

BEAM PARK COMMUNITY FORUM AGM - MEETING MINUTES

Teams Meeting only

Wednesday 22nd April 2026

In Attendance:

- Mayo Femi-Obalemo (MF-O) – Chair Resident
- Siobhan Haigh (SH) – L&Q
- Susan Offei (SO) – L&Q
- James Briggs (JB) – L&Q
- Salma Rebbouh (SR) – L&Q
- Cameron Shaw (CS) – Vistry Countryside
- Councillor Trevor McKeever (CTM) – Havering
- Councillor Matthew Stanton (CMS) – Havering
- Resident Forum Members
- Beam Park Residents

Apologies:

- Housing Management - L&Q

Item No.	Description	Action Owner
	Welcome & Purpose of AGM	
1.0	MF-O opened the AGM, welcoming residents and partners. The purpose of the AGM was outlined: to reflect on 2025, review achievements and challenges, agree priorities for 2026, and gather resident feedback.	
	Chair's Review – 2025 Challenges & Achievements	
2.0	MF-O reflected on key challenges experienced by residents in 2025, including building service disruptions, maintenance delays and antisocial behaviour. Achievements were also noted, including improved security measures, progress on infrastructure works and increased community activity.	
	Development Update (CS – Vistry Countryside)	
	Public Realm & Connectivity	
2.1	• Road and footpath works now largely complete and safely reopened. • South Gardens pedestrian path confirmed to open late May / early June 2026, improving access between phases and to Dagenham Dock Station.	
	Beam Park Station	
2.2	• Confirmation received that the station can be accommodated within the existing rail network.	

	• Funding discussions ongoing between TfL, Network Rail, C2C and government bodies. No confirmed construction start date at present.	
2.3	Commercial & Community Units • Trading conditions remain challenging, contributing to vacant units. • Planning application submitted to swap the leisure centre and multi-faith centre units; committee decision expected June 2026.	
3.0	Housing Management Challenges Residents raised concerns regarding: • Parking pressures, LBBD parking permit restrictions, limited visitor bays and illegal parking. • Significant service charge increases (reported increases of 70–100%). • Poor communication and delayed responses from housing management. • Antisocial behaviour, lighting outages and safety concerns. <i>Due to the absence of Housing Management representatives, questions were recorded for follow-up. These will be distributed once they have been collated.</i>	SH / Housing Management
4.0	Community Priorities for 2026 (AGM Decision) The Community Forum confirmed three resident-led priorities for 2026: 1. Safety – reducing ASB and improving environmental safety. 2. Community Events – increasing resident connection and participation. 3. Wellbeing – fostering an inclusive, healthy neighbourhood. Each priority will be supported by the Forum and partners, with residents encouraged to lead activity.	MF-O/ SH
5.0	Questions & Discussion (Summary Themes) Key themes discussed included: • Parking restrictions. • Visitor parking capacity and private renting of parking spaces. • Delays to gym and multi-faith space opening. • Cleaning standards, grounds maintenance, flyover pigeon waste and pest control. • Road safety following adoption of Phase 1 roads by Havering (25 Feb 2026). • Improved communication requests (regular emails, clearer updates, Phase 2 inclusion).	
6.0	Actions Agreed • SH to create a tracker of unanswered questions and circulate responses once	SH/CS/CMS/CTM

	received. • L&Q to provide written clarification on service charges, parking, ASB processes and maintenance. • CS to share planning context around parking restrictions and explore interim use of Phase 2 marketing suite. • Councillors to liaise with Havering regarding flyover cleaning, pigeon mitigation and road safety walkthroughs.	
7.0	AOB • Residents highlighted reliance on WhatsApp groups to hear about meetings and events. • Request made for improved and more consistent communication across all tenures and phases.	
8.0	Date of Next Meeting • Next Community Forum meeting: 29th July 2026	