

COPLEY CLOSE REGEN UPDATE ZOOM MEETING

TUESDAY 31 AUGUST 2021, 2PM

Present: MS, SP, JE, and CM

UPDATE FROM THE JOINT RA & RSG 10 AUGUST 2021 MEETING

1 - Phase 3

Overview

Phase 3 involves the regeneration of the Warwick Court block

- **18 existing units to be refurbished**
- **3 new builds**

On course for completion circa September 2022. Over the course of August, Engie requested to use a spider crane – to be placed above the tunnel. This meant we had to get approval from Network Rail and Highways which meant that work on site has slowed again. The necessary approval is now in place and Engie are due to recommence more meaningful work again on Monday 6th September. This delay has not impacted on the September 2022 proposed completion.

A decanted resident (BB) contacted PPCR to advise that her and her neighbour had not received the Engie monthly newsletter since JE emailed her the June edition. The management team confirmed that they have supplied the correct mailing addresses to Engie so there should be no reason why that is happening. **SP** to revert back to the Management Team.

2 - Phase 6

Overview

Phase 6 – 201 new build units, tenure breakdown as follows-

- **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.**

Still on track for the first completion, blocks B and C at the end of October/beginning of November with subsequent completions to follow up until May next year.

2nd fixes are going on in all blocks including brick work, and including Block D. Brick work is finishing on most of the blocks along with 2nd fixes with Block D to follow. Carrying out necessary preparation to begin to prepare for the hand-over.

MS noticed that the brick work changed on one of the blocks at the week-end. How do they do it? Is it a second set of bricks that goes on the outside?

SP explained that are various block work, then levels of insulation, then cavity wall and brick work that goes into what is perceived as a wall. There are a variety of blocks and bricks used within the structure. Ultimately the brick work is the final 2nd fix of the wall. The work with superstructure of the build, a concrete and steel reinforcement structure, achieved by piling and then build up as columns, putting slabs on top of the columns, another slab another column, then the initial brick work, then cavity wall, insulation and the final brick work.

At the moment, the clerk of work is checking the cavity wall to make sure it is clear of any debris and to make sure that are no cold spot developing within the built.

2.1 Show apartment

17 August visit – Many thanks to Pandora to who took the Door-Knocking team to visit the show flat, a 2-bed flat, on the 5th floor. Everyone was impressed. MS commented the flat was lovely and the balcony to die for. The units are done to a high specification.

SP advised the blocks are tenure blind so you cannot identify outside the blocks what tenure type is in which block. Two blocks are for sale, one of them contains the open-market sales and the other block contain the shared ownership units. 13 Templeman house was sold recently. The block that the D-K team visited primarily contained the open-market sales units. At the moment, what is launched are the open market sales. In September/October, JLL will formally launch the shared ownership units although they are currently taking expressions of interest now.

If any resident is interested in affordable home ownership options they should contact GLL to arrange a visit. JE who missed out on the visit, is going to book an appointment next time is she works at Copley Close and before the unit is sold. JE commented that some people are interested in buying show flats including show home furniture and appliances. MS commented the flats are lovely, stunning with a huge balcony. SP advised there is a lot of demand nowadays for outdoor space with tenants and buyers alike.

SP will report the positive feedback received to the JLL team.

2.2 Shop

The shop is not going to open until the end of October/beginning of November. The regen team decided that as the temporary walkway is about to be removed, Ravi needs to complete the permanent FRA around the beginning of November as it will probably take a few weeks to stock-up. SP is meeting with Ravi on site next Tuesday.

2.3 Sales Update

Next sales update at the next catch-up. JLL are doing viewings almost daily. Averaging one sale a week at the moment.

2.4 Copley Newsletter – Summer edition

The Copley newsletter summer edition hasn't gone out yet. The Comms Team is short of one person.

3 - 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.**

The option appraisal is still continuing taking into account the Highways load restriction and the change in the GLA funding guidance. **SP** hopes to give an update by the end of the year.

4 – Working from home

The Project Team hasn't been issued any formal direction about returning to work.

The Regen Team remains working from home. Operating a good hybrid model of work. Meeting once a fortnight in the marketing suite. In the interim, the construction director and three Clerks of Works remain making their weekly site inspections.

5 – AOB

Nicer Neighbourhood Funding – 17 August door-knocking

To gauge level of support for MUGA and watering equipment for the sheltered blocks

SP advised PPCR to present consultation feedback to assess if there is ample support and potentially to review. Once everyone is happy that it is good to go we will make the formal bid submission.

JE reported the door-knocking team had a very successful day covering the whole estate in one day. We spoke to about 20% of residents who were at home. All of the residents, bar one, gave their approval, everybody was in favour. The resident thought it would attract ASB and crime. The information is being collated into a spreadsheet. Residents were given the 31 August as the deadline to complete the form and drop it in the Hub's letter box. PPCR to finalise the MUGA and the watering equipment spreadsheet at the beginning of September following which it will be forwarded to SP.

PPCR has created a separate spreadsheet collating estate issues and will email it to the Hub.

PPCR will formally present the result of the consultation at the RA & RSG meeting on the 14th September. **CM** item for Agenda

NEXT RA & RSG MEETING – TUESDAY 14 SEPTEMBER 2021, 6PM

NEXT HUB UPDATE MEETING: TUESDAY 28 SEPTEMBER 2021, 2PM