BEAM Stream
Issue Twenty one: October 2026

BEAM PARK SUMMER PARTY BRINGS THE COMMUNITY TOGETHER



More than 300 residents came together to enjoy a fantastic day of fun, entertainment and community spirit at this year's Beam Park summer party.

The event offered something for everyone, with families enjoying an exciting circus show, interactive circus workshops, face painting and a wide range of arts and crafts activities throughout the day. The vibrant sounds of steel pan music and African drumming provided by Havering Changing created a lively atmosphere, keeping visitors entertained and celebrating the diversity of our community.

Children had endless fun on the bouncy castles, while everyone was able to enjoy free food, refreshments and ice cream in the summer sunshine.

The event also provided an opportunity for residents to connect with local services.

Teams from ASB and Employment Support were on hand to speak with attendees, share information, and offer advice and guidance.

The summer party was a wonderful celebration of community, bringing neighbours together and creating opportunities for residents of all ages to meet, socialise and enjoy a memorable day. We look forward to welcoming everyone back for more community events at Beam Park in the future.





DEVELOPMENT UPDATE



East West link - new routes are now open

East West Link

We are pleased to announce that the new East West Link walking and cycling route is now open for use by residents and the wider public. The route can be accessed from Kent Avenue, just behind the Dagenham Green Marketing Suite, and from Chequers Lane, providing a quicker and more accessible connection to Dagenham Dock Station. This new route is an important step in improving connectivity across the area and making sustainable travel easier for residents.

Commercial Units

We continue to actively market the commercial spaces within Beam Park and are working closely with specialist commercial agents to identify operators that will complement the growing community. We will share further updates with residents as plans progress and occupiers are confirmed.

Phase 6 Delivery

We are pleased to confirm that the first 52 homes within Phase 6 were handed over to Be First in June 2026. The remaining homes (468) are scheduled to be delivered in phases over the coming months, supporting the continued growth of the Beam Park community and providing much-needed new homes for local residents.

Phase 3 / Phase B Update

Following the grant of planning permission for Beam Park Phase B in May 2026, the project team has now commenced the detailed design stage. Subject to the completion of the necessary approvals and pre-start requirements, construction is currently anticipated to commence in 2027. This next phase will continue the transformation of Beam Park and deliver a further 405 high-quality homes and public spaces.

Beam Park Station

Residents may be aware that the GLA and central government have previously announced that a new Beam Park rail station could be accommodated within the existing rail network. The station remains an important part of the long-term vision for the area and we understand that further updates regarding funding and delivery will be communicated by the relevant public bodies in due course.

MEET THE BEAM TEAM:
COMMUNITY DEVELOPMENT Q&A



Siobhan Haigh

Can you tell us a little about your role at Beam Park?

As Community Development Lead, my role is to bring people together, support resident-led initiatives and help create opportunities for everyone to feel connected to their community. I work alongside residents, local partners and stakeholders to build a vibrant, inclusive and thriving Beam Park.

How do you work with residents to shape community activities and services?

Listening is key. I engage with residents through meetings, the community forum, events, surveys and regular conversations. The best ideas often come directly from the community and my role is to help turn those ideas into reality.

How are you helping to ensure Beam Park is an inclusive and welcoming place for everyone?

I work hard to ensure everyone feels represented and heard. This means creating activities that appeal to different age groups, cultures and interests, removing barriers to participation and encouraging a culture of kindness, respect, and inclusion.

How do partnerships with local organisations benefit residents?

Partnerships allow us to offer a wider range of opportunities and support. By working with local charities, service providers, schools and businesses, we can connect residents to resources, activities and services that enhance quality of life.

What would you say to a resident who is thinking about volunteering or joining a community group?

I'd encourage them to give it a try. Volunteering is a fantastic way to meet people, learn new skills, build confidence and make a positive difference in your local community. Even a small amount of time can have a big impact.

What does a typical day look like for you?

No two days are the same. My day might involve meeting residents, planning events, working with partners, supporting volunteers, attending community meetings and developing new projects and opportunities for Beam Park.

How does your role differ from a Neighbourhood Housing Lead?

Our roles often work closely together. A Neighbourhood Lead is generally responsible for housing management services, including things like tenancy matters, estate inspections and neighbourhood issues.

My role as Community Development Lead is a little different. I focus on building a strong, connected community by bringing residents together, supporting local groups, organising events and activities and helping residents turn their ideas into projects that benefit the wider community.

