



**Copley Close Hanwell W7
Regeneration Steering Group Meeting**
 Temporary Community Centre, Stafford Court (End of the block)
 Framfield Road, Copley Close W7 1QJ
11 October 2022 - 6pm to 7pm
Minutes

Attendees	
MS	RSG Chair - Chairing meeting
FA	RSG cooptee
AP	RSG Member - via ZOOM
SP	LBE– Copley Development Team – via ZOOM
MK	LBE– Team Leader of Hanwell Hub – via ZOOM
JE	PPCR
CM	PPCR (minutes)
Apologies	
JW	RSG Member
JS	RSG Member
JJ	RSG Member
JD	RSG Member

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	JW, JS, JJ, JD	
2.0	Declarations of Interest	
2.1	No declarations of interest.	RSG
3.0	Agree Minutes	

3.1	Minutes of the 13 September 2022 agreed.	
4.0	Minutes and Matters Arising	
4.1	None	
5.0	Regeneration Programme update	Actions
5.1	5.1 - Phase 3 <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>	
5.1.2	5.1.2 Warwick Court <p>EQUANS (previously Engie). Level of resources are low on site, 2/3 labourers. Due to the low number of resources, it is possible that Phase 3 will not go to practical completion contractual date in November but a new practical completion date of Feb/March 2023 is predicted.</p> <p>Thames Water connection was aborted for a second. There was a parked van which the parking team was unable to move in time, which has led to a third visit scheduled. Framfield Road will be closed 24/28th to proceed with work.</p> <p>EQUANS Monthly Newsletter was posted to residents last week with new RLO details.</p>	
5.2	5.2 – Phase 5 - D-G blocks <div style="border: 1px solid black; padding: 10px; 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: no internal work will be carried out to. • Social tenants: internal works will be included within the refurb. </div>	

<p>5.2.1</p>	<p>Early Design – third Meeting scheduled for 25th October. Design freeze, soft consultation planned for November via PPCR; before full consultation; Statutory notice January 2023.</p> <p>Five consultants have joined the Team. Project Team is complete and include Architect, planning consultant, Employer Agent, M&E consultant (mechanical & electrical works) and a Fire Safety consultant.</p> <p>On track to put spade in ground with contractor summer 2023.</p> <p>SP will put the work package together by the end of October. It will be followed by a soft consultation with tenants and leaseholders to re-introduce phase 5 and to go through the basic work they can expect to see done to their block and units, this will be followed by formal consultation with leaseholder (Section 20 statutory consultation), then going out to tender.</p>	<p>SP</p>
<p>5.3</p>	<p>5.3 - Phase 6</p> <div 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>	
<p>5.3.1</p>	<p>Only 4 Shared Ownership unit are left for sale - 95%-96% sold. JLL are launching a new marketing campaign to sell the remaining properties. JLL maintain site presence until the last unit is sold.</p> <p>Section 278, re-surfacing the road and re-surfacing covering man hole covers: this will entail 2/3 weeks road closure and diversion of E11 Bus. Application to be approved by Highways and to issue permit to Hill to enable them to carry out the work. Highways to liaise with TFL re facilitate of resident’s access and allowing emergency services coming and going.</p>	
<p>5.3.2</p>	<p>Commercial units</p> <p>The commercial units: community centre, the Hub and a new LB Ealing facility for drop-in working area for different teams.</p> <p>Commercial properties fit-out on programme by Hill. All three units are on track. Hand-over to LBE January 2023.</p>	

<p>5.3.3</p>	<p>Shop Update Hill were instructed to fit-out Ravi shop and re-fit everything to ensure shop is FRA compliant. Four weeks until Fire doors are delivered. Hill to fit doors and re-do damaged internal cladding for Shop to pass FRA (fire risk assessment). It is hoped that Ravi can proceed with stocking the shop and launch it - shop to open beginning of 2023.</p>	
<p>5.4</p>	<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. 	
<p>5.4.1</p>	<p>Council is looking at Broadway Living, to be as Development Agent for the phase. Council continuing with viability work - progressing with extensive structural assessment of the weight loading/tunnel. To ensure that BL have the data they require to make the decision regarding the potential option to continue with refurbish or new build.</p> <p>Weight load expected to be announced January 2023 and then to be reviewed by Broadway Living</p> <p>Process will still require a Ballot of residents.</p> <p>Not expecting significant update until summer 2023.</p>	
<p>5.4.2</p>	<p>5.4.2 – Undercroft work update</p> <p>To help with the parking congestion the Project Team is looking to re-open safely 50% of parking spaces. This is an interim measure – the Council are opening the ones that are good value for money.</p> <p>Meeting with planning consultant to discuss the progression of the temporary undercroft work. Hoping will start on site at the beginning of next year. Re-opening will be in a staggered phasing over a period of 12 months.</p>	
<p>5.4.3</p>	<p>5.4.3 – Dropped Curbs Update</p> <p>Highways confirmed the dropped curb design. The quote was approved. SP to sign design. SP to instruct Highways to progress.</p>	

