BEAM PARK COMMUNITY FORUM - MEETING MINUTES
Teams Meeting only
Wednesday 21st October 2026

In Attendance:

- Mayo Femi-Obalemo (Chair)
- Siobhan Haigh (SH) – L&Q Foundation
- Daphne Barzey (DB) – L&Q Neighbourhoods
- Lacey Christopher-Howell (LCH) – L&Q Neighbourhoods
- James Briggs (JB) – L&Q Communities
- Harvey Brown (HB) – LQ
- Rhiannon Ricketts (RR) – Vistry
- Daniel (Resident Member)
- Merim (Resident Member)
- India (Resident Member)

Apologies:

- Cllr Stanton – Havering
- Cllr McKeevor - Havering
- Jordan Slattery – L&Q Neighbourhoods

Item No.	Description	Action Owner
1.0	Introduction of the Parking Team Harvey Brown attended to introduce the new L&Q Parking Team, which will take responsibility for parking management at Beam Park, relieving pressure on Housing Management teams. The transition is expected to be fully implemented in the New Year. **Key Updates** • The Parking Team will oversee parking issues across Beam Park. • Increased enforcement patrols are planned with PCM to address illegal parking. • ANPR (Automatic Number Plate Recognition) is being explored but requires permissions due to land ownership arrangements. • The team will focus on reducing illegal parking and improving enforcement. HB to continue discussions with PCM regarding increased enforcement and patrols. HB to raise concerns regarding parking on green spaces with relevant teams. HB contact details to be included within forum minutes: harveybrown@lqgroup.org.uk	HB

2.0	**Housing Management Update (DB/LCH)** **Pest Control** Residents raised concerns regarding an increase in vermin sightings around the development. Housing Management clarified: • Pest control orders are raised when issues are reported in blocks or bin stores. • Residents should continue reporting sightings through normal reporting channels. **Lift Reliability** Concerns were raised regarding recurring lift breakdowns. Housing Management advised: • Lift repairs are to be reported immediately when failures occur. • Some repairs experience delays due to parts needing to be sourced internationally. • Residents should contact L&Q Customer Care for updates on ongoing repairs. **Crestline House Door Issues** A resident reported: • One lift in Crestline House has been out of service for an extended period. • The communal entrance door recently failed, resulting in unauthorised access to the building. Housing Management advised residents to obtain case reference numbers and contact L&Q Customer Care directly for updates. **Actions** • Housing Management to review ongoing lift issues and provide updates where possible.	DB/LCH
3.0	**Development Update (RR)** **Road Safety and Speeding** • Speed calming measures and road layouts were approved through Highways Authority agreements. • Concerns regarding speeding should be directed to the relevant local Highway Authority in either Havering or Barking & Dagenham. **Community Facilities** • Discussions continue regarding an operator for the Phase 2 multi-faith/community facility. • The Phase 6 community facility is being actively marketed. • Both facilities are intended to provide valuable community space for residents.	RR

	Air Quality and Odour Concerns • Vistry confirmed current construction activities are not the source of reported odour issues. • Residents were advised to raise concerns through local ward councillors and local authority channels. **Swales and Drainage** • Design improvements are underway to resolve drainage issues on Phase 1. • Works are expected to be completed before Christmas. • A workshop is being arranged to review the maintenance and efficiency of the swale drainage system. **Phase 3 (Phase B) Update** • Ground preparation works have been completed. • Delays have occurred while securing a Registered Provider partner for affordable housing. • Subject to viability and legal agreements, construction is anticipated to begin during Spring 2027. **Connectivity and Open Spaces** Residents requested updates on: • Opening of the Phase 1 & Phase 2 connection on Thames Avenue. • Opening of the pathway linking Beam Park to Dagenham Dock. **Actions** • Planning application references for Phase B to be made available if requested. **Update since meeting:** RR confirmed that both the bridge from Phase 1 to Phase 2 and the pathway connection to Dagenham Green are expected to open in the early part of the New Year.	
4.0	**Community Updates (SH/JB)** **Key Updates** • The community hub and gym units remain part of the development but have swapped locations. • The larger space is considered more attractive to potential gym operators. • A preferred operator has been identified for the community hub. • Work is underway on lease agreements, planning approvals and fit-out arrangements. • Residents will be involved in shaping activities and services offered within the community hub. **Future Opportunity** • Opening the multifaith / community hub will support resident-led funding opportunities, allowing residents to apply for grants of up to £1,000 for local projects and activities.	SH/JB

Recently Approved Projects

Tutors United

- Funding approved to deliver English and Maths tutoring for children in Years 4-6.
- Sessions will take place at The Living Room.
- A Beam Park resident will be employed as a classroom assistant.

Sycamore Trust

- Funding approved for SEND coffee mornings and family workshops. Programme funded for one year.

Wellbeing Programme

- Funding approved in principle.
- Project start deferred while a suitable venue is secured

Upcoming and ongoing Activities

Youth Thrive Youth Club

- Running on Mondays and Wednesdays at The Living Room.
- Free sessions for young people aged 10-17.

Pumpkin Giveaway

- Wednesday 28 October.
- Collection from Community Cuppa (9:30am-11:30am) and Youth Club (4:30pm-6:30pm).

Winter/Christmas Event

- Planning underway, event will be held on Friday 4th December.
- To be held at Park Primary Academy.
- Residents invited to submit suggestions

Volunteer Opportunities

Additional volunteers are needed for:

- Events Working Group
- Community Safety Working Group
- Wellbeing Working group

Beam Park Website and Newsletter

Residents were reminded that:

- The Beam Park website contains current information, forum minutes, project updates and resident resources.
- A new newsletter will be circulated shortly containing updates on funded projects, events and community activities.
- Website address is: www.beamstream.london

5.0	**Date of Next Meeting** Wednesday 27th January 2027	