

Barking Reach Residents Association Meeting Minutes
Wednesday 19 November 2025
7.30pm via zoom

<https://bit.ly/BRRAMeets2025>

Meeting ID: 881 4907 6288

Passcode: 731647

Attendance: 56

Meeting started: 7.30pm

Guest speaker: Sarah Philips, head of estates at Barking Riverside Limited

Agenda:

1. Service charges
2. Safety summit
3. AOB

Minutes and matters arising

Pete Mason, the chair of the Barking Reach Residents Association (BRRA), opened the meeting. No matters arising from the previous meeting.

1. Service charges

Sarah Phillips of BRL gave her apologies due to illness.

Pete introduced the topic in Sarah's place and told the meeting about the communication between BRRA and Pinnacle, requesting information (invoices) for Fielders Crescent blocks. The resolution residents passed in October instructing Pinnacle to provide all relevant contracts was challenged as Pinnacle refused to do so, citing the resident association's lack of entitlement, prompting residents to individually request documents as leaseholders.

Pete then noted that residents had three options to improve resident control:

1. recognition of the BRRA for Fielders Quarter;
2. Remove Pinnacle through Right to Manage legislation;
3. Fielders Crescent Management Company to get info/contracts on behalf of residents.

The meeting confirmed the need for formal recognition of the residents association for Fielders Quarter to gain access to contracts from the last five years related to service charges, as current managing agents deny entitlement to this information.

Pete explained that recognition by both the block manager and freeholders (Bellway and L&Q) would enable the association to request information legally on behalf of residents, overcoming GDPR restrictions.

Right to Manage requires at least 50% leaseholder agreement per block, forming a company to appoint managing agents and oversee services, with existing legal support firms assisting in the process. Residents agreed to start with pursuing recognition, then progress to RTM if needed, with the possibility of organising a detailed RTM information session in the New Year.

The council tax and service charge overlap issue was also addressed with an official response from Councillor Cameron Geddes, clarifying why residents pay both and the complexity of local government funding.

Geddes's reply to the BRRA stated that council tax covers only about 17% of local council spending, mostly for care services for the elderly and disabled, making exemptions from service charges unfeasible under current structures. Geddes acknowledged the system's unfairness in some cases, where residents pay both for similar services, but said a radical overhaul would be required beyond his remit. This explanation helped clarify why residents face simultaneous charges but highlighted the challenge of resolving this without systemic government changes.

2. Safety summit

Venilia Amorim, the association's secretary gave an update on the second Safety Summit, which is scheduled for tomorrow (20.11.2025) to review progress on crime prevention plans across Barking Riverside, with involvement from BRL, Pinnacle, L&Q, Bellway, police, schools and various community groups.

The May summit identified key local crime issues, including car theft, parcel theft, antisocial behaviour, speeding, dangerous dogs, and fly-tipping; BRL committed to a security strategy involving consultants surveying the estate for blind spots and dark areas.

Preim, the estate's managing agent, deployed a 12-week trial of mobile CCTV cameras in Fielders Quarter, enhancing detection of fly-tipping and vandalism, with access to footage at no extra cost; an update on effectiveness is expected at the next summit.

Schools and local groups focused on reducing youth-related issues during after-school hours (3–7 pm), with community funds from L&Q and Bellway supporting engagement projects. The police shared that while car theft has increased locally and nationally, crime rates in Barking Riverside remain lower than many other London boroughs, helping put the situation in perspective.

Concerns were raised about the new Utopia nightclub on River Road, which can host up to 1,700 people; potential for overcrowding and antisocial behaviour will be discussed in the summit.

3. Any other business

None declared.

Meeting ended 8.55pm

All meeting minutes and audio recordings can be found on the [association's website](#), under [meetings info](#).