

Juniper Crescent Community Estate Board 22

Date: 8 July 2025

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

Time: 18:30 - 19:30

Raj Mandair (RM) Riverside	Regeneration Manager
Georgia Richardson (GR) Connect PA	Public Consultation
Will Brown (WB) Connect PA	Public Consultation

No	Content
1	Introductions
	<ul style="list-style-type: none"> Ian Simpson sent apologies
2	Update from Riverside/Countryside
	<p><u>Planning</u></p> <ul style="list-style-type: none"> RM updated that the planning application for Juniper Crescent was submitted to Camden Council on Friday 4th July, with the delay resulting from a few minor revisions and an additional basement impact report. RM noted that an update will be sent out to all residents in the next week with details on the scheme submitted, and all materials will be made available in the portacabin. RM explained that there is usually a 2-3 week process for Camden Council to validate the application, and after that the application is visible on Camden Council's website and the documents are available to view. RM noted that, once the application is validated, the reports will be made available on the Juniper Crescent website alongside a link to the application on Camden Council's website – and hard copies will also be issued to those who have been rehoused. RM noted that if anyone wants specific copies of anything then this can be provided, and that an updated timeline and what the submission means for rehousing will also be included in the newsletter. A resident queried how different the application is from the one that residents voted on, and where it could be viewed <ul style="list-style-type: none"> RM noted that there are some differences, such as an increase in housing from between 450/470 to 478, and that these changes have been in response to new fire regulations and changes in individual housing preferences (with more adult children in particular) RM noted that the newsletter will set out the details of what commitments have been stuck to in this application, noting that the initial commitment for submission in Summer 2023 was not able to be made RM noted that the application will be live on Camden Council's website and on the Juniper Crescent website once validated, likely in the week commencing 21st July <p><u>Progress with Moves</u></p> <ul style="list-style-type: none"> RM updated that there are 34 households still to move in Phase 1, with eleven adult children remaining, and as such there are a number of households to go. As a result, RM updated residents that the October 2025 deadline for rehousing is not going to be met – as the application will likely not be determined until around November and this is then followed by Section 106 agreements

- RM noted that now that planning has been submitted, it is much easier to determine an updated timeline and new target dates. Residents will be updated about this.
- RM noted that residents are now being rehoused in properties within the private rental sector outside of existing Riverside stock, working with a provider that Riverside have worked with previously. RM noted that he will be meeting with them soon and will also hold a resident-wide meeting with them as well, and information in the re-housing guide will be updated accordingly so that all residents are aware of what the choices are

Repairs / Maintenance / Queries

- A resident queried if they could receive the minutes and the newsletter, it was noted that the minutes are available on the website and the newsletter will be hand-delivered
- A resident queried if all this information could be placed on the notice board, as not everyone has access to a computer or has the digital literacy to access the information
 - RM agreed that this was a good idea, and would put information there
 - It was further suggested that a resident could be given a key to the notice board to assist with this, which RM stated he was open to and agreed to action
- A resident raised a specific case relating to their parents' offer, to which RM noted that discussions are ongoing and can continue now that the application has been submitted
- A resident queried if there were plans to move the portacabin into the estate and what the timeframe would be on this
 - RM noted that there were previously discussions around moving the portacabin as well as procuring a new one, noting that the current one is not fit for purpose
 - RM noted that when the team are not in the portacabin, they are in the office
 - RM queried if residents wanted the portacabin moved, to which residents stated that they did
 - RM queried if residents wanted the opening times changed, to which residents noted that it would be best to work this out after it has been moved
 - Residents raised the issue that it is not obvious if the portacabin is open or shut at the moment, but it would be obvious if it moved onto the estate – and would also provide the opportunity for another notice board
 - RM stated that he will provide an update on this at the next Estate Board
- A resident queried why the Property Manager was not involved in this meeting, RM noted that there is a new property manager who has taken over from Nnadozie
 - RM also noted that Martin Jarvis was the housing officer and queried if residents had received an update on these changes, and residents noted that they had not
 - It was also noted that a physical notice board would help to communicate this information, and residents also expressed a desire for the Guardians to be represented at these meetings
 - RM queried if residents would be in favour of the Property Manager using the portacabin, to which residents stated that they would be
- Residents raised issues around gardening, noting specific concerns on weeds and ants and that in the past the gardeners dug out the weeds and sprayed the ants – but this has not been done
- Residents noted that there continues to be issues with the gates, as the gate is open and the fobs aren't working for the pedestrian gates so it requires a code – which it takes forty seconds to respond to
- On the guardians, RM noted that residents would be aware of the van and the fire, and updated residents that the vehicle was removed promptly. RM also noted concerns from residents on the guardians' pets and vehicles. RM noted that Riverside would be meeting the guardian company on Thursday
- Residents raised issues around car parking, stating that there is no good policy on visitor parking and that there are issues around signage
 - RM noted that this had been raised with the property manager and there have been discussions on visitor passes with CPM

