



## COPLEY CLOSE JOINT RA & RSG ZOOM MEETING

**TUESDAY 9 FEBRUARY 2021  
6PM**

### Committee meeting

<b>Attendees Residents</b>			
	MS	RA & RSG Chair – Chaired the Meeting	
	AP	RA & RSG	
	MB	RA & RSG Cooptee	
	JD	RSG	
	JJ	RA	
	AV	RA	
<b>Attendees External</b>			
Sarah Phillpot	SP	Project Manager - Development	LB of Ealing
Laura Leung	LL	Hanwell Hub	LB of Ealing
Kelly Chapman	KC	Hanwell Hub	LB of Ealing
Cllr Linda Burke	LB	Ward Councillor	Ealing
Cllr Carlo Lusuardi	CL	Ward Councillor	Ealing
Janet Edwards	JE	Consultant – Co-chaired the Meeting	PPCR
Catherine Michelet	CM	Consultant	PPCR

<b>Apologies</b>		
None received		

1.0	WELCOME, INTRODUCTION & APOLOGIES (JE)	ACTION
1.1	MS and JE welcomed all to the joint RA & RSG joint meeting. All the participants introduced themselves.	
1.2	Welcome to Kelly. Kelly is covering for IL until further notice (3/4 months). Kelly has been working at the Copley Close Hub since April 2019.	
1.3	No apologies were received.	

<b>2.0</b>	<b>DECLARATION OF INTEREST (All)</b>	
<b>2.1</b>	There were no declarations of interest.	
<b>3.0</b>	<b>CODE OF CONDUCT (All)</b>	
<b>3.1</b>	Please observe the Code of Conduct and allow everyone to speak.	
<b>3.2</b>	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.	
<b>4.0</b>	<b>MINUTES OF LAST RA &amp; RSG MEETING</b>	<b>All</b>
<b>4.1</b>	Minutes of the last RA & RSG minutes, 8 December 2020  Correction to 8 Dec 2020 minutes point 7.4  AV advised that a family had been moved from Copley due to a knife assault on one of their children. She went on to say that the person who carried out the assault was still hanging around on the estate with a group of people, threatening residents. This group had been reported for ASB, but nothing has been done, even though residents have identified all the individuals in the group.	
<b>4.2</b>	Minutes of the last meeting 12 January 2021 were agreed.	
<b>4.3</b>	Minutes of the last Update Hub & Update Regen minutes, dated 2/02 and 26/01 respectively, were used as a point of reference to update the meeting.	
<b>5.0</b>	<b>Hub Update – Estate Services</b>	<b>LL</b>
<b>5.1</b>	<b>Notice Boards</b>  The three notice boards had a design fault defect. ERS (Ealing repairs service) will replace the noticeboards at the end of next week. All Copley RA & RSG meeting notes will be displayed on the new noticeboards once they have been replaced.  Copley meeting minutes are uploaded onto the PPCR blog every month for residents to read online:	

<p><b>5.2</b></p> <p><b>Repairs Stats</b></p> <p>There are 44 outstanding repair jobs and one is out of target. Laura advised that the stats are 2 weeks old as there have been some issues with Gilmartin's reporting system.</p> <p>KPIs for Quarter 3 will be presented at the April meeting and then quarterly going forward.</p> <p><b>5.3</b></p> <p><b>Hub Staff</b></p> <p>Staff continue to work from home.</p> <p><b>5.4</b></p> <p><b>Neighbourhood Watch Initiative</b></p> <p>The closest neighbourhood scheme is 2 roads away and there is no scheme in operation on Copley estate.</p> <p>The Council will have an advisory role but it is not partaking in the scheme. It will be there to help setting it up and to give the volunteers help and support.</p> <p>The Hub is hoping residents will sign-up for this important initiative. A leader is needed to take control of the Neighbourhood Watch scheme. LL will pass on volunteers contact details to the Safer Neighbourhood Team and they will set you up on the system with the Police.</p> <p><b>5.5</b></p> <p>JE asked the attendees if anyone is interested to join in. JE reminded the group that ASB issues are recurring on the estate. No volunteers so far. PPCR to leaflet the estate to see if there are residents interested in being part of the Copley Neighbourhood Watch group. It is a good initiative and it is proven to be effective. JE asked attendees to speak to their neighbours to publicize the scheme and get residents interested.</p> <p><b>5.6</b></p> <p>Residents did not have any questions for LL.</p>	<p><a href="https://ppcrassociates.wordpress.com/category/london-borough-of-ealing/copley-hanwell-w7/minutes-of-meetings/">https://ppcrassociates.wordpress.com/category/london-borough-of-ealing/copley-hanwell-w7/minutes-of-meetings/</a></p>	<p><b>IL/LL</b></p> <p><b>PPCR to leaflet residents</b></p>
<p><b>6.0</b></p>	<p><b>Regen Update</b></p>	<p><b>SP</b></p>
<p><b>6.1</b></p> <p><b>Overview</b></p> <p><b><u>Phase 3 - the regeneration of the Warwick Court block containing 18 existing units to be refurbished, and 3 new builds.</u></b></p> <p><b>6.2</b></p>	<p>The project team were hoping to have the position formalized by the 29 January. The team are still waiting for a formal load advisory from Highways for the hammerhead area. This issue has been taken by senior management at Ealing. SP hopes to give positive feedback at next monthly meeting.</p>	<p><b>SP</b></p>