In simple terms, a Neighbourhood Lead helps look after the place, while I help support the people and relationships that make Beam Park feel like a community. We work closely together to ensure residents have both a well-managed neighbourhood and plenty of opportunities to get involved, connect with others, and help shape the future of Beam Park.

Is there a message you'd like to share with Beam Park residents?

Thank you to everyone who contributes to making Beam Park such a special place. Whether you've attended an event, shared an idea, volunteered your time, or simply supported a neighbour, you're helping build a stronger community. I look forward to continuing this journey together and seeing all that we can achieve in the years ahead.

How can residents share their ideas with you?

Residents can share their ideas with me in a variety of ways, whether that's through community forum, local events, surveys, or simply by stopping me for a chat when they see me at Beam Park. Residents can also email their ideas, feedback or suggestions directly to **beamparkenquiries@lqgroup.org.uk**. We welcome hearing from everyone and are always keen to explore new ways to make Beam Park an even better place to live.

PARK PRIMARY ACADEMY

open evenings

Park Primary Academy is welcoming prospective parents and carers to its upcoming open evenings on the following dates:

- **10 December 2026**
- **6 January 2027**

This is a great opportunity to look around the school, see the learning environment, meet staff and find out more about life at the academy.

A visit will give families the chance to experience the school first-hand and ask questions about the curriculum, approach to learning and the support available to help children achieve their best.

If your child is due to start school in September 2027, attending an open evening is a great opportunity to discover what makes Park Primary Academy a great place to learn, grow and thrive.

Please remember: applications for a school place must be submitted to Havering Admissions by 15 January 2027.

REPORTING REPAIRS

Please report all repairs through our Contact Centre on **0300 456 9996** or by using the online repair reporting service. Using these channels ensures your repair is logged, given a reference number and passed to the appropriate team. It also allows us to track progress and keep you updated on the status of your repair.

REPORTING ANTI-SOCIAL BEHAVIOUR

If you experience anti-social behaviour (ASB), please report it to our Contact Centre so that the incident can be logged and allocated to the appropriate team or officer.

Where the behaviour involves crime, threats, violence or immediate danger, please also report it to the Police. In an emergency, always call 999

Providing as much information as possible when reporting ASB, including dates, times and details of incidents, will help us investigate and take appropriate action.

EXCITING PROGRESS ON BEAM PARK'S COMMUNITY FACILITIES

We're pleased to share an important update on two fantastic new facilities coming to Beam Park. The locations of the planned Multi-Faith/Community Hub and Leisure Centre/Gym have been swapped to make the best use of each site.

The Beam Park Multi-Faith/Community Hub will now be located on Miller Road, beneath Verona House and opposite Central Park. This welcoming space will host community activities, events, support services, and faith-based gatherings for residents of all backgrounds.

We're also delighted to confirm that an experienced operator has been appointed to run the Hub. They have a proven track record of managing community and multi-faith facilities and will help create a vibrant space at the heart of Beam Park. The Leisure Centre/Gym will now be located in the larger unit beneath Orion House, between Walkerville Road and New Road. The additional space will provide greater flexibility and help deliver an enhanced health and wellbeing facility for residents.

While we can't currently confirm opening dates for either facility, significant progress has been made and there are now relatively few hurdles remaining. We are also actively engaging with gym and leisure operators to bring the Leisure Centre/Gym forward. Thank you for your continued patience and support. Both facilities represent major investments in Beam Park's future, and we're excited to be getting closer to opening these valuable community assets. We look forward to sharing more updates, including indicative timelines, as soon as we can.

Register Now at Park Primary!

chestnut NURSERY SCHOOLS LIMITED

OPEN!

NEW

We have recently opened our brand new Chestnut Nursery School - Park Primary!

Park caters for children from 2 to 4 years. Children on the 9 month to 2 years funding could also start if they are two and awaiting to move over to the 2 year funding. The site is term time and is open from 8am to 6pm.

Book a visit today and register a place for your child!

RECOMMENDED ON daynurseries.co.uk

Chestnut Nursery School
Park Primary
Hart Way, Rainham,
Essex, RM13 8TD

For more details get in touch!

02080 591346

parkprimary@chestnut-nursery.com

NDNA Member of National Day Nurseries Association 2021-2022

Come and see our NEW, Rainham-based nursery school, scan the QR code to visit our website!

