



COPLEY CLOSE JOINT RA & RSG ZOOM MEETING

**TUESDAY 10 August 2021
6PM**

Committee meeting

Attendees Residents			
	MS	RA & RSG, Chair	
	JJ	RA	
	AP	RA & RSG	
	JW	RA & RSG	
	BB	RSG	
Attendees External			
Sarah Phillpot	SP	Project Manager - Development	LB of Ealing
Magda Kasprovicz	MK	Hanwell Hub Manager	LB of Ealing
Kelly Chapman	KL	Hanwell Hub	LB of Ealing
Janet Edwards	JE	Senior consultant - Chaired the Meeting	PPCR
Danielle Day	DD	Junior consultant – Minuting the meeting	PPCR

Apologies		
JS	RA & RSG	
Catherine Michelet	PPCR	

1.0	WELCOME, INTRODUCTION & APOLOGIES (JE)	ACTION
1.1	JE welcomed all to the RA & RSG joint meeting. JE introduced DD to everyone as DD was covering CM.	
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	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 LAST RA & RSG MEETING	All
4.1	Minutes of the last RA & RSG minutes, 13 July 2021, were agreed.	
5.0	Hub Update – Estate Services	KC
5.1	Noticeboards The order for the panel legs has been placed. LL is on leave and KC does not know if LL has received an update on the order. To be discussed at 14 September 2021 RA&RSG meeting.	LL
5.2	Dropped curbs, Highways and parking The dropped curb opposite The Copley Office has been completed. KC was not aware of any update on Highways and parking as in their last email they had stated they were looking at funding which could take some time. To be discussed at 14 September 2021 RA&RSG meeting. Item for Agenda. JE added that she had received an email from Alejandra who stated that the work has now started. BB noted that there is no dropped curb when you come off Ruislip Road to turn left into Copley, and if someone has a buggy you have to walk in the road which is dangerous as cars come from behind you. SP will raise this with the project team. SP to report at the September meeting.	LL CM SP
5.3	Rubbish Bins location KC has received nothing back regarding whether the dropped clamp can be positioned in front of the 8/9 bins area. JE noted that PG was going to give an update at the meeting. KC explained that PG could not attend as he was on leave. JE suggested inviting PG to the September meeting.	KC/LL

<p>5.4</p>	<p>Estate Newsletter The newsletter will be going out in August.</p> <p>JE asked if MK knew which date in August the newsletter would be distributed. MK explained that LBE had sent out all the Agenda items to be included in the newsletter to their Comms Team a couple of weeks ago, who will put the newsletter together and send it for printing. MK assured everyone that the newsletter will be going out late August.</p>	
<p>5.5</p>	<p>Abandoned cars LL visited the undercroft and took some photo's of the remaining abandoned cars and passed them on to the relevant teams who will look into having the rest of them removed.</p> <p>MK added that she understands that it can be frustrating for residents to keep reporting abandoned cars and explained that it is a lengthy process before the car can be removed, however residents can report abandoned cars online which will go directly to the environmental health team. https://www.ealing.gov.uk/reportit</p>	
<p>5.6</p>	<p>HUB – Working from home The date of people going back to the office is to be confirmed.</p> <p>The council are working on a recovery play to get people back into the office safely. A lot of compliance works need to be done to the office as the office has not been used as a working space for 16-18 months. The council will be maintaining social distancing in the office, not all the staff will be in at one time. Screens have been installed in the interview room and the reception area to ensure it is as safe as possible. The council are working on whether they will be open full time or not. More information will be included in the newsletter.</p> <p>MS asked why the council are still implementing social distancing procedures as the country is getting back to normal. MK explained that the council has chosen to take this approach to keep everybody safe.</p> <p>JE added that a number of council's have taken the same approach.</p>	
<p>5.7</p>	<p>Estate Inspections The council have not gone back to full estate inspections, however there are estate service staff who will pick up any health and safety issues.</p>	

