

BEAM Stream

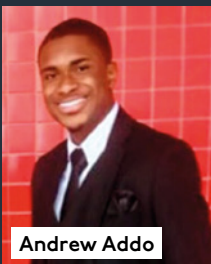
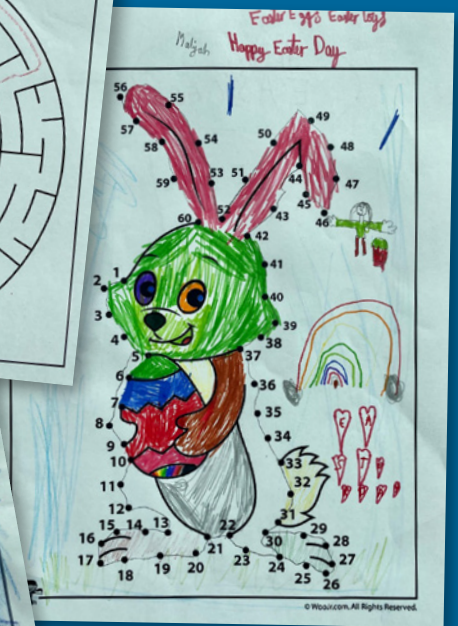
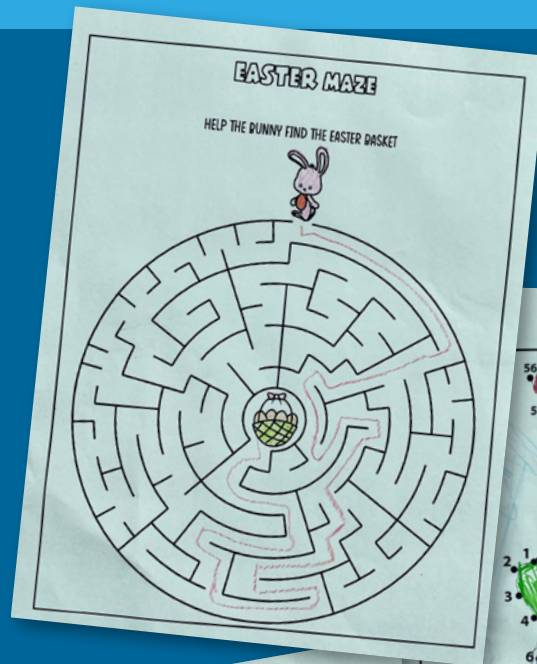
Issue Eight: April 2023

EASTER EVENT

During the first week of half-term (Monday 3rd April-Thursday 7th April 2023) we held an Easter themed event which included a variety of activity sheets and once completed, all who took part received an Easter egg.

Some of you joined us at the Countryside Sales and Marketing Suite off Cortina Drive or the L&Q Sales office on Halewood Way, but some even completed the sheets at home!

Here are some of the winners and the impressive completed sheets:

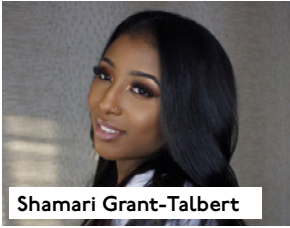


Andrew Addo

This edition of Beam Stream was delayed to ensure we can include as much information as possible on what's happening on the estate. It includes the highly anticipated King's Coronation event, a Beam Park overview with upcoming projects, a new member of staff and the usual Estate Management and Construction update.

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 Suite. Please note these **VP** bays are not for personal use.

Visitor Parking is available in marked VP bays only for vehicles with a valid Virtual Visitor Parking (VVP) session. We suggest residents who cannot park in their bay, use these bays when necessary. Please note: There is one marked disabled VP bay on site, this bay is for use by Blue Badge holders only with a valid VVP session.

Curb side parking around Endura House is becoming a big issue and I would like to emphasise that this is not acceptable and vehicles are at risk of being clamped for parking on curb sides or yellow lines.

Residents with an allocated bay are encouraged to self-enforce their own allocated parking bay, when necessary, via the PCM self-enforcement App. This will allow you to take timed/dated photographic evidence of any unauthorised vehicle parked in your allocated bay for PCM to issue a postal PCN.

When using the 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.

There is no charge for you to use this service and you can enforce within your allocated bay by using this app facility **ONLY** i.e., not for use in any other areas of the development. For more information on how this service can work for you, please contact PCM on the details provided at the foot of this letter.

Please note, self-enforcement of any resident parking bay is in conjunction with PCM operatives patrolling all numbered parking spaces for valid permit holders.

