

**Barking Reach Residents Association Meeting Minutes**  
**Wednesday 26 January 2022**  
**7.30pm via zoom**

**Attendance:** 25

**Meeting started:** 7.35pm

**The agenda:** was agreed.

**AGENDA**

1. Barking Riverside Community Interest Company – Learning Forum proposal
2. Fire Safety – Caspian Quarter, Phase 1 houses, Phase 2
3. Road safety and parking enforcement
4. Upcoming council elections
5. AOB

**Minutes and matters arising**

Pete Mason, chair of the residents' association, said there were two sets of meeting minutes to review – the last residents meeting in November and a special Caspian Quarter (CQ) meeting held in December. The CQ meeting was due to the cladding scandal affecting all residents on all six buildings in the Caspian Quarter. At the meeting, a survey that the residents association (RA) conducted showed results that a large majority of residents did not want to pay for the £1m plus remediation works.

There was nothing to raise following on from the meeting minutes. The minutes were approved.

**1. Barking Riverside Community Interest Company – Learning Forum proposal**

Pete mentioned that the residents' association (RA) was always in favour of a resident majority on the board of the Barking Riverside Community Interest Company (CIC), the entity that will eventually run the estate. This issue became more important following the fire at Samuel Garside House in 2019 and the RA pushed for this. The estate's developer, Barking Riverside Limited (BRL) agreed in principle and formed a Learning Forum with two independent chairs to train residents on the running of the CIC and how to progress into being appointed as directors of the CIC.

Venilia, the RA's treasurer, summarised the reason for the CIC reorganising its governance structure, stating that the reason for the CIC board's existence is to take over control of the estate from BRL, which will cease to operate in the area once all construction is complete. The new governance structure for the CIC, which will include a resident majority is expected to be set up from April 2022.

Residents have agreed with the RA in supporting the [Learning Forum's recommendations](#).

**2. Fire Safety – Caspian Quarter, Phase 1 houses, Phase 2**

Pete said that after the fire in Samuel Garside House, the RA held a resident-led inquiry in which it recommended the installation of sprinklers in communal areas. And buildings being built on Phase Two of the estate will also have them. Pete said this was really important from a fire safety perspective.

On Caspian Quarter, Pete mentioned the minutes for the November meeting showed that residents were refusing to pay for the works, as previously mentioned. However, a few days after the meeting, residents got news that Bellway had finally agreed to pay to the remediation works. The RA also met with the council to discuss how a compulsory purchase order should be put in place if the works were not carried out immediately, at zero cost as valuations were zero due to the fire hazard. The RA also questioned the council

on why Bellway was still building in the borough. There were also planned protests but before those could happen, Bellway agreed to pay up.

Financially, it was a heavy burden on residents and a great weight had been lifted off leaseholders shoulders regarding this, Venilia said, adding that a plan to properly celebrate this win when the weather is nicer is underway.

A resident mentioned that the service charge is still high because of the insurance premium so Bellway would need to start the remediation works as soon as possible.

Venilia said that residents could contest their service charge bills through a first-tier tribunal if this element of increased building insurance is added. Pete also mentioned if a protest is needed to make sure things start moving faster, the RA will support this.

Venilia gave an update on the wooden cladding replacement for properties on Phase One houses: it's going at a slow pace. Works started with Southern Housing properties. Hopefully the other properties will follow soon.

Matt Scott, director of Thames Ward Community Project (TWCP) gave an update on the fire safety sessions with the British Red Cross. He mentioned that the sessions have been set up for a safety plan with action points that can be done right now to be drawn up. He said some 70 suggestions on what can be done to make people feel safer have been collected. Matt also mentioned that there will be a meeting on 8 February to plan on how to deliver those to the developer, builders and council.

### **3. Road safety and parking enforcement**

Pete said Tandem, the estate managing agent, have been invited to the next residents meeting. The RA received a long list of issues happening on the estate right now and they also mentioned there is a proposal to tackle parking on Handley Page Road.

Pete sent an email to Tandem on these (see Addendum) and Tandem responded with a report on those issues.

Pete said a proper consultation should be made with residents with regards to parking on Handley Page Road so a solution is put in place for at least visitor and disabled bays and electric charging points are added.

On road safety, Venilia said that it has always been a concern throughout the whole estate. On Phase One, there are still vehicles driving on pavements and speeding. CCTV has been mentioned several times but installing a wider system will be reflected on service charge bills. Speed bumps and planters have also been mentioned previously.

On parking enforcement, Link Parking is used on Phase One, while PCM patrols Phase Two. Venilia said that the contracts with these two companies need to be reviewed and their mandates need to be refocused on how they enforce parking because at the moment residents are being targeted rather than those so park unsafely and obstruct traffic.

A resident said a new parking enforcement company would be better because residents are not happy with either Link Parking or PCM. Some research should be done for a better parking enforcement company.

Pete said that Link Parking are hardly around and will purposely ticket residents regardless of any justice, while PCM seem to be more systematic, always present, and aggressive issuing the tickets.

Venilia mentioned that three years ago BRL started a consultation on parking enforcement – the RA should propose for this consultation to be reactivated and the residents should be allowed to vote for the right parking enforcement agent. This should be flagged to Tandem at the next meeting they attend.