	<p>October/beginning of November. There will be subsequent handovers until Spring 2022.</p> <p>SP added that there is a potential now for some other Ealing teams to utilize what was going to be a commercial space on the Ground floor of Block B. The process is ongoing, and SP will give an update at the September meeting.</p> <p>MS asked how residents would benefit from council workers potentially occupying one of the units. SP explained that the commercial spaces were not being taken up by the market therefore it would avoid a vacant unit, it would provide a source of natural surveillance on the Close and for individuals passing by and it is a good opportunity for Ealing staff to have access to a unit that is up to date tech wise to offer a better service.</p> <p>MS asked who would be paying for the unit. SP answered that the team would be paying, the same way any other person would have to.</p> <p>MS noted that in previous meetings, they had discussed a café for residents and asked what was happening with this idea. SP explained that there had previously been talk of the residents running a shop, the council went through the logistics and agreed that no one would be able to offer a 7-day provision of running/maintaining a shop. SP then proposed the idea of the residents running a small coffee shop on an as and when basis, and no interest from the residents was versed.</p> <p>6.3 Show apartment The show apartment has been launched and is in full effect.</p> <p>JE and some residents will be going down to view it and a few other apartment types on the floor 5 where we have the lift access on 17 August.</p> <p>If anybody is interested in affordable ownership option, please note Help to Buy is available as is Shared Ownership. The Help to Buy apartments have launched and the Shared Ownership apartments will be launching in October.</p> <p>6.4 Shop The satisfactory FRA remains outstanding. This is for the shopkeeper to address. The council have handed the unit over to him and he is in license for it.</p> <p>The council have built a temporary walkway to facilitate access to the shop, which will be taken down in a matter of weeks to construct the main entrance onto the landscape.</p>	
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<p>6.5</p> <p>6.6</p> <p>6.7</p> <p>6.8</p>	<p>Where that walkway is currently, will be forming part of the new HUB space and the council are keen to start that fitout as soon as possible. SP expects that the shop will not be open now until following the blocks hand over and the new entrance has been constructed which will be completed at the end of October.</p> <p>Sales Update SP apologized as she was on leave last week, however at the last count there was 15 reservations.</p> <p>JE added that there are schemes available to help tenants get onto the homeowner side of Copley Close and encouraged residents to consider this as it is a good opportunity.</p> <p>SP encouraged residents to make an appointment with JLL via the Copley website. JLL are based in the marketing suite 4-5 days a week.</p> <p>Estate Newsletter The Copley newsletter is due for a late August publication and within that is an update on all the phases.</p> <p>MK added that if any residents would like to see any specific topics covered in the newsletter moving forward, to let them know in the RA&RSG meetings to ensure they are included. JE suggested adding this to the Agenda as a standing item.</p> <p>Overview Phase 7 - 337 units in total - 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> <p>The viability review is on-going taking into account the new load restriction on the tunnel and the road above it and the change in the GLA guidance, hoping that Gordon who is leading, will be able to give an update at the end of the year with some news about the this viability review.</p> <p>Working practices The Regen Team remains working from home with the exception of the Ealing staff meeting once a fortnight in the marketing suite and the Clerk of Works making their weekly site inspections.</p>	<p>CM</p>
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7.0	Residents' Updates and Concerns	ALL
<p>7.1</p> <p>7.2</p>	<p>JE asked the residents if they have any updates they would like to share or concerns they would like to raise.</p> <p>BB has been decanted and is in one of the homes. BB explained that the property is built so that the sun rises behind the houses meaning there is only sunlight into the property from when the sun rises until about midday. The property is very cold because the majority of the rooms are with an outside wall.</p> <p>BB was under the impression she would only be living in the property for 18 months and explained that living there for 5 years is too long, mentally, to live in a property that is always in the shade and very cold. BB asked if it would be possible to have solar panels installed to assist residents financially.</p> <p>SP noted that this query was raised previously and SP had reverted back to the team. SP explained that those properties do comply with all right of light requirements and the council are not looking to go back and carry out any retrospective works to them including adding solar panels.</p> <p>SP was under the impression that those properties are ran off their own individual boilers and suggested raising the issue of heating as a repair. BB explained that the issue is that residents need to put their heating on all day and night because it is so cold in the properties. SP will go back to the team and highlight the concern.</p> <p>MK noted that if the properties are in the shade, then solar panels might not work and suggested having a separate with BB to discuss moving elsewhere on the estate if BB is struggling living in the property.</p>	SP
8.0	Copley RA Door Knocking Sessions – 17 August	MS/JE
8.1	<p>JE explained that there will be a Copley door knocking session taking place Tuesday 17th August. The RA applied for Nicer Neighbourhood's Funding to for a MUGA and for watering equipment for the garden in the sheltered blocks and the aim of the door knock is to get approval from residents to obtain the funds as this is part of the criteria.</p>	

	<p>Information about the MUGA and watering equipment has been circulated.</p> <p>JE explained that we are using the door knock as an opportunity to ask young people what activities they would like to see taking place on the estate, to recruit members to the RA/RSG and to seek interest for the neighborhood watch scheme.</p> <p>JE noted that at the moment there are 8 people that will be door knocking and asked if anyone else would like to volunteer. JJ will let JE know of his availability.</p> <p>All volunteers will meet outside the HUB at 10:30am, JE has arranged for 2 groups to view the show apartment before starting the door knocking and lunch will be provided.</p>	
9.0	Any Other Business	
9.1	AP thanked the council for putting up a notice asking residents to stop blocking the rubbish chute.	
9.2	<p>MS explained that when it rains heavily, the sheltered accommodation corridors are flooding and the cleaner is struggling to get rid of the water.</p> <p>MK explained that this is probably due to blocked gullies and asked MS to tell her the specific locations of the flooding to ensure those gullies are un blocked.</p>	
9.3	CM had emailed all members informing them that there will be some filming on the estate and they will be making a donation of around £300 - £400 a day to the RA.	
10.0	DATE OF THE NEXT RA & RSG Zoom MEETING	ALL
10.1	TUESDAY 14 SEPTEMBER 2021 @ 6pm	

Copies of these meeting notes will be placed on the noticeboard outside the Community Centre on Copley Estate. The notes can also be found on the link below:

<https://ppcrassociates.wordpress.com/category/london-borough-of-ealing/copley-hanwell-w7/>