

Juniper Crescent Community Estate Board 35
Date: 4th August 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
Paula Huzjak (PH) Riverside	Development Manager
Ian Simpson (IS) Communities First	Lead Advisor
Georgia Richardson (GR) Connect PA	Public Consultation
Cllr Pat Callaghan Camden Council	Ward Councillor
Cllr Matt Cooper Camden Council	Ward Councillor

No	Content
1	Introductions
	MI welcomed attendees and noted that this would be his final Estate Board meeting before leaving Riverside on Friday. Regeneration officers: Marina Cox - Marina.Cox@riverside.org.uk Shaun Simpson - Shaun.Simpson@riverside.org.uk
2	Update from Riverside/Countryside
	MI to update on planning - MI updated that planning permission has now been fully agreed, with the Section 106 agreement signed by all parties. - MI explained that the design team is now focused on preparing the Building Safety Gateway submission, which is required before construction can begin. He noted that this is a key regulatory requirement relating to the safety of the development. MI to update on decant progress - MI advised that there are currently 15 residents remaining on the estate, unchanged since the previous meeting. - MI noted that there are three outstanding moves where internal adaptations are being completed to meet residents' accessibility requirements before they can move. - MI added that between eight and eleven properties have recently become available within Riverside's internal stock, and the team is currently reviewing which of these may be suitable for the remaining households. MI to update on estate guardians - MI advised that guardians will be returning to occupy some of the vacant properties to help keep the estate safe and secure during the redevelopment process. - A resident requested that Riverside notify residents in writing when guardians return to the estate. - MI agreed that written communication would be provided. - A resident commented that there had already been significant disruption for residents throughout the project. - MI acknowledged this but explained that guardians are necessary to protect empty properties, noting that similar measures have been required on other regeneration schemes.

	• A resident asked whether guardians with children, or who were pregnant, would receive priority for rehousing at Juniper Crescent. ○ MI confirmed that this was incorrect and stated that guardians have no entitlement to housing at Juniper Crescent. He explained that the guardian company operates entirely independently of Riverside and its rehousing programme. • A resident commented that it was unethical to report guardians who may be struggling. Another resident stated that they had met a guardian living on the estate with a child. ○ MI reiterated that guardians have no access to Riverside tenancies, no right to return to the development and will not receive rehousing or financial support from Riverside. • MI updated that Camden Council has agreed to help identify additional housing opportunities for remaining residents. He confirmed that Riverside is meeting with Camden Housing on a weekly basis to review any suitable properties. • A resident queried why Camden had empty properties available. ○ Cllr Cooper explained that there are a number of reasons why council homes can remain vacant for periods of time. ○ PH confirmed that Riverside continues to meet weekly with Camden Housing and will keep pursuing suitable accommodation options. Update on estate repairs • IS noted that the entrance gate had been broken during the previous month. ○ MI confirmed that it has now been repaired. • A resident asked how they could disconnect their telephone from the gate entry system. ○ PH confirmed that he would raise this with the relevant team.
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	• A resident asked whether works are still expected to commence in October. ○ MI confirmed that Riverside remains on programme and is continuing to work towards an October start on site. • A resident requested that Riverside contact each of the remaining 15 households individually to ensure suitable accommodation is identified for everyone, especially pertaining to a relative of theirs still waiting. They also commented that the project timetable has already slipped. ○ MI agreed. • IS asked when MI would be leaving Riverside. MI confirmed that his final day would be Friday 14 August. ○ PH will provide contact details for the Regeneration Team. • A resident raised concerns after receiving communication that broadband services may be disconnected. They explained that they work remotely and had already contacted both Riverside and their MP, asking what support would be available if services were interrupted. ○ PH explained that Riverside is exploring options to divert the fibre cables so broadband can be maintained, as the existing infrastructure runs beneath the Phase One site. She advised that a letter would be handle delivered to residents following a meeting held earlier that day. • IS suggested that residents could use a mobile router as an interim solution. ○ A resident responded that mobile data would not provide a reliable enough connection for Zoom calls required for their job. • A resident commented that they had first heard about the broadband issue through their MP rather than Riverside. ○ MI explained that Riverside has investigated a number of possible providers but has not yet identified a suitable solution. He confirmed that the team is continuing

	to assess all available options to ensure residents receive the best possible service. ○ PH later confirmed that letters had been sent to residents in February and then two further sent in June notifying them of the broadband issue. • A resident commented that Riverside should have consulted residents before considering broadband providers. ○ MI responded that a number of letters had been issued throughout the project to engage residents on the matter. • MI said that broadband services will not be disconnected next month, any disconnection will be postponed until there is an alternative provision. • A resident suggested using fibre optic infrastructure similar to that installed at St George's. ○ MI confirmed that Riverside is assessing all available options. • A resident requested that residents be offered a choice of broadband providers wherever possible. • Cllr Callaghan asked what would happen if no alternative broadband solution had been identified before October. ○ PH explained that Riverside would not be able to confirm the position until its assessment had been completed. • A resident asked how Riverside intends to communicate with residents once they have moved away from the estate, suggesting that regular updates should continue so the community remains connected. ○ MI noted that previous regeneration projects had maintained strong communication throughout redevelopment. ○ A resident commented that this had not reflected residents' experience at Juniper Crescent. ○ IS agreed that communication had been a challenge throughout the project and noted that continuing Estate Board meetings during decant and redevelopment had worked well elsewhere. ○ PH added that Riverside would continue to look at ways to improve communication. • A resident requested a further update on broadband. ○ PH confirmed that residents would receive a hand delivered letter the following day with further information. • A resident asked about the process for returning to the redeveloped estate. ○ MI confirmed that he would take this away and provide further information at a future meeting. • A resident explained that they had been required to find their own accommodation because a suitable property had not been identified through the rehousing process. They asked what financial support Riverside provides in these circumstances. ○ MI explained that Riverside can cover differences in rent in certain situations, subject to the agreed rehousing policy, and agreed to discuss the resident's individual circumstances separately. • A resident asked whether Phase Two residents could access private rented accommodation, either through Riverside or by securing a property on the open market. ○ MI and PH confirmed that this option is not currently available to Phase Two residents.
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