

Barking Reach Residents Association Meeting Minutes
Annual General Meeting (AGM)
Wednesday 18 June 2025
7.30pm via zoom

<https://bit.ly/BRRAMeets2025>

Meeting ID: 881 4907 6288

Passcode: 731647

Attendance: 21

Meeting started: 7.35pm

Agenda:

1. AGM: Chair, secretary and treasurer's reports
2. Safety summit update
3. BRL CIC update
4. Local newspaper The RiverView
5. Changes to BRRA constitution
6. Any other business

Minutes and matters arising

Pete Mason, the chair of the Barking Reach Residents Association (BRRA), opened the meeting. He explained that the AGM must approve the minutes for the previous annual general meeting (AGM) held in June 2024, and asked that they be approved. This was agreed without dissent.

1. AGM: Chair, secretary and treasurer's reports

The [BRRA's committee](#) was elected unopposed, including chair Pete Mason, secretary Venilia Amorim, treasurer Michael Kassa, vice chair Bledar Bleca, and assistant secretary Joanna Janeczko. The full committee can be found [here](#).

Full reports by [Pete](#) and [Venilia](#), including the association's [accounts](#) were given at the May residents' meeting and can be found in the embedded links.

2. Safety summit update

Venilia said the Safety Summit, which took place on Thursday 22 May, was successful and very well attended. Attending were Barking Riverside Limited's Sarah Phillips and Lucy Lee, Preim's Anthony Hanchard, Bellway's Mabel Ogundayo, L&Q's Vijay Pandya, councillors Cameron Geddes and Victoria Hornby, PC Dan Bartle, Riverside School's David Wylde, and BRRA's Pete, along with organisers Joanna and Venilia.

MP Nesil Caliskan did not attend but said she would like a separate meeting on the outcome of the summit. Tom Copley of the GLA was invited but did not respond.

Several issues were discussed, including flytipping, antisocial behaviour and lack of activities for young people.

Anthony (Preim) said a CCTV system is being trialled for two weeks on the Northgate neighbourhood, initially to gather evidence on vandalism, but also flytipping and antisocial behaviour. These cameras are mobile, so they can be placed in various places for maximum efficiency. If this proves successful and worth having, Preim and BRL CIC will plan to roll it out across the estate.

Vijay (L&Q) said that a new security company is being trialled (NPC) to monitor the garage gates for Bluebird and Robert Lewis Houses, which suffer from antisocial behaviour and vandalism in their underground car parks.

Sarah (BRL) said BRL is rolling out a security strategy for the estate. A security consultant has been appointed and over the next several weeks will deliver a strategy for BRL to consider. It was suggested that the consultant go on walks with the local Neighbourhood Watch Group as part of their research.

A discussion also started around activities for young people, which are lacking in the area. There are plans to start a bus service to take young people to and from the Future Youth Zone in Dagenham, most likely to be organised by the Riverside School

Sarah also suggested these summits should be held regularly (quarterly) and should be led by CIC resident directors.

Separately, another resident got in touch with Preim regarding Envac. See [addendum 1](#) for email exchange.

3. BRL CIC update

Venilia said that the BRL CIC met on 30 May 2025 and a draft budget was presented. For confidentiality reasons, specifics cannot be disclosed until BRL/Preim are ready to publish them, but Venilia confirmed that there had been no increases to the estate service charge.

4. Local newspaper The RiverView

The BRRA wishes to salute the hard work of residents, including BRRA secretary and a committee member, in the quarterly production of a Barking Riverside community newspaper, The RiverView, over the last four years.

The following motion was put to residents:

The local paper, the RiverView, has a team, some with decades of work experience in newspaper production, which has gained great expertise over the last four years in terms of managing all the tasks involved including editing, printing and distribution and the management of funding, and most of whom, with the exception of a paid part time admin assistant, commit their time entirely voluntarily, and without remuneration. None are employed by BRL and the Residents Editorial Board (REB) wishes it to remain that way, so as to remain independent.

The Residents Editorial Board has proposed to BRRA that it receive the community funding from BRL, which has hitherto covered the costs of production, from now on. This amounts to some £31,000 a year for the next four issues, which is subject to yearly review by the Resident Editorial Board with BRL. BRL is happy to do this and has provided a funding proposal.

The Residents Editorial Board noted that those same residents with the four years' experience in managing the production of the newspaper will continue to manage the production and finances, under the new scheme, so there will be no need to train personnel. Additionally, an accountancy firm employed by BRRA will be provided for as part of the grant fund to ensure that all financial activities are properly carried out.

This was proposed to the meeting by Pete, seconded by Venilia, and agreed unanimously.

5. Changes to BRRA constitution

A discussion started about amending the [constitution](#) to make it more flexible for all, particularly touching on subjects such as when to hold an annual general meeting (AGM), physical vs digital signatures, and notices to be given.

In the current digital world, physical signatures are no longer necessary. The following changes to the constitution are proposed from this:

5.2 The chair, vice chair, secretary, assistant secretary and treasurer as elected at the close of each AGM are to be named on this constitution and are to sign the constitution.

To this:

5.2 The chair, vice chair, secretary, assistant secretary and treasurer as elected at the start of each AGM are to be named in this constitution.

Restricting the AGMs to only the month of June is rather inflexible, especially when many residents go away on holiday at the end of June. To make sure a more inclusive group of residents can attend the AGMs, it was proposed that the months in which an AGM can be held are closer to the end of the financial year.

