

Juniper Crescent Community Estate Board 19

Date: 01 April 2025

Location: Dance Studio, Castlehaven Community Association, 23 Castlehaven Rd, London NW1 8RU

Time: 18:30 - 19:30

Raj Mandair (RM) Riverside	Regeneration Manager
Ian Simpson (IS) Communities First	Lead Advisor
Georgia Richardson (GR) Connect PA	Public Consultation
Will Brown (WB) Connect PA	Public Consultation

No	Content
1	Introductions
	<ul style="list-style-type: none"> Apologies were received from Nnadozie Orisakwe, Sarah Harman, Paul Handley, Michelle Page and Richard Linney.
2	Update from Riverside/Countryside
	<p>Update on Moves</p> <ul style="list-style-type: none"> RM updated on the progress with moves, noting that all households in Phase 1 have either registered or had a housing needs appointment – with 38 households still to move, and fifteen adult children still to move; and that there has been increased activity on Home Connections. A resident queried if properties not taken up go back into circulation. RM noted that these properties are prioritised to Juniper Crescent, and are then made available more broadly – but noted that if a household was interested but didn't bid at the time then it is always worth having a conversation with them. IS asked if there had been any update on releasing additional homes. RM noted that these additional properties would be coming up later this month, and discussed the background. A resident noted that if information is being sent out by email that not everyone is able to access this. RM noted that residents are called where that is their preference, and noted that the team have been contacting residents to provide options for housing (even when it does not align exactly with their preferences, to ensure they have the option). RM noted that they are still working towards the October target date. A resident asked if it would be possible to get more skips. A discussion was held around residents' preferences, with the conclusion that skips will be provided either on the first week of every month or the first week of every other month. Residents emphasised that the most important part is to provide them with sufficient notice to prepare. RM to speak to Countryside and get this arranged, and email those present with an update. Fly tipping in the skips was raised as an issue, and it was noted that those who have moved out should also be made aware of the skips. <p>Update on the Project</p> <ul style="list-style-type: none"> RM noted that Dan Heron is no longer on this project, and that Michelle Duong is the new development manager – who will be attending the next estate board, alongside Countryside's Social Value Team. RM updated that they are ready to submit to planning soon and are targeting submission this month, and that there has been a holdup due to legal agreements needing to be sorted and to update the application in response to new fire regulations.

- **RM** noted that the team are still working towards the aim date of rehousing everyone by October, and there will be more clarity on the timeline after submission.

Update on Repairs

- **RM** noted that there are issues with lighting, the gates, and the intercom – but that he has been informed that some of the lights are now working.
- A resident suggested that a sign with instructions for the intercom be placed above
- **RM** noted that there is a walkaround on Thursday, which he will attend alongside his Estates colleagues, where it was noted that much of the focus is on lighting.
- A resident raised previous issues with the windows, to which **RM** noted that residents will be contacted by the end of next week on this. On their specific situation, **RM** will call the resident to log a case and raise with the repairs team.
- A resident raised the construction works on the Roundhouse. **RM** noted that he was aware of these, and was notified by Regal that communications had been put out to residents and has also suggested that Regal meet with residents on Juniper Crescent. Residents raised the dust levels and early hours at which works commence. **RM** will follow up with Regal on this, and asked residents to send any evidence to him. Residents noted that they have no contact details to reach out to as no communications have been received. **RM** stated that he will provide the details he has been given to everyone present. **RM** will also raise with Cllr Callaghan on Thursday.

3 Forward Planning – Led by Connect Public Affairs

Future events at Juniper Crescent

- Residents noted that discussions had been had in January around an Easter event, but it was agreed that this was not practical within the current timeframe.
- Residents discussed parking for Christmas and Eid, to which **RM** noted that residents can flag with him if there were any issues. **RM** noted that there will be increased enforcement from CPM on parking.
- **GR** suggested organising an event for July, noting that Connect are happy to facilitate the event. Residents agreed that it would be nice to hold another event, but noted that it could be hard to get tenants involved amidst the moves. **IS** suggested using the moves as a focus for the event, treating it as a final celebration prior to the moves. Residents noted that most will have already moved out, and that organising an event would be a lot of work.
- It was noted that there have also been discussions about organising trips, but residents noted that there are only a handful of children on Juniper Crescent now.
- Residents agreed that the previous event in the summer was great, but expressed concern about the amount of work involved. **GR** noted that Connect has the capacity to do the legwork on the event.
- It was noted that residents were previously paid for their assistance (e.g. to cook for the event) and that this could be considered again, as it allows the funding to go into the local community. **IS** noted that the Estate Fund is still available.
- Residents noted that an event could be organised around Eid al-Adha.
- **IS** suggested that the Estate Board resume this discussion at the next meeting, when Countryside's Social Value Team will be able to participate.
- A resident queried if jobs would be created for residents of Juniper Crescent in construction. **RM** noted that the Social Value Lead from Countryside can answer this and can report back with options. Residents suggested that other residents could be provided with support to help them into these roles. **IS** suggested that Countryside could discuss apprenticeships at the Summer Event.