

## Juniper Crescent Community Estate Board 32

Date: 5<sup>th</sup> May 2026

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

Kitchen Classroom (Downstairs)

Time: 18:30 - 19:30

Mynul Islam (MI) <b>Riverside</b>	Project Manager
Holly Simpson (HS) <b>Riverside</b>	Senior Development Manager
Kausarbanu Fayazahmad (KF) <b>Riverside</b>	Property Manager
Ian Simpson (IS) <b>Communities First</b>	Lead Advisor
Georgia Richardson (GR) <b>Connect PA</b>	Public Consultation
Will Brown (WB) <b>Connect PA</b>	Public Consultation

No	Content
1	<b>Introductions</b>
2	<b>Update from Riverside/Countryside</b>
	<p><b><u>HS to update on planning</u></b></p> <ul style="list-style-type: none"> <li>HS provided an update on planning for Juniper Crescent, noting that Riverside/Vistry are still negotiating the S106 and conditions. HS updated that Riverside/Vistry are hoping to conclude this process by the end of the month.</li> </ul> <p><b><u>MI to update on the progress with moves and answer any queries</u></b></p> <ul style="list-style-type: none"> <li>MI updated that there are 17 lead tenants still to move, the same figure as last month, and there are 6 pending moves – which has come down from 8 last month.</li> <li>MI updated that Riverside are working with A3 to identify properties, noting that some came through last week and were advertised – including a 4-bed property.</li> <li>MI noted that additional Riverside staff are helping behind the scenes with moves.</li> <li>MI updated that, in April, there was one 1-bed property, two 2-bed properties and several PRS properties advertised in the local area and Camden in general – there was also an acceptance on a property in Gilbey’s Yard, and there are two viewings pending</li> <li>MI updated that Riverside met with Camden last month to discuss the rehousing process, and met with senior leaders at A3 – MI noted that private rental properties require the team and residents to move quickly, and noted that there has been a slowdown in upcoming voids within Riverside’s stock in Camden – but the team are checking in weekly.</li> </ul> <p><b><u>KF to update on repairs</u></b></p> <ul style="list-style-type: none"> <li>KF noted that a report was received this morning from ETech confirming that the gates were made operational following a visit on the 8<sup>th</sup> April, but on her visit this morning (Tuesday 5<sup>th</sup> May) KF noted that the car park gate had broken down. KF confirmed that ETech have put up a note that it was vandalised and will need a further visit to repair the gate, which will take place within 48 hours.</li> <li>KF noted that the block doors are not operational, and this has been reported.</li> <li>A resident suggested that KF ought to attend the Estate Board meetings in-person. KF noted that she was happy to meet residents separately or on the Estate at a convenient time. Her contact details are: Kausarbanu.Fayazahmad@riverside.org.uk; 07468 481514.                     <ul style="list-style-type: none"> <li>A resident requested KF to email residents on this. KF will email residents with times that she is available on the estate.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ IS queried how often KF visits Juniper Crescent, to which KF noted that she visits monthly to check and meet with the caretaker but is in regular contact with the caretaker outside of this to discuss repairs.</li> <li>● A resident asked how many lead tenants still need to be rehoused, to which MI confirmed there were 17, with two pending moves.             <ul style="list-style-type: none"> <li>○ The resident queried if this had gone down since the previous meeting, to which MI noted that it had not.</li> <li>○ The resident queried if Riverside are looking to get support from Camden. MI noted that Camden have confirmed their support, but Riverside is waiting to hear to what extent they will assist.</li> <li>○ The resident asked for clarification on what a pending move meant, to which MI confirmed this meant residents who have a property confirmed but either the property is not yet ready or they have arranged their move for a later date.</li> </ul> </li> <li>● IS raised the length of time that the moves take in terms of paperwork, as this had been raised by residents. MI agreed that it could take time and noted that this is why Riverside is tracking pending moves, as it takes a few weeks for the paperwork to process with private rental properties and people also have preferences of when to move.</li> <li>● A resident queried what the process is now, adding that the notices were issued some time ago, and noted that for future reference terms such as S106 ought to be explained when used in the meeting.             <ul style="list-style-type: none"> <li>○ MI updated that Riverside is still looking for properties, particularly internal properties as these can be made as direct offers. MI noted that the timeline has been extended, but could not provide specifics at that time. MI noted that a letter will be going out to those still on the Estate to ask them to view properties and speak with the team to understand needs and ensure that Riverside is offering them suitable properties.</li> <li>○ A resident asked what the contingency was, noting that a shift had been felt and expressing their concern that those from Riverside currently working on this will not be around in a few years' time. MI agreed that the moves do have an impact on the timeline, which is why Riverside is reaching out to Camden and A3 and why Riverside is sending out a letter to remaining residents. MI noted that Riverside do not want to cause panic with the letter.</li> <li>○ The resident noted that they were concerned the letter would cause panic amongst remaining residents. MI noted that the team will be speaking with residents prior to the letter being issued in order to avoid this.</li> <li>○ MI provided an explanation on S106 – that it is the legal contract signed between Camden and Riverside/Vistry to formalise what Riverside/Vistry stated they would provide in their planning application.</li> </ul> </li> </ul>
<b>4</b>	<b>AOB</b>
	<ul style="list-style-type: none"> <li>● A resident raised concerns that Riverside is still using J.A. Steel &amp; Son (a moving company) for rehousing moves. It was stated by the resident that many residents have had something stolen, and that a week to make a claim on any missing items is not long enough. It was also noted that the resident was not allowed to make any more than two claims.             <ul style="list-style-type: none"> <li>○ MI noted that he could not say for certain if this was the company's policy, but would look into concerns and raise this with the company. The resident felt J.A.</li> </ul> </li> </ul>

	<p>Steel &amp; Son were not a secure or safe company. Other residents added their own concerns around items being stolen and issues with the company.</p> <ul style="list-style-type: none"><li>○ Another resident noted that they had an agreement in place and were asked to sign this, and it was suggested this may be a new process following the issues previously raised.</li><li>○ MI noted that it can depend on the team on the day, to which a resident noted that this was illustrative of the issue – with which MI agreed.</li><li>○ MI noted that there is an alternative supplier that Riverside use and confirmed that he would speak with J.A. Steel &amp; Son's management on the issues raised. There was discussion around this potential alternative supplier.</li><li>○ <b>ACTION: MI to discuss with J.A. Steel &amp; Son, to explore the alternative supplier, and to report back to the Estate Board</b></li></ul> <ul style="list-style-type: none"><li>● A resident queried if it would be possible for someone in the 2<sup>nd</sup> phase to home swap, and how this would work. MI noted that this could potentially be done if the resident is in the 2<sup>nd</sup> phase, but the individual moving in would have to be aware of the regeneration. It was noted that this would likely not be possible for Phase 1 residents.<ul style="list-style-type: none"><li>○ The resident queried if they would get the same rights as existing tenants. IS suggested this would be the case. MI would review this. <b>ACTION: MI to look into this query.</b></li></ul></li><li>● A resident queried if there would be a groundbreaking ceremony for Juniper Crescent. MI confirmed he would ask. The resident noted it would be nice for residents to be invited, but that residents do not want to organise the event themselves.</li></ul>
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