

**BEAM PARK COMMUNITY FORUM - AGM MEETING MINUTES**  
**Teams Meeting only**  
**30<sup>th</sup> April 2025**

Item No.	Description	Action Owner
<b>1.0</b>	<b>Welcome &amp; Opening Remarks by Chair (Feliciana)</b>	
	<ul style="list-style-type: none"> <li>Emphasised the AGM as a chance to reflect on the past year, discuss challenges, plan for the future and ensure resident voices are heard.</li> <li>Highlighted community growth and connection, citing events like the Winter Party, Summer Party, Christmas Lights and the MUGA mural project.</li> <li>Mentioned the establishment of an Events Committee with 10 enthusiastic residents.</li> <li>Acknowledged recent issues like car vandalism and the importance of reporting to the police.</li> </ul>	
	<b>Community Forum Membership &amp; Engagement (Siobhan L&amp;Q)</b>	
	<ul style="list-style-type: none"> <li>Siobhan emphasised the importance of broad resident representation on the Forum.</li> <li>Acknowledged F's efforts in recruiting members.</li> <li>Appealed to all attendees, including Councillors, to encourage residents to join the Forum.</li> <li>Stated that L&amp;Q Branding Team is creating a flyer to encourage Forum membership, which will be distributed.</li> </ul>	SH distribute Forum membership flyer once available
<b>2.0</b>	<b>Development Update (Vistry)</b>	

	<p><b>Phase B (Phase 3):</b></p> <ul style="list-style-type: none"> <li>Reserved Matters Application for Phase B (adjacent to Phase 2A) progressing, aiming for submission in July 2025.</li> <li>Outline application for 362 units (mix of flats and houses) approved in 2019.</li> <li>Residents will be contacted separately for opinions on the design of earlier phases (feedback to be design-related only).</li> <li>Surcharging work (ground settlement process, 12-18 months) has commenced on Phase 3.</li> </ul> <p><b>Phase 1 Commercial Units:</b></p> <ul style="list-style-type: none"> <li>"Nero Lounge" (new café/restaurant opposite Sainsbury's) signage is up, close to opening (no exact date).</li> <li>Nail salon (adjacent to L&amp;Q Marketing Suite, next to Portland House) is also close to opening.</li> <li>Other vacant commercial units are still being actively marketed.</li> </ul> <p><b>Handover of Blocks &amp; Landscaping:</b></p> <ul style="list-style-type: none"> <li>L&amp;Q and Vistry are working on handing over various blocks and landscaping areas.</li> <li>Many areas handed over to Chequers (L&amp;Q's landscape maintenance contractor).</li> <li>Some sticking points remain, particularly around tree planting in green areas, before the head lease can be relinquished to L&amp;Q. Anticipated to be resolved in approximately 2 months.</li> </ul> <p><b>Resident Queries:</b></p> <ul style="list-style-type: none"> <li><b>Thames Avenue Parking:</b> Issue of cars parking in the middle of the road/pavement acknowledged as a hazard. Vistry is getting quotes for water-filled barriers and considering double yellow lines (once cars are moved). Noted it's private land (not yet adopted highway) and L&amp;Q manages the estate, but Vistry as freeholder will install barriers. Suggested L&amp;Q speak to the parking company for more frequent patrols.</li> <li><b>Flooding in South Gardens (Swale):</b> Acknowledged it should drain. A survey has been commissioned to investigate potential blockages in tunnels or issues with levels/pump. Possible rectification by end of September 2025.</li> <li><b>White Lines (Parking Bays on Halewood Way, Phase 1 under MUGA):</b> Vistry is arranging for these to be repainted as a priority, pending confirmation on two queries from L&amp;Q and the need for cars to be cleared.</li> </ul> <p><b>Q&amp;A and Discussion on Development Update</b></p> <ul style="list-style-type: none"> <li><b>Swale (Cllr. S):</b> Queried the "no fall" design and requested survey details if appropriate. Aziz Gani confirmed the site is meant to be level and water should even out.</li> <li><b>Handover Map (Cllr. S):</b> Requested an updated map of handed-over areas for Councillors to direct queries correctly. AG stated most blocks are handed over; delays are mainly with green areas due to tree issues. Anticipates full handover to L&amp;Q (allowing head lease relinquishment) in approx. 2 months.</li> </ul>	<p>AG to provide updated map of handed over areas.</p>
--	---	--

