

MORE THAN WHAT IT SEEMS; BEAM'S UNDERCOVER AGENTS

Landscaping around Beam Park has been carefully curated during the planning and design stages of our beautiful development to benefit both ourselves and the environment.

Now that the larger green spaces are opening at Beam Park, there are many hidden benefits of the specific types of landscaping delicately chosen for each area of Beam Park and why they are essential in the UK's growing urban landscapes.

Some residents may have noticed 'Brown Roofs' outside their windows, which are there to naturally increase biodiversity. Rather than planting specific types of visually pleasing flowers, the substrate is left to self-vegetate from windblown and bird seed dispersal, creating an all-natural habitat for flora and fauna.

Since Beam Park is a former brown-field site, it became a host of rich ecosystems for native plants and animal species. As we didn't want to negatively impact this, the brown roofs recreate this environment, allowing biodiversity to continue alongside our growing community. A special substrate is added to the roofs that mimic a brown-field site, the brown roof is then left for plants to self-colonise with plants and animals, helped by the wind, birds and bees.

Did you know that looking at a flower for just 6 seconds reduces blood pressure and stress hormones while calming your mind and soul? As the Beam Park Partnerships is creating living spaces for all of you as residents, we are also creating living spaces for the earth's essential flora and fauna and allowing this biodiversity to develop over time.

BEAM PARK FUNDED PROJECTS

Summer Holiday

The Young Urban Arts Foundation (YUAF) were at Beam Park on the Thursday 27 July delivering workshops for residents of the estate. Workshops included DJ taster sessions, Music Production, T-Shirt making and Creative Writing. These were all delivered by YUAF on board their double decker multi-media bus. The bus provided ample coverage so none of the activities were affected by the not-so-great July weather!

YUAF are a youth charity whose mission is to empower the lives of young people by strengthening mental well-being through creativity. L&Q have worked with them previously on other projects and they came highly recommended.

Over 30 children and adults attended on the day to enjoy the activities. Many were either trying out one of the activities for the first time or came to relish in something that was close to their hearts. Whichever it was, it was clear to see that Beam Park has some very talented musicians in the making!

The T-Shirt making was also a big hit with the children so much so even the mums and dads got involved and made their own!

If you weren't able to make it, don't worry because the bus will be back on Friday 18 August and Friday 25 August. A text will be sent to register in advance, so keep an eye out for that.



BEAM Stream

Issue Nine: August 2023



Beam Stream website

The Beam Stream website is almost complete! In the meantime, please continue to sign up to our mailing list using the QR code to the left. If you have any issues, please contact Andrew Addo on **07884 739 975**.



Visitor parking app

PCM have a Virtual Visitor Parking App. All vehicles parked in the marked VP bays must be registered for a valid Virtual Visitor Parking (VVP) parking session.

To download and register for the app, please search for 'Virtual Visitor Parking' in your app store or scan this QR code. Don't forget – you can self-enforce your own allocated parking bay by applying for the use of the PCM self-enforcement app. For more information on how this service can work for you.

Please contact PCM on **01753 512 603** or visit: <https://www.parkingcontrolmanagement.co.uk/contact>



Pound Advice

Pound Advice – a free service for L&Q residents, provides confidential advice and support with budgeting, debt and benefits for L&Q residents. For more information, call: **020 3475 2221** email: pound@we-are-digital.co.uk or visit: <https://poundadvice.org.uk/contact-us/>

CONTACT THE TEAM TODAY

If you're experiencing maintenance issues with your home:

Private purchasers

Contact Countryside Customer Services on **01277 233 699** or customerservicespseast@cpplc.com

L&Q tenants and leaseholders

Contact L&Q Aftercare team to report any issues with your property on **020 8189 7604** between 8.30am – 5pm (Mon – Fri) or at lqaftercarelondon@lqgroup.org.uk

For out of hours, please call **0300 456 9998**

Questions about the new homes or the ongoing construction work

Countryside Marketing Suite, open daily, 10am – 5.30pm **020 3813 9139** or visit www.beampark.com

L&Q Shared Ownership homes **020 8189 7502** or visit lqhomes.com/beampark

Estate and block management queries

Contact your L&Q Neighbourhood Housing Lead at: LHousingServiceTeam@lqgroup.org.uk or **0300 456 9998**

Caretaking Supervisor, Ray Stares on **07984 602 399**

L&Q Energy

Contact L&Q Energy helpdesk about your account landqenergy@lqgroup.org.uk or **0333 003 3733**

For information on community engagement events and activities

Please contact Andrew Addo on: beamparkenquiries@lqgroup.org.uk or **07500 123 962**



MUGA EVENT

Following the recent opening of the MUGA (Multi-Use Games Area) located by Somerville House on Fairlane Road, we will be hosting an event on Saturday 19 August between 12-5pm and you will have the chance to make use of the new football pitch, basketball court and table tennis areas. Other activities include face painting, giant connect 4 and Jenga. We will also have a food truck and an ice cream van!

