

BEAM *Stream*

Issue Seven: December 2022



THE L&Q FOUNDATION

The L&Q Foundation is still providing continued support to promote positive change within the community.



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/>

This edition of Beam Stream will focus on the two events we recently hosted, as we managed to have a lot of positive feedback from residents. There is also an update from Sigma as they recently taken handover at Endura House, a construction update and the regular estate management 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

Several residents reported that they felt the parking on the estate is poorly managed, and they were having ongoing issues with people parking in their allocated bays without a valid permit.

We have taken these reports into consideration, created an action plan with PCM and implemented enhanced enforcement on the site. All vehicles parked in the numbered bays must always fully display a corresponding PCM bay numbered permit in the windscreen. Should your bay be unavailable for any reason, please find alternative unrestricted parking offsite.

Under no circumstances should you park within a bay that does not correspond to the permit displayed. The entire estate has been added to PCM's enforcement route.

Newport House bollards

I understand that the bollards are obstructing your parking bays, please be reassured that this has been raised as a defect and we are working on getting them replaced with a different style of bollard that would be more practical for residents to open and close. In the interim, we will be having the bollards removed asap.

Visitors parking on Halewood Way

Visitors parking will be available on Halewood Way outside the L&Q Sales & Marketing Suite There will also be VP Disabled bays for anyone with a valid blue badge. I kindly ask that you **do not park in the bays marked MS7 – MSII** for these works to be completed.

Visitor Parking is available within the 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.

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 will they 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 receive a window clean within the month of December, please note we are not notified when they will attend but we ask you politely close your window if you see Cleanscapes window cleaning your blocks. Sorry for the inconvenience.

Bin stores / Etiquette

Please be considerate 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 they are locked behind you
- No fly tipping / this affects your blocks service charge.

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

Please continue to raise queries 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 enquiries better.

Time to call **BEAM PARK HOME**

Introducing the **NEW** collection of beautifully designed, energy efficient homes at East London's brightest new address, Beam Park. Stylish 2, 3 & 4 bedroom family homes from **£430,000**.

Located at the heart of Beam Park, with an abundance of open green space close by to relax and unwind, and for children to play. Just a short walk to the newly created Central Park and Beam Valley Country Park.

Benefit from new amenities Beam Park will provide including two proposed primary schools, nursery, gym, medical centre and multi-faith centre.

Make it a December to remember! Reserve this festive season and get your new home styled by an Interior Designer for free. Plus receive **£2,500** to put towards furnishing your new home*

Do you have a family member or friend looking for their dream home? Introduce them to a Countryside home and when they go on to reserve and complete, we'll give you **£1,000** as a thank you.

For more information and to book an appointment speak to a member of the Countryside sales team on: **020 3813 9139** or visit: **beampark.com** for more.



ANOTHER BLOCK OF APARTMENTS COMPLETED FOR *Simple Life London!*

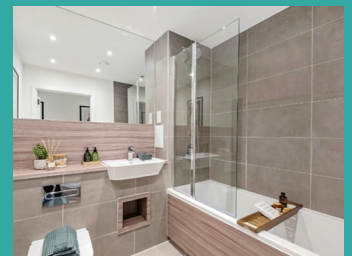
We'd like to welcome the first residents to Simple Life London's new block, Endura House.

Simple Life London is a private rental landlord, offering high-quality, professionally managed apartments for rent. Simple Life London now occupies three buildings at Beam Park including Valentines House, Beechmont House and Endura House. They're also due to take handover of a further two blocks at Beam Park early next year!

Applications are now open for Endura House's one and two bedroom fully furnished apartments and Simple Life London would like to open their recommend a friend incentive offer to anyone living at Beam Park.

If you would love to surround yourself with friends and family and you know someone that would like the sound of renting with Simple Life, then make sure you refer them! Your name and address needs to be referenced on their application and you will receive £100 Love2Shop vouchers as a thank you for each successful referral. This offer is open to Beam Park residents only and vouchers will be issued upon the new resident moving in.

For more information about Simple Life London or to apply, please visit: www.simplelifelondon.co.uk.



CONSTRUCTION UPDATE

Construction at Beam Park is progressing well, L&Q has accepted more completed homes from phase one, which now includes Crestline House (Shared Ownership) and Columbus House (London Living Rent).

