. It need long period of warm and dry weather. 2. Compliant Fire doors for communal areas. It could be 12 to 14 weeks wait period. 3. Pump room: Two potential options to create secondary means of escape are being reviewed by the fire consultant to decide what is the best solution and to sign off preference. <p>The project team are satisfied with the internal finishes of the new builds and the refurbished social housing flats.</p>	

5.2	<p>5.2 – Phase 5 - D-G blocks</p> <div data-bbox="183 268 1197 649" style="border: 1px solid black; padding: 5px;"> <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>	
5.2.1	<p>Project Team to appoint a new structural engineer.</p> <p>Design still progressing through the RIBA stage 3 process.</p> <p>The team are completing soft market testing and a needs survey to establish if decanting will be required.</p> <p>Contract will go out to tender in Autumn/Winter 2023, with spade in the ground early 2024.</p>	
5.3	<p>5.3 - Phase 6</p> <div data-bbox="183 1220 1316 1601" style="border: 1px solid black; padding: 5px;"> <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>There is one shared Ownership flat remaining to be sold - the shared owner sale fell through. If you are interested please contact JLL at the Marketing Suite on Alton Court.</p> <p>Section 278 work: re-surfacing the road. Statutory road closure to accompany.</p> <p>Period from 13th February to 5th March</p>	

- Between now and March 5th there will be lane closures at phase 6 (from Chimney square to Borders road) to enable Hills to do drainage and other enabling works prior to road surfacing.
- Vehicles will be able to travel through wider Copley Close throughout this Feb 13th to March 5th duration, but will not be able to stop/park due to the lane closures.

Period from the 6th March to the 6th April

- March 6th – April 6th a full road closure for phase 6 (from Chimney square to Borders road) will be in effect to enable road resurfacing to be complete. During these days no vehicles (with the exception of refuse and emergency) will be able to travel through this part of Copley for that duration.

E11 bus will be diverted.

Residents were informed of the works and road closure by letter.

Hill will direct the liaison and traffic management process. A resident remarked that Hill have not been in touch with her about giving access to the mobility school bus for two children living on Phase 6.

5.3.2 Commercial units

The commercial units are: the community centre, 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.

SP, CEO and MV went on a site visit and met with residents last week.

The community centre unit is now all dried out following the flood. Hill's PC date for the community centre, the new management Hub at the bottom of Ipswich Court and a new centre is 6th April when the units will be handed over to KZ and her team to proceed with checks to allow occupation to occur.

5.3.3 Shop Update

Replacement fire doors and internal cladding with the correct specification were installed. The new FRA date is 24th February followed by actual FRA (fire risk assessment). Ravi will then have all the paperwork to be handed to Ealing for licensing. It is envisaged that it would take 2 weeks to stock before Ravi can launch and open his shop.

5.3.4 Parking Zone Consultation for Central Square

The consultation finished Friday 6 January. Thirty pieces of correspondence were received, some in favour, some neutral, and some objecting. SP had to respond to each one. Highways and Parks Services are now reviewing the responses and then will make their recommendations when we'll find out if the consultation has been successful. If it is successful, following the road re-surfacing, yellow lines will be painted around the new build properties and along the parking bays; and parking enforcement will start.

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. 	
5.4.1	<p>No further update. The viability and the structural assessment of the weight loading/tunnel are on-going.</p> <p>Not expecting significant update until summer 2023.</p>	
5.4.2	<p>5.4.2 – Undercroft work update</p> <p>Going out to tender February 2023. Pending Cabinet approval work on the undercroft parking spaces to start in Spring, it is a 9 to 12 months programme. The council is aiming to re-open safely 50% of the undercroft parking spaces, 140 parking spaces in total. Re-opening will be in a staggered phasing over a period of 12 months.</p>	
5.4.3	<p>5.4.3 – Dropped Curbs Update</p> <p>Highways advised that the tabled crossing will be completed on Friday 17 February 2023 by Highways.</p>	
6.0	RSG Action Plan	Actions
6.1	<p>RSG Action Plan – February update</p> <p>Colour coded – blue is update and red is completed</p> <p>Point 2. 2022-2023 RSG Objectives – page 1</p> <p>Point 7. RSG Members training & Development – page 4</p> <p>KZ is the Resident Involvement Officer, one of her task is to organise training for residents and specific training for RA members. She is invited to attend the May RA meeting.</p> <p>Point 2. 2022-2023 RSG Objectives – page 2</p> <p>Hammersmith, Fulham, Ealing, & Hounslow Mind (HFEH Mind) sessions. Posters advertising the events were hand-delivered the week-end before the 1st session and were displayed on the noticeboards.</p>	<p>JE</p> <p>ALL</p>

