



Copley Close Hanwell W7 Regeneration Steering Group Meeting

Community Centre, 39 Honiton Court, W7 1DT

**13 August 2024 – 6pm to 7pm
Minutes**

Attendees	
MS	RSG Chair - Chaired meeting
JM	RSG Member
ME	RSG Member
AP	RSG Member
SW	RSG Member
CS	LBE– Copley Regeneration Project Manager Ph3, Ph5, Ph6 & Ph7 - Zoom
RK	LBE– Copley Regeneration Project Coordinator - Zoom
AD	LBE– Copley Regeneration Project Officer - Zoom
IL	LBE– Neighbourhood Team Leader – Hanwell - Zoom
JE	PPCR
CM	PPCR (minutes)
Apologies	
NS	RSG Member
JS	RSG Member
BS	RSG Member
MT	LBE– Copley Regeneration Project Manager Ph3 & Ph5 - Zoom

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NO.	AGENDA ITEM	ACTION
1.0	Introductions & Apologies	
1.1	Apologies as noted above.	
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 – RSG 9 July 2024	
4.1	Minutes were agreed. RSG minutes will be reviewed and signed off at Zoom meeting with MT/CS & 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>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>Warwick Court is nearing completion. Equans have been back on site. They are due complete the drainage work. Still anticipated Practical completion (PC) for the 20th August. All the documentation should be in place to enable PC. Officers/contractors working to ensure sure PC happens next week. Hand-over to Ealing scheduled for the week after PC, following which Ealing will be look at organising occupation.</p>	

<p>6.2</p>	<p>There were no resident questions.</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>Received RIBA Stage 4 pack from the consultant. The mechanical & electrical package is reviewed by the M&E mainly due to the length of time it has been in place since then there has been changes to regulations. Technical design going through an internal review and an update on costing then it will go out to tender.</p> <p>There were no other resident questions.</p>	
<p>6.3</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 - Landscaping Landscaping work began, with Hill replanting the bushes and the mulching area. Hill are due to replace the trees in November as it is the planting season for the Silver Birch trees.</p> <p>JM advised that some planting was done at Honiton Court. It was done on the hottest day of the year and the plants are already drying out. The contractors who are carrying out the planting on Hill's behalf requested access to the water supply and they should be watering. Hill have a 12-month maintenance contract which includes the watering and replacing of plants. CS will ask Hill to investigate into the issue.</p> <p>6.3.2 - Matlock Court, Honiton Court & Central Square Houses issue – update A letter is about to be sent to the residents in the next 2 days to advise residents tht Hill are going to start work on Matlock Court, Honiton Court & Central Square. Hill</p>	<p>CS</p>

<p>will start on the fascia works in the 2 mews at Honiton Court and Matlock Court from a cherry picker. There will be details of road closure or limited access. The scaffolding is due to be installed in 2 areas outside Central Square starting about 16th August for about 3 weeks.</p> <p>6.3.3 Local Shop SP is in talks with Ravi. The Council solicitor and Ravi's solicitor are on the verge of agreeing the terms of the lease. It is hoped Ravi will be able to occupy the shop soon.</p> <p>6.3.4 Management Hub Following a walkabout MT last week around the office, it was noticed that the air condition panel is not working. There is no way to regulate the temperature. This issue need investigating. CS advised the issue is due to depressurisation in the pipe work. CS has a meeting with Hill on Friday and will get a date when Woodford are returning to fix the issue.</p> <p>Waiting on some office furniture to be delivered. The printer has been connected to the network. The card reader is not working as it should.</p> <p>IL is pushing on the resolving the outstanding items to move to the new Management Hub office as soon as possible, now looking to be some time in September.</p> <p>6.3.5 - Community Centre Internet The community centre's Wifi is being dealt separately from the Hub internet by a different team. The person in charge is returning from leave next week. RK will give a further update re internet installation at the next RSG meeting.</p> <p>AP remarked that the community centre need Wifi as soon as possible. JE explained that SP had suggested a solution in the meantime subject to the date given to RK, if it is going to be a long delay, we can explore the possibility of upgrading the dongle so it is more powerful.</p> <p>6.3.6 - Central Square Tank Room Ealing have reviewed the work and have designed a better less intrusive solution. Instead of painting a non-slip coating on the floor Ealing will lay rubber matting instead. That means there will no longer be any odours and no need to ventilate the rooms afterwards. Residents were send a letter advising them of the changes and advising of the timetable for the works.</p> <p>6.3.7 - Two bins with cigarette container near E11 bus stop Estate Services need to order a specific type of bin. As there is a shortage Estate Services were waiting to hear from supplier/manufacturer. MT was going to chase-up. CS to follow-up and have an update for next RSG meeting.</p> <p>6.3.7 - Defect period is over – issues are now repairs MS advised that the issues reported at the July RSG are now down to the RA meeting & Daniel Thaper (DT), the Interim repair surveyor who is replacing Glenn. These issues will be picked-up by DT, because the defect period is over and now the issues are now falling under the repairs category and not defects.</p>	<p>CS</p> <p>IL</p> <p>RK</p> <p>CS/Estate services</p> <p>DT</p>
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Repair issues reported at the July RSG meeting

- Loddon court automatic closer mechanism on-going issue

There were no further resident questions.