The following changes to the constitution are proposed from this:

7.2 An AGM shall be held each year in the month of June, so long as the health and safety of residents can be assured. 14 days' notice in writing of it shall be given to every member electronically or otherwise. A report shall be given at the AGM by the chairman indicating the Association's work over the past year.

To this:

7.2 An AGM shall be held each year after the financial year ends, which is end of March. The meeting will be held preferably in April or May, but no later than October. Furthermore, 14 days' notice in writing of it shall be given to members electronically or otherwise. A report shall be given at the AGM by the chair, secretary and/or treasurer indicating the Association's work over the past year.

The notice delivery needs to be consistent throughout the Constitution. The following changes to the constitution are proposed from this:

7.3 Special general meetings shall be called on the requirement of the committee or of at least 20 members. At least 21 days' notice in writing thereof shall be given to every member aforesaid. The notice shall indicate in general terms the principle business to be considered at the meeting.

To this:

7.3 Special general meetings shall be called on the requirement of the committee or of at least 20 members. At least 21 days' notice of it shall be given to members electronically or otherwise. The notice shall indicate in general terms the principle business to be considered at the meeting.

Proposals were put forward by Pete at the meeting and approved by residents.

6. Any other business

None was declared.

Meeting ended 8.40pm

Addendum 1

From: Helpdesk <helpdesk@preim.co.uk>
Date: 17 June 2025 at 13:15:28 BST
To: rodgersliza@gmail.com
Cc: Emma Walker <EWalker@lqgroup.org.uk>, Fielders Crescent
<fielders.crescent@pinnaclegroup.co.uk>
Subject: FW: Envac systems

Dear XXXX,

Thank you for your email.

I appreciate the time you've taken to set out the concerns raised by residents.

We agree that sustainable, well-communicated solutions are essential—not only to address the root causes of misuse around the Envac system but also to prevent further division within the resident community. Please see our responses below to the specific points you've raised, along with some planned actions to support improvement:

1. Difficulty Operating Envac Inlets

This is a design feature intended to maintain pressure integrity and security within the system. Once a fob has been tapped, the inlet should be reasonably easy to open and shouldn't require excessive force. If there are any inlets that are challenging to open, please let us know which units these are and we can raise this with the Envac team for them to investigate.

2. Children Using the Envac System

While we encourage households to manage waste responsibly, we appreciate this isn't always straightforward. Additional fobs can be obtained if particular households require more. We do not expect or encourage residents to police one another.

3. Awareness of Waste Facilities (Cardboard Shredder & Bulky Waste Store)

This is a key area we're actively working to improve. We've recently created updated signage and visual posters to be installed across the estate, clearly showing the location and intended use of the cardboard shredder on Podd Street and the bulky waste store on Utting Street. For those that do not use the app, we'll aim to supplement this with periodic printed communications and digital posters.

4. Lost Fobs and Replacements

If a resident loses an Envac fob, a replacement can be arranged by contacting our helpdesk. The replacement cost is currently free of charge.

Rationale for Fob-Access Only Waste Disposal

The Envac system is designed to serve only residents of Barking Riverside Phase 2, and fob access helps ensure that the system is not misused by non-residents, contractors, or commercial waste carriers. Unfortunately, when systems are left open, we've seen rapid increases in misuse, system overload, and maintenance costs which are then passed back to residents through service charges. That said, we understand the frustration fly-tipping causes and agree that access systems must be user-friendly and practical.

We want to reassure you and all residents that we are committed to finding a balanced and long-term solution. The goal is to maintain a clean, well-managed environment while being sensitive to the needs and realities of residents.

Kind regards,

Anthony Hanchard BA (Hons)
Estate Manager

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-----Original Message-----
From: XXXX XXXXXX
Sent: 15 June 2025 21:50

To: EWalker@lqgroup.org.uk; Helpdesk <helpdesk@preim.co.uk>; Bkg Riv - Pinnacle
<fielders.crescent@pinnaclegroup.co.uk>

Subject: Envac systems

Hi all

Residents have been holding a lot of discussions about the fly-tipping issues surrounding the Barking Riverside Phase 2 Envac systems in the residents association meetings; WhatsApp groups; Facebook; etc.

Some issues raised are:

1. The Envac bins are sometimes quite heavy or difficult to open, especially for children
2. It seems, children “put out” the bins on their way to school in the morning, but given that most households only hold 3 fob keys, it’s unlikely that kids would possess fob keys to open the bins. Parents should take responsibility, but realistically, this cannot be policed by other residents.
3. Often bulky waste is left next to bins because some residents are unaware of the cardboard shredder on Podd Street or the bulky waste store on Utting street. Many residents are still not signed up to the Ark app, so do not receive the notifications.
4. If a household loses their fob keys (sometimes dropped down the Envac system) how expensive is it to replace the Envac fob?

Question: What is the rationale of locking the Envac systems and the requirement for fob only access by residents when residents already pay council tax to Lbbd which includes rubbish collection? Is there any possibility of leaving Envac systems around the development unlocked for residents? This may help eliminate the fly-tipping issue.

Residents are understandably disheartened by the fly-tipping, but I believe it’s always important to investigate the root cause of the problem to find a sustainable solution. If we’re relying on residents policing each other, then we’re creating a divided community, which is concerning. Some residents may have genuine difficulties which are not being addressed. This situation is causing disagreements amongst residents, with some people even resorting to posting people’s personal details on social media and using abusive language.

I hope we are able to find a way forward to stop this in its tracks. I can’t imagine this negative publicity is doing much for property sales either. I look forward to your response.

Regards,
XXXX