

Juniper Crescent Community Estate
 Board 15
 Date: 12 November 2024
 Location: Castlehaven Community
 Association, 23 Castlehaven Rd, London
 NW1 8RU
 Time: 18:30 - 19:30

Raj Mandair (RM) Riverside	Regeneration Manager
Dan Heron (DH) Countryside	Development Manager
Ian Simpson (IS) Communities First	Lead Advisor
Sheri-Ann Bhim Connect PA	Public Consultation
Will Brown (WB) Connect PA	Public Consultation

No	Content
1	Introductions
	<ul style="list-style-type: none"> DH sent apologies and GR sent apologies
2	Update on progress with moves from Riverside
	<p>RM – Update on the Progress with Moves</p> <ul style="list-style-type: none"> In Phase 1, all but one household has now registered. 42 households have yet to be re-housed. RM provided an update on the three households that have either accepted an offer or moved since the last meeting, and noted that two more Adult Children have accepted an offer – taking the number of adult children moving up to 24. RM noted that the first Adult Child with a need greater than one bedroom has accepted an offer RM provided an update on internal request to increase the number of properties available, and that this will likely be submitted after planning has been submitted RM noted that Riverside is talking to Camden Council about the possibility of the Council suspending nominations for Riverside, and that Riverside is also discussing the potential use of homes with other housing associations A few households have expressed interest in a temporary move outside of Camden, and residents suggested a survey to gauge interest in this <p>Questions from Residents</p> <ul style="list-style-type: none"> Has there been any update on IMR properties? <ul style="list-style-type: none"> RM responded that one-bedroom property has become available, and will be advertised. Is this dependent on Camden Council waiving the nominations? <ul style="list-style-type: none"> Yes Is there any possibility of being housed with other developers? <ul style="list-style-type: none"> Riverside are having discussions, and will likely be able to update in January Could residents be housed at the St George’s development? <ul style="list-style-type: none"> No, as the units will not be available in time Will Riverside be speaking to other councils? <ul style="list-style-type: none"> Yes, but this is dependent on the nominations agreement What is the procedure for renewing parking permits if residents are moving in the coming year? <ul style="list-style-type: none"> RM will check procedure on this Does this mean that there will not be sign-off on internal stock until March? <ul style="list-style-type: none"> RM will start the process as soon as possible
3	Update from the Estates team
	<p>RM – Update on Repairs</p> <ul style="list-style-type: none"> RM noted that he would be on site on Thursday, and asked residents to send him any further photos/videos of windows in need of repair

	<ul style="list-style-type: none"> • It was noted that Martin Swann is arranging when the works will take place with TCL, and will likely start in the next couple of weeks – with work expected to be complete before the end of the year • RM requested that residents raise concerns through the official channels, and stated that he will invite repairs and service charge staff to join the next meeting online <p>Issues Raised by Residents</p> <ul style="list-style-type: none"> • There are several lights that are still not working, including outside Number 54, with a job having been raised for the lights outside 2-11 Juniper Crescent • There are issues with the intercom and the parking gate, as residents must go to the gate in order to let delivery drivers in – with concerns raised over the impact on residents with disabilities, and the impact on emergency service access (with an ambulance having issues with this in the past). Contractors are currently tracing the fault with the intercom, and residents suggested that the relevant switch/wiring may be inside one of the homes. • Residents also expressed concern over the closure of Stephenson Road on 30th November, and the impact that may have on emergency service access. RM asked residents to send over a photo of the notice. <p>Questions from Residents</p> <ul style="list-style-type: none"> • Residents questioned the possibility of a refund on service charges and how best to escalate unresolved repair work, to which RM asked residents to get in touch with One Housing through the official channels – including Parking Management for related refund requests • Residents discussed the possibility of setting up a Residents Association • Residents asked about escalating complaints, such as to the Charity Commission or the Board of Riverside. RM highlighted the formal complaint procedure. • Residents asked if the minutes from the Estate Board are sent to those at Riverside. It was noted that the minute are published online and are publicly available.
4	<p>Update on planning application progress</p>
	<ul style="list-style-type: none"> • RM updated that the Planning Application will be submitted to Camden Council later this month, and that the delay in submitting the Planning Application should not affect the timeline of development • RM noted that there is a buffer between the timelines of planning and rehousing <p>Questions from Residents</p> <ul style="list-style-type: none"> • How long does it take to approve planning? <ul style="list-style-type: none"> ○ Normally within twelve weeks
5	<p>AOB</p>
	<ul style="list-style-type: none"> • RM provided an update on the Festive Event on 14 December, between 11pm and 3pm <ul style="list-style-type: none"> ○ RM has spoken to the Reindeer company ○ RM asked if anyone from the Estate Board would want to take part, and suggested discussing this outside of this meeting ○ It was suggested that notices be put up around Juniper Crescent • Residents expressed concern about noise from Property Guardians <ul style="list-style-type: none"> ○ RM asked residents to report any issues • Residents discussed and questioned the impact of changes in Right to Buy legislation, including the impact on intermediate rent tenants <ul style="list-style-type: none"> ○ RM asked residents to speak to the Right to Acquire team ○ IS provided advice to residents about their rights, and offered to speak to residents individually about this • Residents asked if the Property Manager would be in attendance at the next meeting; RM stated that they would • It was proposed that residents meet outside of the Estate Board in the form of a Residents Association

