

Barking Reach Residents Association Meeting Minutes

Wednesday 17 September 2025

7.30pm via zoom

<https://bit.ly/BRRAMeets2025>

Meeting ID: 881 4907 6288

Passcode: 731647

Attendance: 40

Meeting started: 7.32pm

Agenda:

1. Rodents infestation
2. Olives House bins/flytipping
3. Bad smells
4. Building health and safety
5. Electric vehicle charging
6. BRL CIC update
7. AOB

Minutes and matters arising

Pete Mason, the chair of the Barking Reach Residents Association (BRRA), opened the meeting. Minutes of the July meeting were agreed.

A Phase 2 resident (from Goodacre) brought up service charges for discussion. Nesil Caliskan MP has offered to meet her next week, Monday, 1-3pm, to discuss service charge issues. BRRA secretary Venilia Amorim to assist with questions for the MP. Resident to report back after her meeting with the MP.

1. Rodents infestation

Michael, a BRRA committee member and local resident, started the conversation with the rat infestation on Caspian Quarter buildings (Beach house in particular) - it has gotten worse over the past few months, as the rats seem to have made their way through wall cavities and can be heard in ceilings.

Encore, Fielders Quarter managing agent, has stated that it's up to Bellway to solve the problem and they have set some measures in place already (see message from Natalie Taylor, Encore's estate manager, to residents, appendix 1).

Michael has contacted Bellway because the current measures in place are not sufficient. Residents need a clearer timeline of more robust plans to tackle pest control.

A Leslie Hitchcock House resident has mentioned there are similar problems with rats under the floorboards and wall cavities between apartments.

Action: BRRA to draft email to Encore/Bellway for a clearer timeline and demand more robust plans to tackle rat/mice infestation.

Venilia also suggested mentioning this to Barking Riverside Limited (BRL) as they are the superior landlord and should be responsible for overseeing that their builders are building on the land responsibly.

2. Olives House bins/flytipping

Pete mentioned the ongoing issue with the bins placed outside Olives House entrance, part of Eastbrooke Village. He said it had been approved by the council's planning committee.

Pete said a meeting took place in August with Sarah Phillips of BRL and councillors Cameron Geddes and Victoria Hornby, with the residents of Olives House, as they campaigned for the bins to be moved. Emma Walker of L&Q and Bellway did not attend, sending their apologies.

Points raised about the rubbish bins:

- why did the rubbish chute have to be moved after building work had started?
- might the council's decision about accepting the rubbish bin location be reversed?
- did people move in knowing about the location of the rubbish bins?
- can the bins be bricked over? Fitted with swing doors and fobs?
- there are other examples where bins are located outside the building entrance, but they are bricked.

There was also an issue with a dog owner: the dog bit a resident and the dog was removed. However, that same dog owner has a second dog who defecates around the area without being picked up.

A third issue was related to a group of youths smoking weed in communal areas of the building.

An Argent house resident says the bin store is directly under his balcony. He sent an email to Metro Living, the block's manager, about this and also stated that there is a rat/mice infestation.

3. Bad smells

A discussion started about the bad smells coming from the three recycling plants on Choats Road, which spread around the estate, particularly over the summer months.

Liza, a member of the BRRA committee and local resident, said some residents want to start a petition. She has drafted a document and will share it with the BRRA's committee.

Venilia also suggested mentioning it to BRL, as they are the superior landlord, and it's their responsibility to keep their residents in a safe environment.

Pete mentioned a previous email exchange between BRRA and BRL regarding the area's bad smells. The committee will also try to chase it.

4. Building health and safety

Pete proposed to push this item to the next residents' meeting since the committee member who raised these issues with the committee was not present at the meeting.

5. Electric vehicle charging

Pete started a discussion about EV charging.

Economic case demonstrated with Pete's electric vehicle showing £3,000 annual petrol savings on £18,000 vehicle purchase with 6.5-year payback period.

Pete noted that charging cost analysis shows home charging at 1/8 to 1/12 the cost of petrol, creating a compelling financial argument for infrastructure investment on the estate. There are, however, cable management challenges for residents without designated parking.

Belway may soon announce underground parking charging point installations across Stage Two blocks.

Residents pointed out that electricity charges within their block carparks are at business rates and many times the 7 pence per kilowatt that is charged on EV rates by companies like Octopus.

6. BRL CIC update

Venilia gave a brief update on Matt Carpen leaving sometime in October from his post of managing director of BRL and being replaced by Leigh Johnson in November.

The Q3 BRL Community Interest Company (CIC) board meeting is scheduled for the end of October.

7. Any other business

None was declared.

Meeting ended 9.07pm

Appendix 1

To manage the bin store cleanliness and vermin issue, I have recently instructed for a full, weekly disinfection of the all the bin stores starting from tomorrow, Wednesday 24th September. We've instructed this for the next four weeks and will review once this initial programme is completed. The cost of this is £2,640 inclusive of VAT, for four visits.

In addition, we have completed or instructed:

Mesh air vent covers have been installed to all bin stores (£2,636.00 + VAT)

Monthly pest control visits, with any ad-hoc reports dealt with between visits FOC (Totalling £8520 per annum including VAT)

Bait boxes have been replaced and additional boxes installed (FOC)

We are obtaining a quote for additional pest proofing to other areas such as the bottom of doors and dry risers

Three-part riddance programme targeting Beach and Breacher House bin stores have been instructed, this is a stronger bait that is faster at killing rodents – this is costing £1200 + VAT across all four stores (£480 inclusive, per bin store)

We have asked LBBD to confirm a cost to replace the bins that have broken/missing lids and plugs, they are attending on Monday 29th September to review how many are required (these will need to be purchased, as the current bins were bought outright from Bellway Homes at the time of install. The replacements would be on hire at a cost of £165 per bin per annum, meaning that any broken bins would be repaired or replaced with no charge)

The replacement/additional recycling bins have been ordered

In addition to the above, we have been recommended by an independent pest controller to completely remove the bins from some of the bin stores and keep these outside. Removing the bins will allow for greater bait take, and so we have asked the cleaners to see what set up we can have outside of Beach House and Sandy House tomorrow after the disinfection in the first instance to trial this. We may as a result get further complaints from those with terraces and balconies. If we do proceed with storing the bins outside we will of course update residents.