

Meeting between Barking Reach Residents Association (BRRA), Barking Riverside Limited (BRL) and Pinnacle Places
Wednesday, 30th October 2019 at L&Q Offices, Minter Road, Barking, 7:30pm

Present: Pam Ross (BRL), Julian Barnett (Pinnacle), Pete Mason (chair, BRRA), Nuno Amorim (secretary, BRRA), and Venilia Amorim (treasurer, BRRA).

Meeting started 7.40pm

Minutes of last meeting

The minutes of the last meeting were reviewed and it was agreed they could be published.

Matters arising

Pete raised that residents asked when the bridge from Crossness Road to Handley Page Road would be complete and the EL3 serve the estate. Pete understood work was to start late this year. Pam will feed back.

Wood cladding on estate

The letter from BRL to house owners with wood fronts dated 18 October promising a letter in November was noted. The initial Grenfell report, released 30 October (the day of the meeting) was noted. Pete stated that news coverage included residents of private blocks of flats facing huge bills for the removal of flammable cladding. This had raised concerns among residents of wood fronted houses, who are still waiting for news about flammable cladding on the rest of the estate, now promised for November. Pam stated that it was her understanding that this estate was not run like a private estate. It takes its social responsibilities very seriously and she was not aware of any suggestion that residents would foot the bill.

Estate service charge

The estate service charge was not yet ready. A draft is expected 1 November.

The figures were presented. The main changes are the estate manager costs, increasing from £14k to £20k for cleaners, from £74k to £87k for gardeners, but with an overall reduction from £115k to £87k (minuted figures are approximate). The increase in manager costs were due to taking on staff.

Pete remarked that without previous years' figures to hand it was difficult to comment.

Pam suggested a meeting with BRRA dedicated to discussing the service charge mid-month, but no date available to anyone was found. Pete suggested the relevant details are circulated.

Officers raised the question of the charges from 2014-15 for Porters. The RA agreed to supply the disputed information to Pam.

Pam asked that residents should inform her of all outstanding issues regarding the estate service charge.

Pete raised that Pinnacle had accepted a few months ago that residents with leases that stated that the first two years' occupation would cap the service charge at £425, had been overcharged when they received their balancing charges. Back then, Pinnacle had stated that residents could apply for credit/refund. Pete felt that it would be a good gesture, since Pinnacle had mistakenly overcharged these residents, that residents are refunded without having to apply for a refund.

Pam said she would recommend to Pinnacle that these residents should be refunded. She believed they numbered perhaps four households.

Estate matters

Regarding security, two quotes are being obtained for CCTV cameras as discussed previously. The cost will be picked up by BRL and will not be on the estate service charge.

The parking enforcement contracts have not been advanced while there are special arrangements for parking due to the fire displacing residents.

The proposed bollards or flower boxes (planters) for the purpose of blocking cars from using cycle paths may need planning permission, so this is being looked at. However, if they are movable planters they may not. This, plus plans for BBQ sites and parking and other signage as discussed at the previous meeting will all be part of the same budget and all will be paid for by BRL.

Consequent on the above considerations, the drop-ins pencilled in for October are now taking place in November.

The Rivergate centre has a security guard now.

Meeting ended 8.30pm