A usual registration form will be sent closer to the date, but you are more than welcome to walk-by.

This edition of Beam Stream focuses on the exciting Summer Party, the Construction update, which shows a lot of progression within the estate and the overview of Estate Management.



Andrew Addo
Community Development Lead

ESTATE MANAGEMENT UPDATE

Shamari Grant-Talbert is the Neighbourhood Housing Lead for Beam Park. Shamari has been working with you to respond to any matters related to Estate Management at Beam Park. Some of the issues Shamari has been working on and the solutions put into place are detailed below.



You asked, we did it

Parking update

Visitors parking on Halewood Way

Visitors parking is now available on Halewood Way outside the L&Q sales marketing suite, underneath the A13 flyover.

Visitor Parking is available in marked VP bays only for vehicles with a valid Virtual Visitor Parking (VVP) session. Visitors can register for one of these bays through <https://www.parkingcontrolmanagement.co.uk/parking-permits/virtual-visitor-parking/> or through the QR code at the bottom of this newsletter. Please note that these VP bays are not for personal use.

Curb-side parking around Endura house, Central Square, Canton house, and Columbus house is becoming a big issue, and I would like to highlight the importance of keeping curb sides free of cars to allow enough room for wheelchairs, prams to pass on the pavement and to ensure roads are not blocked so cars and emergency vehicles can get through.

What if an unauthorised car is parked in my bay?

If a car is parked in your bay without your authorisation, you can report this through the Parking Control Management (PCM) webpage or the PCM self-enforcement app. Through PCM, you can take timed/dated photo evidence of any unauthorised vehicle parked in your allocated bay for PCM to issue a postal Parking Charge Notice (PCN).

When using the website or app, please always select 'Parked without the authority of the bay owner' as the contravention and always include the sentence 'I did not authorise this vehicle to park in my bay' within the notes section. **Please note that the best way to report an unauthorised vehicle is to inform PCM, as we're unable to provide assistance on these matters at L&Q. Please use the following link where possible, which will send the information you provide, direct to the local Operative: www.parkingcontrolmanagement.co.uk/report/** We hope these enhanced enforcement

systems will continue to reduce the amount of prohibited parking onsite. Thank you for your continued cooperation.

Upcoming Window cleaning schedule

Newport House, Commodore House, Crestline House, Columbus House, Portland House window cleaning will commence on **Monday, 10 July 2023 and will take 7/10 days to be completed.**

Sommerville House: **Friday, 7 July 2023**

Coburn House: **Tuesday, 5 September 2023**

Dearborn House: **Friday, 8 September 2023**

Cleaning standards in communal areas

We all want the communal areas to be a place that everyone enjoys. Unfortunately, over the past weeks, the communal areas have become untidy due to rubbish being left between weekly communal cleans, leaving the communal area messy and not an enjoyable place to spend time in. Can I remind residents to keep the communal areas clean and tidy so that they can be enjoyed by everyone.

Bin store etiquette

Please be considerate when using the bin stores:

- **Do not throw rubbish on the floors**
- **Always put recycling in the recycling bins**
- **Flatten boxes and put them inside the bins, not around the bin stores**
- **Do not park in front of the bin stores blocking access for Serco. If there is no access to the bin stores, your bins will not be collected**
- **Always check that the bin store is locked behind you**
- **No fly-tipping. This affects your block's service charge.**

Thank you all for your cooperation. I'm happy to discuss communal bin store issues with residents if they continue to see these rules being abused by residents.

Dogs in Beam Park

We have been made aware that there are dogs within some Beam Park blocks that have been urinating in the communal areas, which is causing the carpets to have a foul smell and become stained. Dogs on the communal

podium are also being let off the lead, which is causing a nuisance to other residents.

This is not an isolated issue since we have also had complaints from residents about dog faeces across the communal pathways and people's front gardens.

This is completely unacceptable, and at no time should any resident who has a dog or a visitor who has a dog allow them to urinate within the communal areas.

We updated our pet policy at L&Q in 2021, which all residents are required to follow. As stated by the policy, residents are allowed to have up to two dogs within a flat without obtaining permission for us, however, you are required to complete a **Pet Dog Registration form**. Please contact us if you require the forms to be sent to you.

We urge any residents who have dogs to register their pets with us as soon as possible.

CONSTRUCTION UPDATE

Since our last update in April 2023, you may have noticed the expansion of the Beam Park community as more homes in Phase I become occupied.

We are now well underway with construction on Phase 2 at Beam Park, which has been progressing well. Overall, 518 homes will be delivered on this phase with the final handover forecast to take place this winter.