6.3	<p>Cllr LB asked if the councilors can be of any help. SP replied Highways had a conversation with the construction director on Friday. Highways are working with their consultant to get the load advisory formalized and a new load advisory for the hammerhead section in place. If there are still no news by next month then SP would be welcome the councillors support.</p>	
6.4	<p>Engie have completed all the work they could do on site without having the new load advisory. From this week Engie presence is reduced to site security only.</p>	
6.5	<p><b>Overview</b>  <b>Phase 6 - 201 new build units, tenure breakdown as follows-</b></p> <ul style="list-style-type: none"> <li>• <b>Social London Affordable Rent (LAR) Houses – 26/Apartments - 59</b></li> <li>• <b>Shared ownership units for sale - 33</b></li> <li>• <b>Intermediate Rent – 35 (BL block)</b></li> <li>• <b>Private Sale - House – 1/Apartments – 47</b></li> </ul> <p>Residents walking by the site can see progress is on-going.</p>	
6.6	<p>Due to have first completed hand-over at the end of February: block M (Templeman Road 4 bed house). A number of sales enquiries have been received, appointment only viewing in a Covid safe way. Update by close of play Friday from the sales and marketing team. SP to give an update on the PR and sales on-going activities for this month and the next.</p>	SP
6.7	<p>The shop will be operational mid to end of March pending approval of the latest compliance issues of building control.</p>	
6.8	<p><b>Art Competition</b>  SP thanked Cllr Linda Burke for contacting every schools across the borough. Broadway Living have received art submissions from schools and individual parents and pupils, some were from Copley. SP is very pleased. The deadline is 15 February. Please remind anyone who is interested that there is still time to submit their art work. Each of the winner will receive £20 voucher and in addition £250 worth of vouchers for their school. Broadway Living will be displaying the Art works in their new show home and on social media pages.</p>	
6.9	<p>Cllr LB suggested that all schools participating in the competition should be acknowledged and given feedback. Schools need to be cheered especially at the moment. SP agreed and will discuss with PR team.</p>	SP
6.10	<p><b>Overview</b>  <b>Phase 7 - 337 units in total -</b></p>	