ESTATE MANAGEMENT UPDATES

WATER OUTAGE UPDATE

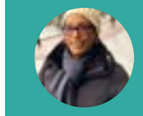
We would like to thank residents for their patience and understanding during the recent water outage affecting Colburn House, Valentine House and Beechmont House.

Teams worked around the clock with our partners and contractors to identify the issue, complete the necessary repairs and restore the water supply to affected residents.

We appreciate how disruptive being without water can be and would like to thank everyone affected for their cooperation while the issue was being resolved.

GET TO KNOW YOUR NEIGHBOURHOOD HOUSING LEADS

We have three Neighbourhood Housing Leads (NHLs) working together at Beam Park. Your NHL is responsible for housing management within your area and works with residents and partner teams to help maintain safe and well-managed homes and neighbourhoods. Our Neighbourhood Housing Leads work closely together to support residents and ensure housing management issues across Beam Park are dealt with effectively.



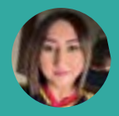
Daphne Barzey
Daphne covers:

- Newport House
- Summerville House
- Grenada House
- Duxbury House
- Colburn House
- Dearborn House
- Anderson Way
- Hart Way
- Nash House.



Lacey Christopher-Howell
Lacey covers:

- Verona House
- Orion House
- Maywood House
- Versailles
- Walkerville Road
- Miller Road
- Bridge End Crescent
- Anderson Way.



Sadia Akram
Sadia covers:

- Crestline House
- Commodore House
- Columbus House
- Portland House
- Canton House.

IMPORTANT FIRE SAFETY REMINDER - NO PRIVACY SCREENS

A recent Fire Risk Assessment identified that some residents have installed privacy screening on balconies and in other areas, including artificial plants, natural foliage and similar materials.

To help keep everyone safe, please remember that privacy screens and other unauthorised items should not be installed in these areas. These materials can increase fire risks and may not comply with the terms of your tenancy or lease agreement. If you have installed privacy screening, foliage or similar materials, please arrange for them to be removed as soon as possible. Keeping balconies, communal areas and escape routes clear and free from potential fire hazards helps protect everyone in the community. **Thank you for your support in helping to keep Beam Park safe.**

GET IN TOUCH



There are lots of ways you can get in touch with us:

- Contact our Customer Service Centre by calling **0300 456 9996** or emailing **contact@lqgroup.org.uk**
- To report a repair, call **0300 456 9996** or complete the online repair reporting form on our website. For emergency repairs where there is an immediate danger to you or members of the public, please call us
- For non-repairs related issues, contact your Neighbourhood Housing Lead
- Get involved and help shape the services we provide. You can find out more about resident involvement opportunities in the L&Q Community section of our website.

COMPLAINTS

We'll always aim to deliver a service that you're happy with, but if this doesn't happen, we have a formal complaints process you can use.

To find out more, visit: **www.lqgroup.org.uk/contact-us** or call **0300 456 9996** and we'll do our best to put things right.

L&Q is a member of the Housing Ombudsman Scheme and follows their Complaint Handling Code, so if you're still not satisfied after we deal with your complaint, you can contact the Ombudsman at **www.housing-ombudsman.org.uk** or by calling **0300 111 3000**.

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 next edition!

CONNECT WITH YOUR LOCAL POLICE THROUGH MET ENGAGE

Keeping our community safe is a partnership and there's a great new way for you to play your part. The Metropolitan Police have launched a new online platform called Met Engage, designed to help you connect directly with your local officers and have a say in how our area is policed.

What is Met Engage?

Met Engage is a digital platform that gives you direct access to key information, advice, and your local policing team. It's a space where you can get to know the officers who work in Beam Park, help shape local policing priorities, and stay informed about what's happening in our neighbourhood.

Why Should You Sign Up?

- **Stay Informed**: Get accurate, timely updates directly from the police
- **Have Your Say**: Help influence the policing priorities for our area
- **Build Connections**: Get to know your local officers and build a stronger, safer community together.

How to get involved

Signing up is quick and easy. To join the platform and start making a difference, visit the Met Engage website:**www.met.police.uk/engage/met-engage/**





Beam Stream website

The Beam Stream website is almost complete! In the meantime, please continue to sign up to our mailing list using the QR code to the left. If you have any issues, please email: **BeamParkEnquiries@LQGroup.org.uk**

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 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 **contact@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: **beamparkenquiries@lqgroup.org.uk**