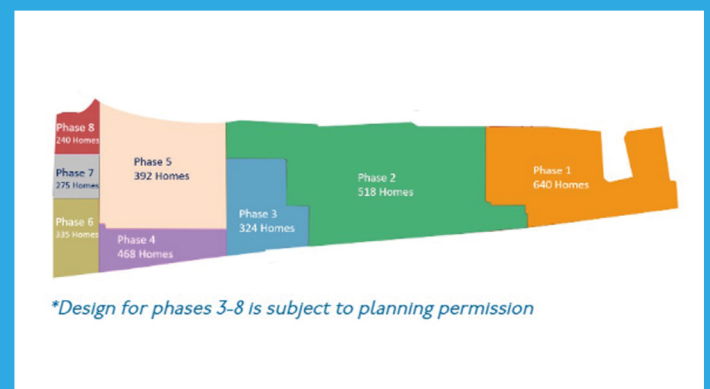
Our quality inspectors continue final checks to the remaining buildings in phase 1 to ensure handover of all the homes in this phase by the spring of 2023. Labour levels are still averaging 400 people on site daily and we are making good progress on phase 2. Safety on and around our sites remain a priority, so please make sure you take care when walking around the site perimeter. The Nursery on Phase 1 has achieved their Ofsted certification and are opening for children on Tuesday 3rd January 2022.

Phase one

at Beam Park is due to be completed this year. Our teams are busy taking hand over of the new homes and welcoming new residents to Beam Park. Once the phase is completed there will be 640 homes.

Phase two

at Beam Park – construction is moving swiftly on Phase 2. New residents have moved in during the summer and the phase is due to be completed next year.



LIGHT SWITCH ON & WINTER PARTY

Beam Park Winter Party!

We were very excited to plan the two events and they turned out to be a huge success! On Thursday 1st December, we gathered together to light the Christmas tree. A live community choir from Becontree was also present and sang carols which everyone got involved in. We also had some light refreshments to battle the cold weather!

On Saturday 3rd December this is when the main event took place. Many of you came down to enjoy the day which included many activities such as elves on stilts, a DJ and Father Christmas. We had an amazing dance performance by Lit Youth who really worked up the crowd! The Two Foodies made sure we were all very well fed with their gourmet burger meal and there was also a mobile bar for all sorts of refreshing drinks.

UKON really brought a carnival experience to the party with their mask making session and a lot of children participated. Once all the masks were created, there was a wonderful parade really showing off the creativity we have at Beam Park – have a look at the pictures to the right.

The purpose of these events was to meet and greet residents, but most importantly, getting the chance to know your neighbours and providing valuable feedback to shape future community investment projects. I am already excited for next year's party!

I'd like to say a massive thank you to all who helped make the day so enjoyable, but a special mention also goes out to Countryside, Emmanuel Community School, Strangeboat and Simple Life for co-organising and funding these events.



Xmas Tree light switch on



Winter Party Mask winner



Lit Youth



BEAM PARK STAFF UPDATE

Hello everyone!

My name is Andrew Addo and I am the new Community Development Lead for Beam Park.

I joined L&Q on Monday 31st October and come from a housing and community development background.

I have been speaking with some of you to find out more about what you currently enjoy on the estate and what else you would like to see here.



To provide any feedback, you can contact me directly on **07884 739 975** or by emailing: **andrewaddo@lqgroup.org.uk**



COMMUNITY BOARD

We are inviting you to attend a meeting on Zoom to discuss forming a Community Board for Beam Park. The Community Board will act as the 'residents voice' and play an integral role in lots of aspects of Beam Park such as event planning, choosing community projects and consulting for green spaces to name a few.

If you think you would be interested in joining or would just like to hear more information, please join us on Wednesday 11th January 2023 at 6pm on the Zoom link below:

<https://us06web.zoom.us/j/84438488588?pwd=YkZ3RGNwUC8zQlp2aWJmZkZpSbE5CQT09>

We hope to see lots of you online. If you have any difficulties accessing the link, please let me know

Thank you to all those who have already registered interest to join the Community Board for Beam Park. If you would like more information, or would like to put your name forward, please contact us on: **beamparkenquiries@lqgroup.org.uk**



Beam Stream website

We're pleased to announce that our website **beamstream.london** is live!

You can find out the latest news on community activities, announcements, an events calendar, information about estate management and more. Check the website regularly to be in the know about updates and information exclusive to Beam Park.

Surf through the new website and use the feedback form online to let us know what you think. We'll make improvements on the website based on your user experience. It will be your go-to place for all Beam Park-related community events, activities and communications from your Estate Management team.



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>

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