	<p><b>277 social rental units refurbished</b>  <b>3 social rental newbuild units</b>  <b>3 newbuild shared ownership units for sale</b>  <b>54 privately owned existing units – these units will benefit from works to communal areas and some service provision, but internals will not be refurbished.</b></p> <p><b>6.11</b> Aiming to get a series of recommendations to Cabinet in May. It is dependent on Highways formalizing the load advisory. The GLA announced that they are changing the funding structure. Regeneration projects will no longer get funding for like for like replacement of units, funding will be given for additional social units. The project team is now reviewing the GLA guidance on how it applies to Phase 7 and see how the tenure units would be.</p> <p><b>6.12</b> MS asked for clarification. SP explained that in practice the council get £100k towards the cost of building each social unit produced. The sales that the council make on the Close subsidized the remaining cost (as it cost more than £100K to build a social unit) to cross subsidize the build. The council use the money from the private sales to cross- subsidized the build.</p> <p>The council originally planned a refurb for Phase 7. The project team wanted to review the situation to see if it was still offering best value for money. As part of the review some other models were considered and some of these models included either complete demolition or part demolition with the view to rebuild and provide additional units. As part of this process one of the model was going to be recommended. Under the new funding guidelines, the council will only get £100K for each additional social unit.</p> <p>If one of the model was to demolish the 300+ units, we would have got £100K for each unit and then £100K ahead for any addition. Now we will only get £100K for any addition we will provide if one reads the funding guidance as it is. We believe given the work we've already done on Copley and given the number of units we already provided that we should be able to demonstrate to the GLA that any of the units that we are going to take down on Phase 7 have already been re-provided across the Close. It is worth bearing in mind our planning permission was given site-wide. We've broken it down into phases for buildability but planning permission was given site-wide. We are now reviewing the Guidance with that view in the hope that we will be able to demonstrate that the number of units we already provided elsewhere on the Close will act as the replacement for those if the demolition and rebuild model was the one PGordon wishes to recommend. He is now reviewing the Guidance and the existing units that we've provided elsewhere on the Close to see if he can make successfully that argument. If he can't then he will have to review which options are now viable. The review is also impacted by the load advisory as it also impacts Phase 7 site. PGordon is now taking both these 2 factors into consideration to make a recommendation to cabinet in May.</p>	
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6.13	<p>JD asked whether the new funding guidelines will make demolition less likely. SP replied that in practice potentially it could. SP added that because planning was granted site-wide and not per phase, the council should be able to apply for full funding on Phase 7. SP believes that the project team is in a solid position to present an argument that any of the units - if we wished to continue recommending demolition as an option to cabinet we will be able to demonstrate – we’ve already re-provided elsewhere on the Close so it should make it applicable for full funding.</p>	
6.14	<p>JD asked “Will we have any ideas before it goes to cabinet in May?” PGordon will propose options to Cabinet and if it goes for options that are different than that are currently proposed, we will have to go into an engagement process with the all the residents and which will end in a ballot. The project team won’t hear anything until cabinet give its approval that it is satisfied that the project team can explore PGordon’s recommendations with residents.</p>	
6.15	<p>JE asked is it possible for a tenant to request a transfer from Phase 7 to Phase 6. LL replied that the tenant needs to have an active Locata account and when the properties are available they will have to bid for them and the properties will be allocated by Locata. There is no waiting list. All transfers are through Locata and the tenant will be given a banding.</p>	
6.16	<p><b>Energy Centre</b>  Practical completion is done and hand-over has been accepted. Higgins remains on site they have a two years defects liability period. They will have some site presence. They are finalizing the last snag requests. Energy Centre is operational it is performing exceptionally well.</p>	
6.17	<p><i>Post meeting notes</i> – PG advised that due to flooding caused by blocked drains, the 2 basement rooms need to be completely renovated. Higgins will need their hut and toilet facilities to be on site for at least 6 months until this is completed. Higgins are in the process of training TBrown to manage the energy centre before they can leave.</p>	
6.18	<p><b>Broadband and retrofitting</b>  Retrofitting will enable wider option of internet and media service providers to residents but doesn’t increase internet speed. Retrofitting has occurred to Phase 2 and to Phase 4. It will be installed as standard on Phase 6 as it is new builds. It will be installed as part of Phase 3 as it is on-going. Phase 5 and Phase 7 retrofit will be done as part of that scheme regen and refurb works. The team were already in the process of having Phase 1 retrofitted but it was paused due to covid pandemic. SP asked the team and PGrant to explore if work can be completed from outside the building without entering resident homes. SP asked if this process can recommence. Retrofit will be done on all phases as part of the works.</p>	

<p><b>6.19</b></p> <p><b>Underground Parking trial</b></p> <p>Two pilots to the undercroft were carried out. Concluded car parking trials and given our recommendations, outcome and findings to PGordon to consider as part of the work program he is recommending.</p> <p><b>6.20</b></p> <p>SP asked now that Higgins are reducing their site presence only being DLP (Defect Liability Period) re some of the parking spaces that were allocated or taken out of use during the trials, can the spaces come back into use? LL to ask PGrant and feedback before next meeting.</p> <p><b>6.21</b></p> <p><b>Office</b></p> <p>Weekly site inspections continue with the Clerk of Works along with one of the construction director, whilst the team remain working from home. GAL the sales agents have a site presence in the marketing suite, on appointment only basis in a covid safe way.</p> <p><b>6.22</b></p> <p><b>Fitness Equipment</b></p> <p>SP asked Hills to proceed with the redesign so SP can review whether the scheme would still work with the additional 2 items within the landscaped area. If SP is satisfied that they won't interfere logistically with the other pieces of equipment SP will sanction the 2 extra pieces of equipment.</p> <p>No more questions for SP.</p>		<p><b>LL</b></p>
<p><b>7.0</b></p>	<p><b>EASE update</b></p>	<p><b>MB</b></p>
<p><b>7.1</b></p>	<p>The timetable for EASE - January to March 2021 events - was circulated to all members.</p>	
<p><b>8.0</b></p>	<p><b>RA Constitution, RSG Terms of Reference</b></p>	<p><b>JE</b></p>
<p><b>8.1</b></p> <p><b>8.2</b></p>	<p>RA Constitution and RSG Terms of Reference were updated in November 2020 and amended in December 2020. Amended version were circulated to all members before the January meeting and again prior to this meeting. The documents were brought to the December meeting but they were not enough attendees for a sign off and there was a slight update in the January meeting.</p> <p>JE explained that the changes are noted in navy bleu. The RA Constitution (amended) was sent to Kaneez. JE asked the group if they are happy to sign off both documents. Both documents were</p>	

