

Barking Reach Residents Association Meeting Minutes
Wednesday 23 June 2021
7.30pm via zoom

Attendance: 33

Guest: Alex Anthony, Thames Ward Community Project (TWCP)

Meeting started: 7.35pm

The agenda: was agreed.

AGENDA

1. Fire safety
2. Road safety
3. Constitution and recognition
4. Visitor parking on phase Two
5. Mosquitoes
6. AOB

Minutes and matters arising

The May minutes were agreed as a true record. The chair, Pete Mason, reported that following his email, appended to the May minutes, on the “impossibility” of getting a doctor’s appointment at the Thames View health centre, he has had a response and a meeting will be held on the 7 July involving the chair of the Clinical Commissioning Group, councillors, doctors and others.

1. Fire safety

Caspian Quarter

Joanna, a resident of Caspian Quarter (CQ) and residents’ association (RA) committee member, reported on a response from Margaret Hodge, who got a reply from Bellway which stated it has no legal right to pay for remedial works. Johanna said the RA committee will continue communication with Encore.

Chloe, a resident of Caspian Quarter and RA committee member, said residents are waiting for confirmation of costs from freeholder (Adriatic). A CQ meeting about that was discussed.

Zara, a resident of Caspian Quarter and RA committee member, said that Encore is still thinking of charging residents on service charge because residents pressed for remediation works to be pursued. Proposed CQ meeting after Encore presents budget, but Encore said they will delay the service charge by two months.

Pete mentioned the possibility of legal action – he has phoned Edwards Duthie & Shamash Solicitors to ask for advice. Residents had raised a possibility of legal action and he is awaiting the solicitor’s response.

Note: a report of the response was subsequently posted to the CQ whatsapps.

A big demonstration scheduled for 15 July outside parliament square is now cancelled, but there is pressure to keep that going. The RA could campaign for a national conference where all relevant groups share their views and take action, but the cancellation of the demonstration suggests that the End our Cladding Scandal leadership may not be the best people to organise it, due to an over reliance on internal parliamentary politics.

A CQ resident said he was disappointed with the turnout at the protests and said that some residents may not exactly know what is going on.

Zara agreed, but for those interested, an extra meeting is important. There will be a survey to ask people their views.

TWCP

Pete called Alex Anthony to talk about the workshop on 7 June. The RA along with TWCP, UCL and British Red Cross and a former fire fighter came together to talk about fire safety solutions and put an action plan to present to council and BRL. Series of workshops with British Red Cross in July and September.

Houses

Treasurer Venilia Amorim reported on the progress of the replacement of the cladding to the houses on phase one. Progress has been very slow (see *Addendum* for latest RA communication to BRL requesting an update).

Note: in response to questions over this from the RA, in a joint meeting between the RA and BRL on 3 August, Matt Carpen (BRL's managing director) responded that all efforts were being made to move the work along, and one issue was the supply chain, of the materials being used to replace the wood. He hoped work would begin before the end of the year.

2. Road safety

Pete said this was raised to be put on the agenda by a resident at the last meeting. Lawes Way, Galleons Drive and Mallards Road suffered heavy traffic and speeding cars, and safety on the roads needed to be reviewed.

Three options (ruling out cameras) – metal posts, chicanes and speed bumps – were put forward by the committee. Speed bumps appeared to be the residents' choice.

Tandem is taking over from Pinnacle next month, but this will be a good opportunity for the RA to engage with them and make such requests.

Question in chat from resident - Aktar: *can we also mention Harlequin Close as well please Venilia? where we had the old bin shed which is now is removed people driving over the shell to do short cut behind the houses on Drake Close. Can we also have planters of some sort to stop people driving over the shell, we have kids playing there and it's dangerous.*

Note:- the RA met with Tandem on 24 August and raised these issues. Tandem agreed to look into them.

3. Constitution and recognition

Pete said the recognition process has started with CQ residents as the RA has had more than 50% residents sign up to the RA.

The amendments to the constitution as circulated to residents two weeks prior, and as notified at the last meeting were discussed.

According to law, there are certain specifications and one is the amount of people that can vote in a household. The landlord will insist that each leasehold will only be allowed one vote per household instead of one vote per resident in formal votes.

The RA has also set out geographical boundaries and has amended it to include a vice-chair.

It was also discussed that an AGM should be held physically if there is no risk of health to residents.

Residents agreed to changes to the constitution without opposition.

4. Visitor parking on phase 2

There has been many posts on Facebook and WhatsApp groups that many residents have had problems finding visitor parking on phase 2.

Kerina, a resident on phase 2 and on the Billington house chat group, will ask if residents want to take action.

Pete repeated proposals given last month: L&Q staff office, the Riverside School staff car park, and the archways under the train line.

5. Mosquitoes

Venilia suggested taking this issue to Tandem as well, proposing that fountains are installed in the several water areas/ponds.

6. AOB

A resident mentioned dog mess increasing and a gate at the back of houses being constantly open. This should be taken up with Tandem now.

Another resident on Sandy/Cornelius houses said that there was loss of water supply from 2am a few days ago and that the water supply returned 11 hours later. Managing agent Encore didn't deal with it as an emergency and there was no announcement made. Additionally, the resident said that Encore didn't deal with a report on 6 June about a faulty alarm either, which had highlighted the original problem with the water supply for the blocks. Resident to email Encore with the RA's support.

A third resident, also on Cornelius House, said that a water leak had been ongoing for 10/12 days. He reported it to Encore, which took four weeks to get a contractor to fix the problem. He claimed there is no emergency procedure with Encore unfortunately.

Another resident said there was a bad smell in the air on phase 2.

Pete mentioned the email he sent to Councillor Fatuma Nalule about the smell, which has been mainly present on phase 1 and asked that the issue is put to the council.

Fatuma, who was present at the meeting, said she had a meeting scheduled for this Friday with Margaret Hodge MP to discuss the problem.

Next RA meeting 18 August.

Meeting ended 9.06pm

Addendum

Email sent by BRRA on 23 June to BRL inquiring about cladding replacement on town houses on phase 1

Hi Matt & Pam,

I hope you are both well.

Residents from Phase 1 houses are querying about the replacement of the timber cladding and would like to find out details as to when works will progress.

The last update that residents received from BRL was in December 2020 where the deadline for residents' submissions was extended to 28 February 2021.

It is understood that the planning application has been approved by the Council on 22 March 2021.

Please can you give the residents association a progress timeline and also provide residents with an update as to when works will begin?

Thanks and regards,

Nuno Amorim

Secretary

Barking Reach Residents Association