

Juniper Crescent Community Estate Board 34

Date: 7th July 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
Paul Handley (PH) Riverside	Head of Regeneration
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	Introductions
	Paul Handley (PH) introduced himself as the Head of Regeneration from Riverside and MI's boss. He noted that he has worked for Riverside, and before that for One Housing, for around 20 years and specifically in regeneration for 15 years.
2	Update from Riverside/Countryside
	<u>PH to update on planning</u> - PH updated that the Section 106 agreement (which is the legal agreement between Riverside/Vistry and Camden Council that binds them to deliver the scheme as presented to the planning committee) has been completed and signed by all parties - PH explained that the next step is that Riverside now need to make a 'gateway submission' to the Government's regulatory body in terms of health and safety as they are constructing tall buildings, therefore the application needs to be assessed under the regulations that were created following Grenfell. This submission is due to be made in September, and Riverside/Vistry will then wait for the Government and relevant agencies to assess this before it is confirmed. - PH added that, in the meantime, some works are going to begin – such as soft stripping (stripping out kitchens, bathrooms, pipework, etc. from empty properties) and groundworks. <u>KF to update on repairs at Juniper Crescent</u> - KF provided an update on the car park and pedestrian gate, noting that they have been non-operational. It was noted that, according to the reports, at the last visit on the 26th June it was found that both the main entrance gates were in manual mode as they had been pushed open. Another visit is scheduled for this week to investigate and, whilst there is no confirmed date yet, it will be attended by the end of this week. <u>MI and PH to update on the progress with moves, answer any queries, hear concerns from residents and understand what residents would like to see done to address them</u> - MI updated that there are 15 remaining residents across the Estate yet to accept a property, and 3 pending moves. Riverside is currently looking internally to see if any void properties can be used, and will identify if those eleven properties are suitable in the next week or so. IS queried if these are Riverside properties. MI confirmed that they were.

- MI noted that, across the Estate, disconnections are taking place on empty properties and so remaining residents may see different suppliers attending, and that Riverside are in ongoing discussions with the Guardian companies around their presence. MI noted that there is a balance to be had, and Riverside would use guardians as and where necessary to ensure site safety. It was noted that Riverside are still looking at both internal units from Riverside stock and private market homes for rehousing.
- PH added that Riverside have been talking to A3, who are helping Riverside find homes, and they have confirmed that there have been some issues recently in the private rental sector due to the Renters' Rights Act which seems to have created uncertainty among private landlords. Riverside are meeting with A3 on Thursday to discuss this with them.
- PH updated that Riverside have recently received an email from Camden Council confirming that they are willing to help and provide Riverside with some properties that it can offer to remaining residents. PH stated that this was good news, and that Riverside should get some more properties to use – which will be social housing.
 - Cllr Callaghan queried if residents could opt to be council tenants and stay, or if they would have to give the property up. PH confirmed that they would not have to give the property up if they did not want to, and residents would have both a council tenancy and a right to return to Juniper Crescent.
 - Cllr Callaghan noted that she hoped Riverside would remember to provide as much social housing as possible. PH confirmed that this agreement would not alter the amount of social housing delivered, and it would remain the same as per the scheme presented to the planning committee.
 - Cllr Callaghan asked for PH to repeat the issues with the private rental market and the work with A3. PH provided a summary, noting that there has been a reduction in the number of properties coming onto the private market.
- Cllr Callaghan asked an individual resident about their housing situation, and there was a brief discussion between Cllr Callaghan and the resident on this.
- A resident asked MI to respond to their email, noting that they have been waiting for a reply. MI confirmed that he would follow up. MI also noted that Shaun Simpson has been off, and that if anyone is trying to reach out to him then they should reach out to either MI or Marina Cox.
- A resident queried what the update was on housing for those who took the adult offer, noting that they have been looking for 1-bed flats and querying if there was a deadline for when those who took the adult child offer could take those properties.
 - MI queried if the resident had been looking on Home Connections. The resident confirmed that they had, noting their individual situation. MI noted that it was a case of waiting for them to come up, and that there is a usual churn of properties and they will come up on Home Connections. MI added that 1-bed properties are typically more frequent, and suggested keeping an eye on it. MI and PH noted that the team are aware of the resident's situation, and if a 1-bed comes up then they will let them know.
 - Cllr Callaghan added that Camden Council have a lot of 1-bed properties, and suggested bringing this to them as a priority. MI noted that he could enquire, but as this related to the adult child offer he would have to check with Camden if this is possible.
- A resident asked if it would be possible to add photos when uploading properties to Home Connections. MI noted that, unfortunately, it is not the Regeneration Team who manage Home Connections and they do not see every property – but if they do identify one, they will try and find out as much information as they can and enquire what images are

	available. MI noted that the Regeneration Team would try and get as much information as they can before offering anything. • Another resident raised a question specific to their individual situation, regarding incorrect information on an online system. MI noted that he chased this last week, and that the change has been put through but still needs to be actioned.
4	AOB
	• PH updated that, regretfully, MI would be leaving Riverside at the end of August and has accepted a more senior position at another housing association. PH updated that Paula Huzjak, who has been in the regeneration team for a number of years, would be replacing MI and should be attending the meeting next month with MI to speak to residents. ○ A resident noted their concern about members of the team moving on. PH noted that he understood this, but highlighted that in each situation people have left to take up opportunities at other organisations. PH noted that he would want people to stay and maintain the team, but this very rarely happens as people move on to take up other opportunities. It was noted that MI would be around for the next six weeks. ○ A resident queried if any future correspondence should go to MI, or to Paula. PH noted that residents should contact MI for the time being, and that contact details would be provided next month for Paula. ○ A resident queried if outstanding concerns/repairs would have to be re-raised, or if MI would update Paula, noting their own individual situation. MI noted that there is a plan of action for those specific repairs, and they should be resolved before his departure, but that Paula would be updated on everything anyway. ○ Cllr Callaghan queried if emails would be passed on as well. MI noted that this would be shared between each of the parties, and there would be a thorough handover. PH noted that the person who steps in to take over has access to their predecessor's email inbox – and Paula will have access to both MI and Raj's emails, so if anything is historic it can be checked. • A resident queried if there were still plans for a Morrisons supermarket near Juniper Crescent. PH clarified that this was nothing to do with Riverside/Vistry, but that from his understanding there will still be a supermarket next door. PH noted that he knew there was a delay as they submitted an application to change the planning permission, but this is now resolved.

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