### **4. Upcoming council elections**

Pete introduced the subject of council elections, as he is part of the Socialist Party and intends to stand for councillor of Thames Ward in May, as part of the Trade Unionist and Socialist Coalition, TUSC, as he did last year.

Pete noted that the RA's committee is again fully supporting him to stand this year and is seeking volunteers to join him on his campaign team.

Venilia mentioned that this is for a local council election and residents should think about the individual they are voting for.

## **5. AOB**

No any other business items were noted.

**Meeting ended 9.02pm**

## **Addendum**

On Sunday, 23 January 2022, BRRA wrote:

Dear John, Lisa,

Thanks for your reply and please accept my apologies for the length of time it took to reply.

Can we take up your offer of addressing our next residents association meeting on Wednesday the 26th of January, 7.30pm or else, since I realise this is very short notice, our meeting on the 23rd February?

Following your email last year, we were firstly pleased that the resident who raised the issue of Link Parking won her appeal, which I've certainly never heard of before, and perhaps Tandem had a hand in this? I welcome and agree with your comments that the Link Parking contract is not appropriate. We have not heard much in the way of complaints regarding PCM.

Our committee also noted an improvement in the gardening at our meeting last Wednesday and we resolved to mention this to you to express appreciation of the new gardening team.

We've also noted some signs of attention to the neglected parks and children's play areas on Sedge Gardens, Chilworth Place and Patrick Park (the one with the pebble 'beach', off Galleons, opposite Gatward Place). An update on this would be great.

Finally, I must return to the longstanding issues which need resolution, which I've itemised under my signature.

So perhaps we could also pencil in Zoom meeting between our three officers and yourselves at some point, to discuss these issues? (Of course this would be in addition to your speaking at our public residents association meeting next week.)

Yours sincerely

Pete Mason

Chair, Barking Reach Residents Association

The issues are:

1. Flytipping, particularly on Lawes Way at the junction with Middleton Grove, which spoils the view of the lake. We would like to see a No Flytipping sign.

2. Speeding vehicles, creating considerable concern on Lawes Way and surrounding streets, given the pedestrian nature of the streets there. Heaven forbid that some measures are only introduced after a child is killed by a car on one of these streets. Residents prefer speed bumps, but metal posts or chicane are possible.

At the very least, a consultation with residents, with costs, should be arranged, so that we can move forward with this.

3. Equally serious is the driving down the pavements on Galleons Drive, where again parents are seriously concerned about child safety, and we have long proposed a series of large Planters situated at the junctions of Galleons Drive and roads off, namely Gatward, Middleton, McAllister, Sedge and Lawes Way to prevent an accident occurring.

4. The bays numbers and wording (visitor/loading) are no longer legible and need repainting in Galleons Drive area. The last time this was done was nearly 5 years ago we believe. This causes confusion and further upset with parking.

Pete

On Monday, 24 January 2022, John Jones wrote:

Pete,

Thank you for the notes setting out comments and updates on a range of issues. There are a number of issues to cover and we also need to ensure we have BRL's input on strategy and importantly funding. In the circumstances I think the February meeting would be more appropriate. I will provide a short written report on the issues for you, for this week's meeting and if you have any further feedback perhaps we can review these with you on a call with you and your officers next week.

Regards

John Jones

Senior Partner

Tandem Property Asset Management LLP

Notes for January meeting- general queries/issues

1. Fly Tipping	We have continued to monitor incidents of fly tipping and have reacted promptly in each case to clear areas/waste as soon as possible. The clearance comes at a cost to the Estate Charge and therefore we are actively trying to prevent the problem occurring. We have issued a bulletin to remind residents of waste issues and the Bulky Waste service offered by LBBD. We have improved signage, but we will look at this again. We are reviewing the current CCTV system and we will upgrade where required. We have recorded incidents and will be working with LBBD and Local Police to report and enforce action if at all possible. There are a couple of locations where practical issues create a problem and we will be writing to residents/block owners in these location to work through the issues to help reduce the need to dump household waste.
2. Speeding Vehicles	We have a planned visit to site with BRL on Thursday 27 <sup>th</sup> Jan and will review your comments with them.
3. Pavement Vehicles	We have a planned visit to site with BRL on Thursday 27 <sup>th</sup> Jan and will review your comments with them.
4. Parking bays	The parking arrangements on Rivergate Phase I, will need to be completely reviewed with BRL and residents with a focus on Parking Bays, Permits Issued, Enforcement and the impact of potential changes to Handley Page Road. Some changes may be required to ensure that parking bays are properly designated, permits are all valid and that enforcement signage is clear in all cases. We are aware of cases where permits have been photocopied and 'traded' and therefore we are looking plans to introduce new permits across Rivergate. We recognize that this will be a major project and consultation will be required to ensure full support for the changes required.
5. Play Areas	We don't have a current update on works to the designated play areas, but we will prepare updates before we meet in February.
6. Additional works	We have prepared a schedule of works across Phase I and presented the details with budget costs to BRL. The works will be a combination of maintenance, upgrades and some improvements. These are being reviewed by BRL and we will report on the approved and planned works as soon as possible.
7. Handley Page Road Parking	Your comments are noted and have been presented to BRL and will be discussed at our meeting on site on 27 <sup>th</sup> Feb. Parking changes will be required to allow operation of the new bus route. The current free parking is safety concern and damage is being caused to pavements in this location. There is no quick solution and consultation is essential if change and new arrangements are going to work for all stakeholder.