5.4.4	MS raised a question on behalf of residents she met while d-k. Residents would like a zebra crossing to cross the street from Central Square to Castle Bar station. SP assured MS that there is already one marked in burgundy red unfortunately, no one can see as cars are parked on top of it.	
6.0	RSG Action Plan	Actions
6.1	<p>RSG Action Plan – September update</p> <p>Colour coded – blue is update and red is completed</p> <p>6.2 Attendance of Local Community Groups Following on MS and JE successful meeting with Rachel, from Hammersmith, Fulham, Ealing, & Hounslow Mind (HFEH Mind). Rachel will attend RA 29 November RA meeting, to present a schedule of sessions with the view of delivering session next year.</p> <p>6.3 Estate door-knocking Door-knocking on Tuesday 4 October was successful. MS, JW, Cllr RB, Cllr BW and PPCR d-k half of the estate to recruit new RA & RSG members and if they had children or young people, which type of activities they would be interested to take part.</p> <ul style="list-style-type: none"> • 42 residents are interested to join the RA • 19 residents are interested to join the RSG <p>34 residents said they have children and 37 residents suggested activities.</p> <p>The second part of the d-k is planned for Monday 5th December. We are looking for volunteers to join us, 10am to 4pm, lunch time break at 1pm. PPCR/JE to provide lunch at the temporary community centre.</p> <p> Looking for RA and RSG members to volunteer whatever time they are able</p> <p>6.4 Resident Newsletter - The Whistle JS put together the Whistle, the RA newsletter. It was hand-delivered to resident on the last week-end of September.</p>	<p>JE</p> <p>ALL</p>
7.0	ANY OTHER BUSINESS (AOB)	
7.1	<p>Corridors decoration At the last meeting, MS asked SP if it is possible to have Phase 5 the corridors spruced up.</p>	

<p>7.2</p> <p>7.3</p> <p>7.4</p>	<p>Decoration was carried out a few years ago as part of the cyclical programme. If they are any repairs to be done, PG will do them. Preston in tandem with Broadway Living program work, will put in place a meaningful work package for the blocks which will be at the end of the program.</p> <p>MS said there are concerns about the state of the concrete stairs and hallways.</p> <p>RA & RSG meetings Going forward SP will attend RA meetings and MK will attend RSG meetings.</p> <p>Sandwiches Janet proposed to get sandwiches for all of you attending the meeting -as some residents come to the meeting straight from work.</p> <ul style="list-style-type: none"> ✓ Please email Catherine with which type of sandwich you like by the Monday prior to the RSG meeting 5pm at the latest. <p>Orders so far are: 2 ham & cheese sandwiches (JW & SP) and one cheese sandwich (JJ).</p> <p>All RSG and RA meetings are held at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ</p> <ul style="list-style-type: none"> • RSG meetings – Second Tuesday of the month • PPCR resident drop-ins - Third Tuesday of the month • RA meetings - Last Tuesday of the month 	<p>SP, MK</p> <p>ALL</p> <p>CM/ALL</p>
<p>8.0</p>	<p>DATE OF THE NEXT MEETING (ALL)</p>	
<p>8.1</p> <p>8.2</p>	<p>Next RSG meeting:</p> <p>Tuesday 8 November 2022 at 6pm, at the temporary Community Centre, Stafford Court (End of the block) Framfield Road, Copley Close W7 1QJ.</p> <p>RSG Meetings 2022 dates - temporary Community Centre, 6pm,</p> <ul style="list-style-type: none"> • 13 December 	<p>ALL TO NOTE</p>