

Juniper Crescent Community Estate Board 31

Date: 7th April 2026

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

Kitchen Classroom (Downstairs)

Time: 18:30 - 19:30

Mynul Islam (MI) Riverside	Project Manager
Kausarbanu Fayazahmad (KF) Riverside	Property Manager
Ian Simpson (IS) Communities First	Lead Advisor
Will Brown (WB) Connect PA	Public Consultation
Cllr Pat Callaghan Camden Council	Ward Councillor

No	Content
1	<p>Introductions</p> <ul style="list-style-type: none"> IS introduced himself MI noted that Holly Simpson and Paul Handley sent apologies
2	<p>Update from Riverside/Countryside</p> <p><u>MI to update on planning</u></p> <ul style="list-style-type: none"> MI updated that, as planning has been granted, draft planning conditions are now being agreed and the design for Juniper Crescent is progressing. MI updated that site investigations are ongoing and will be completed in the next week or so. Cllr Callaghan asked for an update on the Construction Management Plan (CMP). MI replied that this being worked on, and Riverside/Vistry are hoping to have a draft CMP for residents to view at next month's Estate Board. MI noted that he has requested Vistry to attend next month. Cllr Callaghan queried how much notice residents would be given for demolition. MI noted that this would be outlined in the CMP, which Riverside/Vistry are aiming to have drafted before the next meeting on the 5th May. <p><u>MI to update on the progress with moves and answer any queries</u></p> <ul style="list-style-type: none"> MI updated that there are 17 tenants still to move, with eight pending moves – two of which are due to move this week A resident asked for an update on their individual move, which had been cancelled. <ul style="list-style-type: none"> MI outlined that this was beyond Riverside's control, as the property was not ready due to building control needing to be signed off. Cllr Callaghan noted that this was the second time this has occurred to the resident, and cannot happen again. MI apologised for the inconvenience, and noted that Riverside are keen to get the resident rehoused. IS asked if Riverside could update residents as soon as an issue appears. MI noted that Riverside aim to do so, and explained the specific circumstances around this residents' situation. Further discussion was had around the residents' individual circumstances. MI confirmed that Riverside will move them when they are ready, that Riverside will

provide an update in terms of compensation, and that Riverside are happy to accommodate childcare.

- The resident raised an issue with their boiler. MI confirmed that he would look into this and pick it up. **ACTION:** MI to look into the issue with the boiler
- MI updated that Riverside are working with A3 to find further suitable properties, and additional properties were sent over to Riverside last week. Riverside are now sorting through these, and will send them out to residents in the coming days.
- Cllr Callaghan queried what guarantees Riverside have for those moving into private rented accommodation. MI noted that Riverside are engaging with larger agents and with A3's priority partners, as they are less likely to pull out.
- Cllr Callaghan queried what guarantees there are to stop the landlord selling the property after a year. MI noted that A3 vet the landlords and Riverside sign long-term leases, so landlords are aware that Riverside need the property for the long-term.
 - A resident queried if lawyers are involved in the contracts. MI confirmed that the standard contract has been vetted by a lawyer.
 - A resident queried if private landlords would have spare keys to a property. MI noted that this was not necessarily the case, and that the landlord cannot visit the property without notice under the agreements that Riverside have. MI noted that he was not aware of landlords keeping keys. IS noted that there is nothing to stop residents changing the locks.
- MI noted that additional support has been drafted in internally from Riverside to assist with the moves.
- There was a discussion between MI and a resident around their individual circumstances. It was queried if there were any permanent two-bed properties coming up, MI confirmed that there were none at present. There was a further discussion around a residents' individual circumstances.
- Cllr Callaghan queried if there were any property guardians at Gilbeys Yard. MI confirmed that there were not, but that a resident from Juniper Crescent has moved into a void property at Gilbeys Yard.
- MI noted that Riverside would be meeting with Camden's Housing Team on Thursday to discuss any support they can offer, and that Riverside are meeting with A3 to see if anything more can be done to identify suitable properties. MI noted that Riverside are also working with their internal voids team to identify suitable properties.

KF to update on repairs

- KF provided an update on ETech, noting that they attended on 1st April to repair the gates and the gates were then operational as a result. However, KF was aware that the vehicle gate broke down on the morning of the 7th April and has raised another job – which will be attended to within 48 hours.
 - MI noted that Vistry were looking into the possibility of changing the gates.
 - A resident noted that their fob does not work with the gate. KF noted this down, and MI noted that it had been raised with ETech.
- IS queried if there were any upcoming repairs that residents ought to be aware of, KF noted that there were none that she was aware of.
- A resident noted that not all the lights were working on the Estate. There was a discussion around the specifics, and it was confirmed that this related to the communal lights within

	<p>the Estate and that it was believed the damage was intentional and linked to criminal behaviour. It was agreed that a resident would take photos of the lights and send these to KF, who supplied her email address to the resident.</p> <ul style="list-style-type: none">• A resident noted that rubbish is not being collected frequently enough, as the bins overflow, and that this was because the refuse collection vehicles cannot access Juniper Crescent as they do not have the code for the gates. IS noted that this is the responsibility of Camden Council, and does not relate to repairs or maintenance.
4	AOB
	<ul style="list-style-type: none">• Cllr Callaghan queried how and when residents would be alerted about the CMP. MI noted that there is not a confirmed date yet for when the draft will be available. Cllr Callaghan noted that residents ought to have at least a week's notice. MI noted that Vistry have been asked to draft this, and suggested that a newsletter could be sent out and the document could be brought to the Estate Board – at which point it could be gauged if a separate meeting is needed.• Cllr Callaghan requested to be sent the newsletter. WB confirmed that he would send Cllr Callaghan a link to the page on the project website where newsletters are uploaded.

Please use this link to join us online if preferred:
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