L&Q has no jurisdiction over enforced vehicles and will under no circumstances act as mediators in any cases concerning enforcement action of any vehicles.

Reporting vehicles – If you would like to report an unauthorised vehicle, please inform PCM

only, L&Q should not be contacted with these reports. 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.

Cleaning standards – All blocks

All blocks will be provided a window cleaning schedule for 2023 – Please check your notice boards.

Bin stores / Etiquette

Please be considerate and keep in mind the following when using the bin stores:

- Do not throw rubbish on the floors.
- Always put recycling in the recycling bins
- All boxes should be broken down and left 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, your bins will not be collected.
- Always check the door is locked before you leave.
- No fly tipping – as this affects your blocks service charge.

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

Please continue to raise query's regarding the cleaning if the standards drop again.

To get in touch, report a repair or raise a query for the attention of the Estate Management Team, please call the customer service line on: **0300 456 9998** or email: **LHousingServiceTeam@lqgroup.org.uk**.

This email inbox is monitored daily to respond to and log your enquires better.

BEAM PARK OVERVIEW

Simple Life London!

Simple Life London is a private rental landlord, offering high-quality, professionally managed apartments for rent.

Simple Life London now occupies four buildings at Beam Park including Valentines House, Beechmont House, Endura House and Verona House.

With 42 fully furnished 1-3-bedroom apartments available at Verona House from June 2023. 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.

We also have the last few parking spaces available at Endura House - email relationship.management@simplelifelondon.co.uk for more information.

Visit www.simplelifelondon.co.uk to find out more!



COMMUNITY BOARD

Thank you very much to all who joined the first Community Board meeting on Wednesday 11 January 2023.

It was a fantastic turnout and many important topics were raised. Since the meeting, we have been revising the terms of reference to ensure the document is relevant and accurate to Beam Park residents.

The document will be presented to the Joint Venture (JV) meeting at the end of May for board approval. If successful, we aim to have the Community Board up and running by mid-late June. Please continue to register your interest in becoming board members.

If you would like anymore information, or would like to have an informal discussion, please email beamparkenquiries@lqgroup.org.uk

BEAM PARK STAFF UPDATE



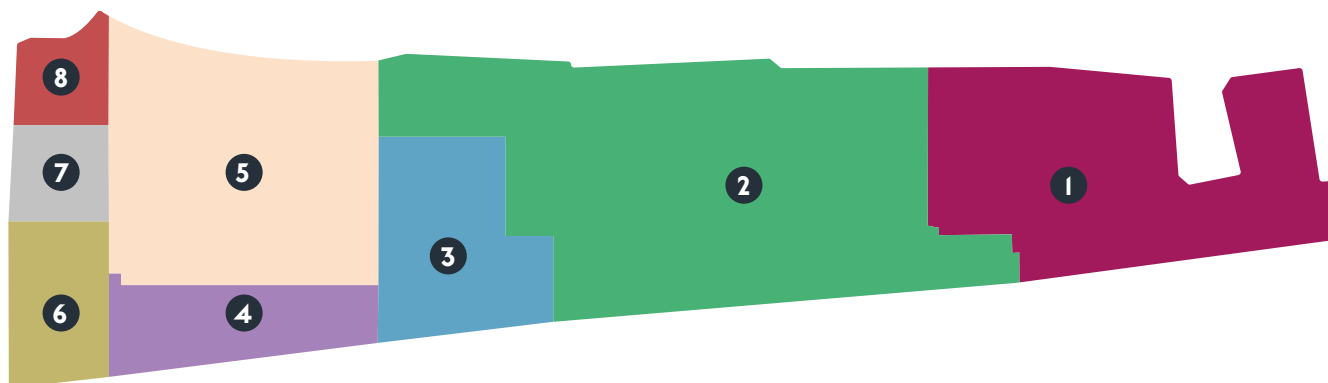
Simone Taylor has recently joined the Beam Park Team as Regeneration Lead

Simone has worked at L&Q for over 10 years in different roles including working on some high profile regeneration schemes overseeing resident engagement and communications. Simone is very excited to be working at Beam Park and looks forward to meeting with residents over the coming weeks. Simone will work closely with Andrew Addo, Community Development Lead, on all things Beam Park.

CONSTRUCTION UPDATE

In the past year, you would have received consultation notices from the London Borough of Barking and Dagenham with regards to our revised planning application for Beam Park.