Rachel and Ana held the 1st tester coffee-afternoon at the temporary community centre on the 31 January, no resident turned-up.

The next 2 sessions are 28 February and 28 March, 2.30pm to 3.30pm. Residents are welcome to come along to have a chat but can have a 1-2-1 confidential session if requested.

If there are enough residents interested in the RA will apply to get funding for monthly session for the following 12 months. To be reviewed in March 2023.

Point 3. Copley Youth RA (16 to 20s) – page2

16 young people from 10 households are interest in establishing a Young Resident association for 16-20 years old. To invite the interested young people to a meeting in May for a chat about their aspirations for a Youth RA.

Point 5. RA Events – page 3

Young resident events with Young Ealing

Awaiting proposed detailed monthly activities and costs from KS & JC at Young Ealing to take place at the new community centre. At the door-knocking 35 residents said they have children and 39 residents suggested activities.

EASE

Ease to continue with the delivery the 2 events at the new community centre

Youth activities – Last Monday of the month, 11-17 years olds

6:30pm to 8:30pm

Stay & Play – Last Thursday of the month, under 5's and their families – 1:00 to 2:30pm

New Community Centre launch & Annual Fun Day – 9 September 2023

The Chair advised that the Community Centre Launch might have to be held on a different date to the Annual Fun Day due to the lack of space. The RA is also hoping for agreement to a road closure in order to host the Fun Day. A new date for the Community Centre launch will be announced in the near future.


RA AGM is Tuesday 26 September 2023

At the AGM, RA officers will stand down and residents will vote to elect new officers (Chair, vice-chair, treasurer, secretary). All residents will be invited to the AGM. Some residents will hopefully express interest to join the RA and commit to be part of the process. The new Committee Members will be invited to the Away Day thereby providing an opportunity for them to participate agreeing future RA & RSG objectives. As a result, the Chair has agreed to the change of date of the Away Day event from Saturday 22 April 2023 to Saturday 14 October 2023.

Point 9. RA & RSG Away Day – page 4

New date is Saturday 14 October 2023, at the Holiday Inn London-West | 4 Portal Way, Gypsy Corner, London W3 6RT

**RA
CHAIR**

	<p>Taxi and child care will be provided.</p> <p>9.30am Start with refreshment and pastries Workshops to look at what the RA and RSG have achieved in the last years and to set-up objectives for the year ahead. 12.50 – Hot lunch (free)</p> <p>RA & RSG members will be asked to confirm their attendance end of September.</p> <p>Ealing Food Bank – <u>RA partnership with Ealing food bank</u> Food bank collections 3 x annually, April, September and December 2023 3pm-7pm</p> <p>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)	
7.1	<p>Recycling</p> <p>A resident informed the meeting that the recycling is not getting done in the area by the tall chimney.</p>	ALL
7.2	<p>RA & RSG Christmas Lunch</p> <p>Date to be decided – a Tuesday evening in March or early April</p> <p> Committee members to email their ideas for a local venue to PPCR</p>	ALL
8.0	DATE OF THE NEXT MEETING (ALL)	
8.1	<p>Next meetings:</p> <p>RSG Meeting - Tuesday 14 March 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 – 28 February 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

2023 dates – For your diary

2nd Tuesday of the month	3rd Tuesday of the month	Last Tuesday of the month
RSG	PPCR Drop-in	RA
	21 February 2023	28 February 2023
14 March 2023	21 March 2023	28 March 2023
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	