- RM suggested that either visitor passes be introduced or the existing hour's permit be increased to three hours, or have a period of time where the restrictions are waived
- Residents expressed concern over extending the permit, suggesting that this would not work in situations where a resident has a visitor for the day
- RM stated that he would have an update next month over whether visitor passes would be introduced or if the existing permit would be extended to three hours
- A resident raised a specific maintenance query in relation to their parents, to which RM asked them to provide reference numbers and any written communication for him to follow-up on
- A resident raised the issue of addicts entering the estate and it was suggested that there may be a connection with the Guardians
 - RM noted that he caught up with the local PCSOs
 - RM noted that he will be meeting with the Guardian company and can update on that, noting that there is a vetting system in place for the guardians.
 - On wider antisocial behaviour, RM will raise it with the safeguarding team.
- Residents queried if there was any update on skips.
 - RM noted that the initial booking for the skips was disrupted by the fire
 - RM queried when residents would like to have them provided, and it was suggested that a skip could be provided between the 31st July and 5th August. Residents were in favour of this and noted that they wanted two-weeks' notice.
 - Further discussion was had around rubbish collection, noting that some items are not collected – but residents were uncertain if the waste collection team were from Riverside
- Residents asked for an update on the properties currently available
 - RM noted that there have been a couple of one-bed properties and some two-beds
 - RM noted that properties from the new private rental stock would not be advertised on Home Connections, and instead the Regeneration Team would be contacting residents with properties that meet their needs – even if it is outside their preferred area – to enquire about interest
 - RM confirmed that only Riverside properties would be available on Home Connections, and that Riverside have the information on what the level of need is for bedrooms
- A resident requested that a bike shed be installed. RM suggested that this was unlikely in terms of policy, but would raise it with property management.
- A resident asked for confirmation that the CCTV was working on the estate. RM will raise this with the management team and will update at the next estate board.
- A resident queried what the new proposed move-back date is. RM confirmed that this would be set out in the newsletter.
- A resident queried if it would be possible to move into the neighbouring St George's development, to which RM noted that it was being explored but was unlikely to be the case as the timings do not line up
- A resident queried if there were any plans to install air conditioning in the new homes, to which RM confirmed that this was not proposed as there is a hierarchy for cooling methods that developers can use – the application for Juniper Crescent proposes natural ventilation
- A resident queried if support could be provided to help vulnerable residents pack their belongings. RM confirmed that this was provided by Riverside's contractor for those with a medical need and that from his experience they are very good at it.

4	AOB
	<p data-bbox="204 338 411 371"><u>Summer Event</u></p> <ul data-bbox="252 376 1485 712" style="list-style-type: none"><li data-bbox="252 376 1485 477">• Residents queried the situation on the summer event, to which RM noted that it was discussed at the last estate board that there remains a line for the TRA account and that whatever this is decided to be spent on it would be matched by Riverside<li data-bbox="252 481 1485 577">• Discussions were had over the date of the summer event, and it was concluded that it would be held on the 16th August – with residents suggesting a simple event with games, a BBQ / food and drink, and a bouncy castle<li data-bbox="252 582 1485 712">• Residents agreed to meet with RM on the 22nd at 18:00 on the estate (with a hybrid option) to discuss this further<ul data-bbox="347 649 1485 712" style="list-style-type: none"><li data-bbox="347 649 1485 712">○ It was agreed to conduct a walkaround of the estate's planting beds as part of this, including a gravelled section where residents stated the trees had been cut

Please use this link to join us online if preferred:

<https://us02web.zoom.us/j/89410788026>