

BEAM PARK COMMUNITY FORUM - MEETING MINUTES

Teams Meeting only

Wednesday 28th January 2026

In Attendance:

- Siobhan Haigh (SH) - L&Q
- Susan Offei (SO) – L&Q
- James Briggs (JB) – L&Q
- Salma Rebbouh (SR) – L&Q
- Rhiannon Ricketts (RR) – Vistry Countryside
- Daphne Barzey (DB) – L&Q Housing Management
- Judi Zouhbi (JZ) – Simple Life London
- Gurpreet Saran (GS) – Simple Life London
- Councillor Trevor McKeever (CTM) – Havering
- Mayo (Chair)
- Daniel (Resident Member)
- Rizwan (Resident Member)
- Merim (Resident Member)
- George (Resident Member)

Apologies:

- Cllr Stanton – Havering
- Shamari Grant - L&Q
- Jordan Slattery – L&Q

Item No.	Description	Action Owner
1.0	Welcome Mayo opened the meeting, welcoming new members and discussed considering the Community Forum priorities for 2026 ahead of the AGM, encouraging early thought and resident input so the annual planning discussion is meaningful and well-informed.	
2.0	<u>Development Update (RR, Vistry)</u> River Corridor Works • Works have now commenced and will continue until summer 2026. • These works are essential for long-term subsidence mitigation, improving water movement and drainage. Phase One Site Works	RR

	- Major subsidence re-profiling works underway near the flyover opposite MUGA. - Resurfacing of the southern footpath along Beam Park has also begun, addressing deterioration caused by unsatisfactory original materials. - Once completed, the area will be formally handed over to L&Q. Commercial Units - Sainsbury's, Nero Land and the Nail Studio remain operational. - The final vacant commercial unit continues to be marketed; interest received but no formal offers yet.	
2.1	East–West Link (Dagenham Dock Connection) - The East–West pedestrian/cycle link is being delivered by Hill/Peabody, not Vistry directly. - Construction is largely complete, with small amounts of landscaping/finishing work outstanding. - Expected to open within the next couple of months, improving access to Dagenham Dock.	RR to monitor & update
2.2	Phase 1 to Phase 2 Pedestrian Link (Gate Behind Marketing Suite) - Residents raised concerns about the gates blocking direct walking routes between Phase 1 and Phase 2. - RR confirmed works have started to open up that area. These works are due to be completed at the end of June.	RR
2.3	Street Lighting Issues - Reports from residents that several lighting columns around Torrance Way, Versailles Road and New Road near the bus stop remain non-functional. - RR confirmed that Vistry site management have identified a fault with the meter supplying the lighting. A replacement meter is scheduled to be installed on 3 February, which is expected to resolve the issue.	RR
3.0	Housing Management Update Somerville Rear Boundary / Fencing - Query raised about land behind Somerville and a broken fence. - DB awaiting more detail to establish whether the land is L&Q or Vistry responsibility. Endura House – Fire Door - Replacement doors ordered (10–15 day lead time). - Interim action agreed: remove existing lock so door functions safely. Lift Performance - Endura House – currently operational. - Verona House – servicing reports clear, but residents continue experiencing faults. ASB and Security Concerns	DB / JZ / RR / L&Q & SL teams

	- Digital screens in Simple Life blocks vandalised. - Fire switch at Valentine's House interfered with; LFB contacted. - L&Q awaiting final decision on CCTV extension and ANPR parking enforcement review. Parking - Estate-wide parking challenges acknowledged. - Bollard installation being costed to prevent illegal/unsafe parking. - Parking waiting lists: - L&Q: now prioritised strictly for disability/medical need. - Simple Life: first-come, first-served waitlist; fully subscribed. - Visitor Parking (VP): - Residents receive 100 free hours per year, then pay-as-you-go via app. Traffic and Highways - Residents reported confusion caused by faded white lines and unclear one-way system on Halewood Way. - RR confirmed line-marking refresh is scheduled. - Signage cannot be changed by Vistry; requires Highways approval.	
4.0	<u>Community Updates (SH, SO, JB, SR)</u> 2026 Events Planning - Core events confirmed: Summer Party, Winter Party, Halloween, Spring/Easter. - Residents invited to suggest further themed or cultural events Current Activities - MIND's 10-week wellbeing programme. - Our Parks 50-week fitness continues: - Weekly Community Cuppa every Wednesday morning at The Living Room. Safer Neighbourhood Team Drop-In - Scheduled for next Wednesday, 9:30–11:30 at The Living Room. - Expected to include informal chats and community safety discussions. Environmental Smell / Air Quality Concerns - Rizwan requested a clear update from the relevant environmental authority. - SH confirmed that Cllr Chowdhury is following up with the local environmental health team Opening of the Multifaith Centre and Gym Residents requested an update regarding the opening timeline for: - The Multifaith Centre - The Gym Facility Key points discussed: - JB confirmed that substantial progress is being made with regards to the Multifaith Centre.	SH to lead

	- Once planning approval is completed, the fit-out programme and opening timelines will be confirmed. - For the gym, the L&Q/Vistry commercial team is currently working on operator engagement and progressing the site through the required internal approvals. - Residents expressed a desire for clarity around <i>when</i> these spaces would open. - JB explained that giving an exact date now would not be possible but the goal is to open both facilities as soon as feasible once planning and leasing milestones are achieved.	
5.0	<u>AOB</u> Communications - Many residents unaware of community events due to unsubscribed email/app settings. - Larger noticeboards being installed across L&Q blocks. - Residents encouraged to share event flyers via WhatsApp groups. Beam Park Station - Councillor update shared: suggestion that construction might start Spring 2026. - RR clarified that no officially confirmed timeline has been released politically or operationally. - Councillor to forward source of communication for verification. Positive Feedback Residents gave positive feedback on: - Improved cleanliness and landscaping under new contractor Checkers. - High standards of cleaning in Simple Life blocks.	
6.0	Date of Next Meeting (Forum & AGM) - Next Forum & AGM: Wednesday 29 April 2026. - Proposal: hold AGM in-person at The Living Room. - If interest exceeds capacity, meeting will revert to virtual (possible Eventbrite registration system to manage attendance).	SH to confirm venue