Continuing our commitment to building affordable homes, we'll also be delivering 198 affordable homes by autumn this year. 56 of those homes will be in Orion House, and 53 homes in Maywood House.

In addition, and just in time for the summer, the Linear Park, South Gardens and Beam Square landscaped areas are now open for the enjoyment of residents.

The site team have made every reasonable endeavour to ensure the safety of our sites and residents alike, making every effort to reduce the impact of the ongoing construction. Please make sure to be aware of your surroundings and walk where indicated around the site perimeter.

Primary school

Good news! Legal negotiations for the Primary School West of the Marsh Way flyover have concluded and the construction process has begun. The opening of the Emmanuel School on Phase I of Beam Park will be a huge milestone for the development and the completion of contracts is a great step forward in achieving this outcome. The school will be a two-form entry Primary school with 420 places and a 30-place nursery.

You may have noticed some works have already begun on the school site and this will be carried out by Kier Construction.

Vandalism and thefts

We want you to feel safe and secure in your home and neighbourhood, which is why we are working very closely with the Safer Neighbourhood's Team and the Police to ensure all residents are safe on the estate.

We will be walking the site with the police and creating secondary security measures for all bike stores and fob accessed areas as we have had a number of vandalisms and thefts. We understand that some residents have been impacted negatively and we are keen to get this resolved with a long-term solution.

Please contact us if you know anything regarding bike thefts on the site.



You will be pleased to learn a brand-new Estate Management Office is being built, the anticipation launch date is likely to be towards the end of the year. The plan illustrates the location of the office, which is on the ground floor of Nash House.'

Kier is an external contractor that are employed by the Department for Education and will be managed directly by them. Please note the construction works may cause small adjustments across Phase I, enabling the works to be carried out and completed.

Kier's access to the area will be via completed roads around Phase I, and where necessary, road signs and blockades will be in place to ensure the site is safe for residents and construction workers.

In addition to this, Kier will be suspending the use of two visitor bays on Fairmont Road and providing temporary alternative parking on their site slightly to

the east of the original bays, all parking restrictions will still apply in these temporary bays.

The footpath to Hart Way directly adjacent to the school building will be closed for the duration of construction whilst Kier set up hoardings, install service ducts and construct the school. Access for pedestrians will be available on the opposite pavement (on Hart Way).

If you have any queries, please contact Kier directly via their Site Manager, Nik Filis, who can be reached on **07500 123 962** and beamparkenquiries@lqgroup.org.uk. We hope residents are just as excited about nearing the next chapter of implementing the planned placemaking as the partnership is.

Energy queries

The Energy Centre servicing residents living in the London Borough of Havering has handed over to L&Q Energy.

If you have a query relating to heating or hot water or if you identify a problem with your heat interface units, please contact L&Q Energy (LQE) Customer Contact Centre Team on **0333 003 3733**.

For non-urgent queries or issues, please email LQE at: lqenergy@lqgroup.org.uk.

Simple Life London!

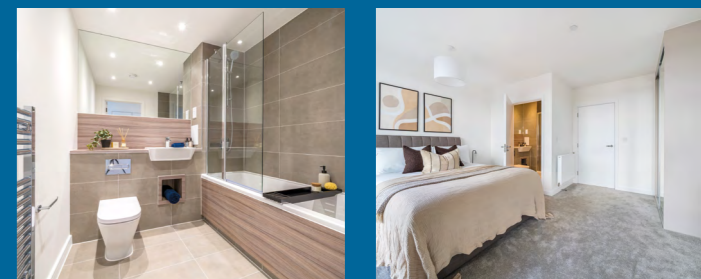
Simple Life London is a private rental landlord offering high-quality, professionally managed apartments for rent. The freedom of rental living without the headaches. Making life Simple.

Simple Life London has neighbourhoods across London and occupies four buildings at Beam Park, benefiting from 1-3 bedroom apartments, stylish furnishings,

large balconies, 24hr emergency customer line, secure bike storage, My Simple Life London resident mobile app, parking space rental and pet-friendly apartments.

Refer a friend, family member, or acquaintance to move into a Simple Life home across the UK and get a £100 Love2Shop voucher. T&Cs apply.

Visit www.simplelifelondon.co.uk or www.simplelifelifehomes.co.uk to find out more.



COMMUNITY BOARD

Thank you all for your continued patience with the Community Board. We know you're eager to get this up and running, but we are in the final stages of getting the Community Board approved.

We appreciate everyone who joined the resident drop in back in January and will soon be arranging another drop in, so keep an eye out for the invite! In the meantime, please continue to register your interest by emailing:

beamparkenquiries@lqgroup.org.uk

What's Coming Up at Beam Park?

Check out our new events Calendar.



Have your say

Do you have any ideas you would like included in the next newsletter? If so, email: beamparkenquiries@lqgroup.org.uk and your request may be featured in the next edition!