6.4 - 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.**

There is no update on the proposal for the refurbishment or the rebuilding of Ph7.

No update on the progression of Ph7.

No further update since update given 12/03.

Ealing's Asset Management team are looking to identify any works that will be required to be undertaken to ensure homes in this phase remain safe and habitable whilst awaiting further news on the future of Phase 7 development. There will be some delays whilst the Council determines the future of Phase 7. As a result, the work is expected to be pushed back. The Project Team will work with the Asset & Investment Team to ensure that any works required to maintain Phase 7 are identified in a sustainability report currently being drafted.

6.5 – Undercroft work update

140 parking spaces in total -

- **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.**

Oxford Court and Monmouth Court undercroft

The design for operating the car park area with access control has been agreed. It is ready to be installed and tested. The specifications and the cost have been agreed. Trialling an area of the undercroft works to open Oxford Court and Monmouth Court. If it is a workable solution and successful Ealing will roll it out to the rest of the undercroft's parking.

MS asked if there is for a date for the rolling out programme. CS is waiting to receive a programme for installation.

	There were no further resident questions.	
7.0	RSG Action Plan	Actions
7.1	<p>The Action Plan is setting the RSG objectives for the next 12 months.</p> <p><u>Monthly update is in blue.</u></p> <p>Skills Audit survey Skills audit questionnaire were emailed and posted with a freepost reply envelope on 7th August.</p> <ul style="list-style-type: none"> ➤ The deadline for completing the questionnaire and for emailing it back is Friday 30 August 2024. <p>At the Away Day it was suggested to set-up group to carry out the activities the attendees proposed for the residents in their objectives for 2024-2025.</p> <p>During the ice-breaker RA & RSG member's experience, skills and hobbies were highlighted. These could be used to support some of the activities. We will inform the Resident Engagement Team if several committee members are interested in acquiring or in refreshing a particular skill to run training sessions of interest to Copley residents. The Audit Skills survey also serve this purpose.</p>	ALL
8.0	ANY OTHER BUSINESS (AOB)	ALL
	<p>8.1 Sheltered scheme Issues raised by SW</p> <p>8.1.1 – Issue with down pipes in the guttering are falling. They need to be checked.</p> <p>8.1.2 - All the lights are out in the garden.</p> <p>8.1.3 - Several residents are complaining because they cannot park their car because people are in their spaces. The notice says the car park is for residents and visitors. Cars are blocking the sheltered residents' space and residents can't get in or out. Disabled residents need access to the disable bay. This issue needs to be addressed. SW confirmed there are 5 car spaces and 1 disabled parking bay for each of the sheltered scheme blocks. IL confirmed that disabled bays are not allocated to any one disabled person but to Blue Badge holders. The council has limited power over what they can ask DVLA to help with, for example abandoned vehicles, this is a task with the Enforcement Team. If people are blocking the space from the main road that is a Highway issue.</p>	

IL is going to find out more about what their enforcements rules are. The rules and laws changed as soon as it goes off to Highways to Housing Land, the rules changes.

SW is concerned over some rumours that the sheltered blocks going to be demolished over the next couple of years. All the residents are coming to SW asking him about it.

MS added there are rumours circulating about 1-way traffic on Copley.

IL confirmed he hasn't heard either of these reports.

Meeting close.

IL

9.0 DATE OF THE NEXT MEETING (ALL)

9.1 Next meetings:

- **RSG Meeting – 10 September 2024 at 6pm**, Community Centre, 39 Honiton Court, W7 1DT
- **RA Meeting – 24 September 2024 at 6pm**, Community Centre, 39 Honiton Court, W7 1DT

9.2

2024 dates – For your diary

2nd Tuesday of the month	3rd Tuesday of the month	Last Tuesday of the month
RSG	PPCR Drop-in	RA
	20 August 2024	No RA meeting in August
10 September 2024	17 September 2024	24 September 2024
8 October 2024	15 October 2024	29 October 2024
12 November 2024	19 November 2024	26 November 2024
10 December 2024	17 December 2024	

ALL TO NOTE