

Report of meeting with Matt Carpen, 19th February, BRL offices 7pm

Present from Barking Reach Residents' Association (RA): Pete Mason, Chair, Venilia Amorim, Treasurer

Parking

Matt Carpen gave an overview of the progress on the application for planning permission which was ready to go and would be sent out next week. A letter will go out to all residents explaining that they would be able to participate in the council consultation. Matt was certain that many would participate. The single yellow line restriction, when there will be no parking, will be changed from 8am-8pm to 8am-7pm Monday to Friday.

Gatward Place - It was agreed Gatward Place spaces will be moved to the West side, as part of the proposals. The RA indicated that the 11th January consultation plan did not show the reallocation of the spaces on Gatward Place, but the RA was assured that the reallocation of spaces would form part of the submission to the Council.

Parking Consultation map - Matt will send the RA the pdf version of the parking consultation map once completed.

It was agreed that a phasing plan would be agreed after planning permission has been granted, and Lawes Way east would be given consideration in this.

The RA was requested to show their proposals for the reallocation of certain bays to the new spaces. The RA stressed that no existing bay should be moved further from the owner's house than it currently is, as this would reduce the value of the property and deny right of easement, which could lead to legal action. The RA accepted that it was up to BRL to implement any reallocation of spaces, but strongly urged BRL adopt its considerations. Drake Close was discussed in detail as were the disabled bays on Davey Gardens, which need reallocating to the houses with disabled facilities and disabled residents for which the bays were intended. The RA wishes to have time to discuss this with the other residents in the street, but all will benefit with nearer bays. It was understood that these reallocation numbers are not needed for planning permission.

Crossness Road: the extension of the single yellow lines is not part of the BRL plan. The RA reported that they had written to John Hunter, officer for Highways at Barking & Dagenham council, on 7th February and are awaiting a reply.

Link Parking multiple tickets

The RA raised that Link Parking sometimes issues multiple tickets on the same day to vehicles that have committed one single infringement. Only one ticket should be issued per infringement (per 24 hours at any rate). Matt will discuss with Link Parking.

CIC

BRL is discussing potential plans to train four residents to be on the CIC as resident directors, who will have joint responsibility for CIC's activities across the whole development. As currently conceived, there would be four resident directors across the four phases. The current housing on the Riverside is part of phase one, phases two and three are the other side of Renwick Road, etc.

Matt Carpen is actively pursuing residents' participation on this and wishes to meet again soon. The date 19th of March was suggested for the next meeting on this by the RA's chair. This is to be confirmed.

Matt Carpen is working with Matt Scott from the Thames Ward Community Project to look at how 'external bodies' such as the resident association can be involved in the CIC and precisely how to get residents represented.

Pinnacle – Service Charge

The RA mentioned that they have not heard from Pinnacle despite writing regarding the service charge, although Ben Dixon usually replies and was away the previous week, but, in any case does not deal with service charge matters.

Matt reported that Jim Wilson is stepping down and that Priya Rawal is stepping in, but that Ben is the residents' and the RA's first port of call. Matt said that Pinnacle should respond to queries regarding the service charge. He undertook to raise with Pinnacle that the RA have not had a reply yet.

Heating

The RA thanked Matt Carpen for replying to Margaret Hodge's letter – she wrote on the RA's behalf – and also for urging Homeground to communicate better and noted that Zing Power had gone. The RA urged that BRL chase the landlord for a full report of what happened - if the heating systems of the three blocks other than Ernest Websdale House were all working, residents still need to know why they went down and why were they out for so long. The heating was out for two weeks in the case of Samuel Garside House in the coldest part of last year.

Matt suggested the RA write to Homeground requesting a full report. The RA reported that one was requested but only a generic email reply was sent.

The RA raised that, as mentioned in Matt Carpen's reply to Margaret Hodge, residents had incurred costs and inconvenience and that the landlord (Adriatic) should consider compensation with Zing Power. Matt agreed to mention to Homeground (agent to Adriatic).

AOB

Matt Carpen announced that a free shuttle bus service is now in operation from the old Riverside School site to the new site. This was requested at a previous meeting with the school, TFL, BRL, Margaret Hodge MP and several local residents and parents of school children.

Note: the heating to Samuel Garside House went down on Tuesday 28th November as reported by several residents and in writing; it was not repaired until 14th December, over two weeks later – this was in mid-winter. Ernest Websdale House was worse, it lost heating much earlier and was not fixed until roughly the 21st December 2017.