BEAM PARK



Phase 1 (640 Homes)	Phase 5 (392 Homes)
Phase 2 (518 Homes)	Phase 6 (335 Homes)
Phase 3 (324 Homes)	Phase 7 (275 Homes)
Phase 4 (468 Homes)	Phase 8 (240 Homes)

*Design for phases 3-8 is subject to planning permission

We are now pleased to confirm that Resolution to Grant the planning application was made in December 2022. This will increase the Beam Park community by a further 946 homes. The project team will continue to work with the planning authority to ensure full planning permission is granted by the summer of 2023.

Construction at Beam Park continues to progress well. L&Q has now accepted handover of all 640 homes built in phase I. Since our last update in December 2022, L&Q has accepted handover of Nash House on Halewood Road, delivering 36 new homes and Canton House, also on Halewood Road providing a further 70 homes.

The last development to be completed in phase I was Duxbury House, which delivers 51 more homes. Overall, 157 homes have become available, and we will soon be welcoming new family and friends to the Beam Park community. Final landscaping (Linear Park, South Gardens, MUGA and Beam Square) is due to open for resident enjoyment by Summer 2023

In addition, we have started our quality inspection process on phase 2 and have already seen new homes completed and occupied in this phase also. L&Q expect the next phase of homes to be delivered from the summer/Autumn of 2023.

In the meanwhile, Labour levels continue to average around 400 people on site daily, and we are making good progress on future phases. Safety on and around our sites remains a priority, so please make sure you take care when walking around the site perimeter.

BEAM PARK PROJECTS

Beam Park Opportunities

LSE

The London School of Economics, Make Space for Girls, and Countryside Partnerships are running a part-time, paid working and learning experience on public space with young people aged 16-24 living in and around the Beam Park development area. This research is also being funded by L&Q and Simple Life. Participants will follow a curriculum which will guide them to conduct various social and spatial assessments of public space in their local area and to imagine how public spaces can be improved to better suit young people's needs. They will gain a broad range of skills including architectural drawing, mapping, and design as well as social scientific research and analysis skills.

We want to hear what your experience of public space in the area is and if you wish things – from development processes and street harassment to skateparks, lighting and bench designs – were any different...

We are looking for young people aged 16-24 who live in/around the Beam Park development area and can commit 3hrs of work a week over six weeks starting May 10th. This commitment will consist of a 1hr lecture/reading and a 1hr activity which can be done at your convenience; as well as a 1hr discussion on Zoom every Wednesday from 5/5:30pm to 6/6:30pm. The curriculum will be online apart from two 3hr site visit and mapping sessions on Saturdays (dates tbc). You will be paid London Living Wage.

If you are interested, please send a paragraph to Julia and Olivia explaining why you would like to take part by Friday 5 May 2023. You need to be eligible to work in the UK and be able to provide ID (passport or birth certificate). You do not need any specific prior experience.

Julia: J.King7@lse.ac.uk;

Olivia: o.theocharides-feldman@lse.ac.uk

Mediorite

There are paid work experience opportunities within the filming industry in Barking & Dagenham for under 24's, but spots are going fast! If you are interested, send your CV's and an introduction ASAP to lucy@mediorite.co.uk

Community Hub Space Survey

L&Q plan to develop a new community centre as part of Phase 2 of the Beam Park development. The community centre will be located on the corner of New Road and Thames Avenue. The area is about 800 m2 or 8,611 sqft, which is just over the size of 3 tennis courts.

Our current programme indicates that the space should be ready to welcome the community by early 2024.

We are currently developing a brief for the design team and as residents who will use the space we would like to hear your views and ideas to help develop the new space.

A text message was sent to all Beam Park residents on Thursday 30 March 2023 with a link to complete the survey. Your feedback is valuable and we appreciate you taking the time to complete this.

SAVE THE DATE



King's Coronation event

We will be celebrating this historic event on Saturday 6th May 2023 between 1pm-4pm at the Beam Square on Halewood Way, where we will enjoy some afternoon tea and a variety of activities. If you have not filled out the survey to register for the event and confirm your dietary preferences, please email: beamparkenquiries@lqgroup.org.uk

BEEam Park

We will also set up a bee hotel, plant seedlings in pots and talk about the importance of urban bees. setting up a bee hotel on the day. Don't forget – a wasp is nothing more than a wanna-bee!



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 poundadvice.org.uk/contact-us



Beam Stream website

We are currently updating our website which we hope to launch in time for the next edition. In the meantime, to confirm your contact preferences, please scan the QR code or contact Andrew Addo on 07884 739 975 for a link to be sent to you.



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: www.parkingcontrolmanagement.co.uk/contact

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 Customer Case 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: andrewaddo@lqgroup.org.uk or **07884 739 975**



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 June 2023 edition!