	agreed by the members attending today's meeting. The documents can be reviewed in 18 months time.	
<b>9.0</b>	<b>Residents' Updates and Concerns</b>	<b>ALL</b>
<b>9.1</b>	JE asked on AV behalf re incident raised at the December meeting point 7.4, if the Hub are aware that the group of perpetrators are still hanging around the estate. They were identified by residents. LL to ask IL for an update.	<b>LL/IL</b>
<b>9.2</b>	LL reminded residents if they witness any ASB incident or crime to call 101 to report the issue. The Housing Management office have no power over ASB issues and it is best to report it to the Police.	
<b>9.3</b>	AV is not sure if residents reported the crime. AV circulated Safer Community Team's contact numbers to her neighbours.	
<b>10.0</b>	<b>Zoom activity – Young People's Event</b>	<b>JE/MS</b>
<b>10.1</b>	<p>The RA is hosting an Youth event on Wednesday 17<sup>th</sup> February. Leaflets are circulated on the estate tomorrow.</p> <ul style="list-style-type: none"> <li>• 8-11 years old – 11am to 12.30pm – Chatterbox and Name the Disney Film Quiz</li> <li>• 12-15 years old – 1pm to 2:30pm – Surprise Quiz and Guess the Song</li> </ul> <p>Prizes are for each age group, top prize a Samsung Galaxy tablet, 2<sup>nd</sup> prize £30 Amazon voucher and 3<sup>rd</sup> prize £20 Amazon vouchers.</p> <p>Pizza of their choices will be delivered to participating households.</p> <p>Places are limited. There are only 20 places per session. The residents who signed on for the December event will be given priority.</p>	
<b>10.2</b>	<p>The RA and RSG have talked over the months about setting-up monthly events. The back of the leaflet has a list of future events:</p> <ul style="list-style-type: none"> <li>• Bingo for older residents (60 and over) Tuesday 23 March</li> <li>• Young people event Tuesday 6 April (Easter holidays)</li> <li>• All residents Quiz Tuesday 25 May</li> <li>• Bingo for older residents (60 and over) Tuesday 22 June</li> </ul> <p>Leaflets will be circulated prior to each of these events so residents can sign up.</p>	





	<p>8. Resident2  9. Metal bench  10. Table tennis  11. Chess boards and other board games for the community centre</p>	
11.6	Attendees agreed to go ahead with initiative and with the list above.	<b>All</b>
11.7	<p>All members are invited to provide suggestions to improve estate to MS via CM <a href="mailto:Cmichelet@ppcr.org.uk">Cmichelet@ppcr.org.uk</a></p> <p>If you are interested in finding out more about the criteria for funding please visit this link:  <a href="https://www.ealing.gov.uk/info/201088/council_housing/2694/nicer_neighbourhoods/1">https://www.ealing.gov.uk/info/201088/council_housing/2694/nicer_neighbourhoods/1</a></p>	
12.0	<b>Any Other Business</b>	
12.1	AV suggested disabled ramp for each block. LL asked if residents have contacted AV to let her know of their needs. JE clarified that it is the RA and RSG who have identified the need for disabled ramps to be installed and are asking the Hub to investigate. AV to email LL with pictures and indication where the ramps are needed.	<b>LL/AV</b>
12.2	JE announced that the RA & RSG Away Day meeting has been postponed yet again. The new date for diaries is Saturday 2 April 2022. Hopefully COVID will have gone by then. The last Away Day, 2 years ago, was very productive and enjoyed by all.	
13.0	<b>DATE OF THE NEXT RA &amp; RSG Zoom MEETING</b>	<b>ALL</b>
13.1	<b>9 MARCH 2021 @ 6pm</b>	

**Copies of these meeting notes will be placed on the noticeboards 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/minutes-of-meetings/>