	<ul style="list-style-type: none"> <li>• <b>Lighting Issue (Cllr. S):</b> Example given of lights not working behind doctor's surgery/Sainsbury's due to control unit being on an un-handed-over area.</li> <li>• <b>Station Access Gate (Cllr. S):</b> Reported the gate to the station hoarding is insecure (held by rope). AG was not aware but will look into it.</li> <li>• <b>Litter Picking in Un-handed-over Areas (Cllr. S):</b> Queried responsibility for litter picking in areas not yet formally handed to L&amp;Q, noting rubbish accumulation in some areas. AG acknowledged this was an unforeseen issue in the original agreements. Stated that L&amp;Q Estates should be managing the estate regardless of formal handover, as per recent discussions with L&amp;Q Development. Offered to raise again with L&amp;Q Development if still an issue. Cllr. S offered to send photos. AG urged residents to take care of their environment.</li> </ul>	AG to investigate and secure the station access gate hoarding.
3.0	<b>Housing Management Tracker &amp; Queries</b>	
	<ul style="list-style-type: none"> <li>• <b>Duxbury House Flooring:</b> Defects to be assessed individually via standard maintenance process. No current update on a specific review request from February (managed by building services).</li> <li>• <b>Heating Issues (Block Unspecified):</b> Residents encouraged to contact L&amp;Q Energy or the main maintenance line. Stressed importance of reporting through correct channels for timely action, as NHLs don't directly manage repairs. Emergency ASB (high priority) has a 24hr contact policy.</li> <li>• <b>Soundproofing:</b> Development provided drawings/sound test certificates indicating adequacy. Further details needed for wider investigation if issues persist.</li> <li>• <b>Housing Needs Response Times:</b> NHLs have 5 working days to respond to queries, often needing to engage other departments. Stressed using the central contact centre (contact@lqgroup.org.uk or 0300 number) ensures queries are logged, visible to managers, and picked up during absences.</li> <li>• <b>Visitor Parking (Disabled Bays):</b> Part of a wider parking review project; updates will be shared once more information is available. Noted it's a car-free development, limiting scope for creating more spaces.</li> <li>• <b>Caretaking:</b> Increased from 2 to 3 caretakers. Queries to be directed to the contact centre.</li> <li>• <b>Speed Bumps (Anderson/Halewood Way):</b> Development to raise with Vistry (road maintenance responsibility for 12 months pre-highway adoption).</li> <li>• <b>Crossroad Issues (Anderson/Heart Way):</b> Raised with Vistry for review at next project meeting.</li> <li>• <b>One-Way Sign Compliance:</b> Awaiting council adoption of roads and installation of council signage to deter offenders.</li> </ul>	

	<ul style="list-style-type: none"> <li>• <b>Private Parking Bay Bollards:</b> Need to confirm planning permission for residents to install.</li> <li>• <b>Speeding near Canton House:</b> Additional bollard installed. Resident reported this bollard was taken down the day it was installed, and cars are still speeding.</li> <li>• <b>Coburn House Bin Door (Cllr. S):</b> HM confirmed order raised, will chase.</li> <li>• <b>Verona House Bin Store FOB (Cllr. S):</b> HM not aware, will check CCTV and get FOB system rectified.</li> <li>• <b>Dog Control in Play Parks:</b> SH confirmed signage stating "no dogs allowed in the park at all" is up, as per Estate Services. HM noted difficulty in identifying owners for enforcement but encouraged residents to report with evidence.</li> <li>• <b>CCTV for Dog Fouling/ASB:</b> Queried extra cameras (even dummy). Cllr. S noted ICO guidance may prohibit dummy cameras for housing providers. HM stated cameras are a cost to residents and powers are limited for fines compared to local authority.</li> <li>• <b>Sainsbury's Deliveries &amp; Bollards (Cllr. St):</b> Issue of Sainsbury's (and potentially other legitimate users like doctor's surgery) not replacing bollards after deliveries, contributing to speeding near Canton House. Jacqueline Kollepen stated L&amp;Q Commercial Unit team can investigate the lease agreement with Sainsbury's.</li> </ul>	<p>Housing Management (HM) investigate the removed bollard near Canton House and explore more robust solutions for speeding</p> <p>HM to liaise with L&amp;Q Commercial Unit team to review Sainsbury's lease re: bollard responsibilities</p>
<b>4.0</b>	<b>Community Events Update</b>	
<b>4.1</b>	<p><b>Reported the Events Committee is active with many ideas.</b></p> <ul style="list-style-type: none"> <li>• <b>Key Event Ideas:</b> <ul style="list-style-type: none"> <li>○ King's Birthday Street Party</li> <li>○ Planting seeds in local green spaces</li> <li>○ Local charities identified for plant/pot supply.</li> <li>○ Mental Health advocacy: Skill-swapping workshops, mental health workshops, supporting local small businesses (building on Winter Party stalls).</li> <li>○ Litter picking events (to be promoted more widely).</li> <li>○ Other ideas: Outdoor cinema, youth engagement projects.</li> <li>○ New idea: Intergenerational activities to connect younger families at Beam Park with older residents in surrounding areas.</li> </ul> </li> </ul> <p>SH confirmed L&amp;Q Development is providing drawings of landscape spaces residents can manage for planting.</p>	
<b>6.0</b>	<b>AOB</b>	
	<ul style="list-style-type: none"> <li>• <b>Road Crossing Safety (New Road):</b> Raised significant safety concerns about pedestrians (especially parents with children going to Beam Park School) crossing the A1306/New Road due to fast traffic and the existing east entrance crossing being far and not in use. Requested a zebra crossing or pedestrian-operated signals.</li> </ul>	<p>Cllr. Sa to provide a map markup of the desired crossing location to SH, to be shared with AG for investigation.</p>

