



Copley Close Hanwell W7 Regeneration Steering Group Meeting

ZOOM Meeting

12 August 2025 – 6pm to 7pm

MINUTES

Attendees	
MS	RSG Chair
JM	RSG Member
NS	RSG Member
ME	RSG Member
AP	RSG Member (joined toward end of meeting)
MT	LBE– Copley Regeneration Project Manager Ph3 & Ph5
AD	LBE– Copley Regeneration Project Officer
LJ	LBE– Regeneration Project Officer
JE	PPCR - Chaired meeting
Apologies	
JS	RSG Member
AG	LBE – Project coordinator
Cllr BW	Ward Councillor for Pitshanger
CM	PPCR

ALL COPLEY MEETING MINUTES ARE POSTED ON THE PPCR COPLEY WEBSITE – Scan QR Code:



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	The Chair reminded attendees of the Code of Conduct: Everyone, residents and Council officers alike need to respect the person speaking, please let them speak and allow them to finish and bear in mind the way you speak to other people attending the meeting. To treat everyone with respect.	
3.3	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 8 July 2025	
4.1	Minutes were agreed.	
5.0	Minutes and Matters Arising	
5.1	None	
6.0	Regeneration Programme update	Actions
6.1	6.1 - Phase 3 – MT update Overview Phase 3 involves the regeneration of the Warwick Court block • 18 existing units to be refurbished • 3 new builds 6.1.2 Warwick Court Warwick Court – Phase 3 is complete – Item to be removed from minutes from next month. There were no questions.	

6.2	6.2 – Phase 5 - D-G blocks – Overview 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. • Viability Study • New scheme 6.2.1 Ph5 is under-going a viability study There is no update on Ph5. A letter from the Regen Team was sent by AD to Phase 5 (D-G residents) updating residents on what is happening at the moment: to advise them that things are on hold while the council is carrying out a viability study, which will take 18 to 24 months to complete. There were no questions.	
6.3	6.3 - Phase 6 – MT update 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. 6.3.1 - Commercial Units 6.3.1 - End of Defect Work Regen Team is working on both residential and commercial end of defects. Regen Team completed the commercial units' inspection; they compiled a list of works which Hills needs to complete. Hoping to have those completed within 4 to 6 weeks. Then commercial units' will be handed out to Ealing repairs. With regards to specific items: 6.3.2 - External water tap Regen Team and Estate Services have been chasing for a resolution they have referred issue via Ealing repair link to get the necessary repairs to be actioned as the regen team hadn't been successful via other channels. Action: MT is waiting for an update from Ealing Repairs.	MT

6.4	6.3.3 – 2 Matlock Court – Damp on the ceiling Hill are carrying out an investigation to find out the source of the leak, they think it might be in the bathroom. Contractor to make appointment with resident to investigate issue. On-going 6.3.4 – Town House: Matlock Court, Honiton Court & Central Square Regen Team raised a number of concerns re the Town Houses with Hill e.g. the junction between the gutter and the dormer roof where it seems water is draining down the front of the brick work. Hill is tasked with carrying out remedial action. Hill's review meeting is planned for the 22 August. Regen team is working in the background to get answers before that date. 6.3.5 - Energy Centre – Gas connection Carried out a couple of days of testing. Tested with maintenance contractor, D&G Higgins, were successful getting 100% gas volume to the boilers. Unfortunately, when called the boiler team to recommissioned them did not get 100% volume across all the boilers at the same time. Working with the Ealing's maintenance department to transfer the energy centre across to them while the regen team deals with the gas supply separately. Currently maintenance sits with the Regen Team, but it should not be - trying to get the hand-over completed by the end of August. However, the gas volume issue is still the responsibility of the Regen Team. 6.3.6 - Community Centre's Internet Lisa, the manager realised she has not provided AD with a meaningful update for a while. AD will continue to chase to get update by next meeting. NS commented that the community centre which has been opened for the last 3 summers is still not functioning as it should. It is upsetting. AD will feed residents' comments acknowledging that members have been patient. Action: AD will endeavour to get an update, a timeline, or at least a reason why there is a delay. There were no 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. 6.4.1 - Ph7 is under-going its viability study Ph7 same as Ph5 – Please see point 6.2.1 Viability study part of the wider-investment plan is on-going for the next 18 months. Regen Team's letter to Phase 7 residents will be sent by the end of next week to inform residents on what is happening.	AD
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	There were no questions.	
7.0	Copley Close Fun Day	Actions
	Copley Close Fun Day: Saturday 13 September, Central Square, 1pm-5pm - Looking for volunteers from the RA and the RSG to help set up at the start of the day, pack and tidy up at the end of the day. CM has invited RA & RSG members to Fun Day planning meetings. It would be better if more residents could attend although it might not be possible due to work commitments. A couple of residents attend each meeting. MS Update on the Fun Day Planning is progressing nicely; events are booked and got several Raffle's prizes already. Needs more hands on from the rest of the RA & RSG members if possible. The RA has attracted a lot of funding and donations. The Regen Team has been helpful and supportive in making sure the day goes ahead. The Fun Day will be bigger than the RA had envisaged. The RA is grateful for the Regen Team for their work and the contribution that they made and are making. - Are there any RA or RSG members First Aid trained? We do need one more First Aider. Please inform CM We have a First aider and a qualified nurse who is not practicing at the moment. First Aider would be dealing with minor issues only. Any major issues will be dealt by calling 911. Posters for the Fun Day will be put up at the end of August / beginning of September. Posters will be displayed in the block lobbies and lift areas. Although most of the Fun Day activities will be held in Central Square, the last music workshop will be held in the Community Centre. Younger residents might want to take part; the previous workshop sessions were well attended and Luminous got positive and complimentary feedback from the attendees. Fun Day planning meetings are Zoom on weekly basis on Tuesdays at 3pm - Tuesday 19 August, Tuesday 26 August, Tuesday 2 September, and Tuesday 9 September	All ALL
8.0	RSG Action Plan	Actions
8.1	The Action Plan is setting the RSG objectives for the next 12 months.	

	<u>Monthly update is in blue.</u> Not many updates as the main activity focuses on planning for the Fun Day Dates of the future Fun day meeting are listed in the RSG Action Plan. They tend to be at 3pm on Zoom, if anyone is interested, CM send out calendar invite to RA & RSG members. Dates and Zoom links are listed in the RSG action Plan. 8.2 – Pamper Day Nail/Hand Care, and Wellbeing session The RA has agreed to organize a hand & nails well being pamper day for Copley Close’s female residents. Someone at the last meeting suggested to hold a Pamper Day around the date of Women International Day in March 2026 (8 March) 2026 Copley Pamper Day. • Please inform MS/PPCR if you have any suggestions about what else you would like to include in the Copley Pamper day. The RA will do their best to get someone to deliver these sessions. It will be a nice day, not a whole day probably, it will all depend on how many activities committee members would like to include, activities costs and how much funding the RA can raise to pay for them. 8.3 – Quarterly E-Newsletter Summer Edition in progress - JS to produce. 8.5 – RA & RSG Away Day Saturday 7 March 2026, 9:30am to 1pm Holiday Inn Hotel confirmed and booked. • Please confirm your attendance. There were no questions.	ALL ALL
9.0	ANY OTHER BUSINESS (AOB)	ALL
	Phase 5 – AP wanted an update about the status of the Ph5 regen. AP hasn’t received the Regen Team letter. AD noted AP’s address to make sure she gets update she needs. AD confirmed that the viability study is on-going. There were no other AOB.	
10.0	DATE OF THE NEXT MEETING (ALL)	
10.1	Next meetings:	