	<ul style="list-style-type: none"> <li>• <b>Crime (Vehicle Theft/Damage):</b> Highlighted resident concerns about vehicle theft, theft from vehicles, and car windows being broken.</li> <li>• <b>Multi-Faith Community Centre &amp; Gym:</b> Cllr. Sa raised concerns about both facilities being ready but not open, and disagreed with the proposed swap of the gym and multi-faith centre locations, citing the future needs of a larger community for the current, larger multi-faith space. Suggested multiple groups could share the larger space.</li> </ul> <p><b>AG &amp; JB:</b> Explained the rationale for the proposed swap.</p> <ul style="list-style-type: none"> <li>▪ The original 800 sqm multi-faith space was based on council demand.</li> <li>▪ L&amp;Q contacted ~30 organisations from a council-provided list to operate it; only one showed interest but found the space too large (only needing ~400 sqm) and the fit-out costs (shell &amp; core provided) unviable for them.</li> <li>▪ Halving the centre was considered, but concerns about leaving 400 sqm empty and unviable for other faith/charity groups (due to fit-out costs) arose.</li> <li>▪ Gym operators are interested in the larger 800 sqm space.</li> <li>▪ The current proposed gym space (smaller, over two floors) is considered better suited for a multi-faith/community hub as it allows for separate activities and has lower running costs. The hall sizes would remain comparable.</li> <li>▪ L&amp;Q is committed to opening a multi-faith centre ASAP and is working with an architect on designs for the swapped space; updates and drawings will be shared.</li> <li>▪ Deadline for occupying the multi-faith space under the S106 agreement is September 2025, hence the urgency to find a viable solution.</li> </ul> <p><b>Cllr. C:</b> Asked if there was still time for interested faith groups to contact L&amp;Q. AG stated time had effectively run out due to the September deadline. JB confirmed he had spoken to groups referred by Cllr. C, but they lacked funds for fit-out, though they could potentially rent space in the <i>converted</i> centre.</p> <p><b>Cllr. McK:</b> Asked for square meterage of the gym and capacity. JB confirmed just under 600 sqm over two levels for the current proposed gym (which would become the multi-faith/community hub if swapped). Capacity assessment is ongoing with architects.</p> <ul style="list-style-type: none"> <li>• <b>School Engagement Update:</b> Cllr. S suggested engaging the new school (opening Sept 2025) in events for advertising and community integration, and queried if they should have a Forum representative. SH confirmed she and JB had met the school CEO, who is very</li> </ul>	
--	---	--

	<p>engaged and will be involved in forums and events meetings. School comms will be via newsletters.</p> <ul style="list-style-type: none"> <li>• <b>Station Update:</b> Cllr. S: Vistry/L&amp;Q JV has submitted a planning application to Havering for the ticket hall (positive step). MPs and Councillors are continuously pressuring DfT and MHCLG. Highlighted Grampian condition: many L&amp;Q homes on LBBD side cannot be built until the station is operational. Much work happening "under the water" with civil servants/rail company.</li> </ul> <p>AG: Confirmed a lot of background work. DfT needs to relax/relinquish a condition in their contract with C2C (line operator) regarding service times to accommodate the new station. GLA is negotiating with DfT and TfL on this and financial liability. Negotiations aim to conclude by year-end, then Mayoral approval. Quarterly stakeholder meetings (Vistry, L&amp;Q, Havering, political members) are occurring. MHCLG is aware (Beam Park is on New Homes Accelerator</p> <ul style="list-style-type: none"> <li>• <b>Separate Neighbourhoods Meeting:</b> HM offered to facilitate a separate meeting specifically for housing management issues with relevant L&amp;Q staff (Tyra, Shamari, Jacqueline) for Feliciano and Councillors. This was welcomed.</li> </ul>	<p>HM to coordinate a separate meeting to discuss housing management issues</p>
	<b>DATE OF NEXT MEETING</b>	
	Wednesday 30 <sup>th</sup> July 2025	