

Juniper Crescent Community Estate Board 20

Date: 06 May 2025

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

Time: 18:30 - 19:30

Raj Mandair (RM) Riverside	Regeneration Manager
Ian Simpson (IS) Communities First	Lead Advisor
Will Brown (WB) Connect PA	Public Consultation

No	Content
1	Introductions
	Introductions for new joiners of the group
2	Update from Riverside/Countryside
	<p>Update on Planning</p> <ul style="list-style-type: none"> RM updated that Riverside/Countryside are going through the last documents and will soon be ready to submit, noting that changes had to be made in response to new fire regulations <p>Update on the progress with moves</p> <ul style="list-style-type: none"> RM updated that there are 37 households and 14 adult children still to move It was noted that there has been some progress, and that there are delays between accepting properties and moves – RM noted that Riverside is still adjusting to changes in the lettings team Residents queried whether any three-bedroom properties have been made available, RM noted that multiple had been advertised within recent months Residents requested an understanding of what the level of demand is for each bedroom need, and it was made an action point for RM to provide a breakdown of the remaining households by future bedroom need RM noted that an update will be provided shortly on future properties from Riverside's stock being made available to all households eligible, and the first of these will be a 2-bedroom property Residents queried why some Riverside properties were available on Camden Council's Home Connections and not on the One Housing/Riverside Home Connections. RM stated that these will be properties that were not bid on by One Housing residents. RM noted that Riverside have met with Camden Council about their support with moves, and that Riverside are trying to set up a further meeting this month Residents noted that One Housing provide better updates and refurbishments than the council, and queried whether these would be provided if residents were to move into a Camden Council property. RM noted that this will depend on the agreements made with Camden Council, as Riverside has less control but would still look to do work on these properties and would look to get agreement on this RM noted that there has been a change in the approvals process for how payments are being made internally at Riverside, and that this resulted in a slight delay but it should return to its original timeframe next week – the process for residents has not changed Residents suggested that the above issues should be communicated more widely to residents at Juniper Crescent, RM will send a shorter update

Update on Repairs and the Estate

- **RM** provided an update on the skips, noting that Riverside are looking at the next bank holiday weekend with installation on the 22nd May – ready for collection on Tuesday 27th
 - Residents noted that this is a half-term week, but that generally bank holidays are a good time to provide skips
 - Residents suggested that another skip collection could be held around the August bank holiday, which **RM** agreed with
- **RM** noted that Riverside are in discussion with CPM about a new system that includes visitor permits for parking or extending the time of the existing permits
 - Residents noted that the parking permits were highly strict and have a short timeframe, despite the availability of parking at Juniper Crescent, and note that this particularly affects those with disabilities
 - **RM** noted that he does not know how long a rollout of visitor permits would take, but does not expect the process to be quick
 - **RM** noted that there is increased enforcement, but the issue of timings on permits needs to be addressed and will have an update in a few weeks
 - **RM** asked residents for their feedback on the options, to which residents noted that there should be an estate-wide consultation (which **RM** noted that there would be)
 - **RM** noted that he has raised issue around blue badges and the issues of signage
 - Residents felt that there should be consideration given to blue badge holders, and that it should be remembered why parking controls were initially introduced – stating that the initial reasons of preventing market traders are now redundant since the introduction of gates
 - **IS** suggested asking the parking company for information about parking capacity, but residents noted that the parking system has historically worked against rather than with them
 - Resident feedback supported free weekend parking and also suggested that a three-hour window for parking would be more appropriate
 - Residents noted that those with disabilities are often those fined
- **RM** noted that an update is due to go out later this week on maintenance, and will share this once Nnadozie has circulated it. A discussion was had around the difference between Martin Jarvis' role as Housing Officer and Nnadozie Orisakwe's role as Property Manager.
- Residents requested a response from Nnadozie on maintenance, and **RM** stated that he will chase Nnadozie for this. Residents requested that Nnadozie's manager is also included in this.

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- Residents noted that previous minutes from the Estate Board are not available on their website. **WB** will review and amend this.
 - Residents requested that minutes be made available on the website a week after the meeting. **RM** apologised for the delay in approving the minutes.
- **RM** noted that previous discussions were had around Countryside coming to discuss employment, and that he is working on this for the next meeting
- Residents noted that Regal have sent them a letter but are unresponsive when contacted. **RM** has been raising this with Regal, and notes that there is a monthly meeting that takes place and **RM** has chased for details on this. **RM** suggested that residents speak to their local councillors about it, and **IS** suggested engaging with the council's Building Control team
- Residents noted their plans for an event in the summer, and queried when this would be. It was decided that residents would hold an event in the school summer holidays, around the end of August – either in the final weekend around the bank holiday, or the weekend prior.

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| | <ul style="list-style-type: none">• Residents asked if they would definitely be moved by October and another resident queried if there was a contingency, to which RM noted that the additional stock from Riverside would increase the rate of moves and prevent the deadline being missed<ul style="list-style-type: none">○ It was queried whether this would impact the moves of adult children, to which RM noted that the increased supply should make it easier for an adult child to be shortlisted and get a property○ RM noted that everyone has been engaged with the moves, and the only issues have been when adult children said that they weren't ready to move or missed deadlines to provide information.• RM will take away the query about contractors not occupying resident parking bays• A resident asked if the lettings team reshuffle has been addressed, to which RM noted that it has, and it was then asked what the timeframe was from bidding to viewing – which RM stated was around 4-6 weeks, the length of which was explained as an attempt to reduce the void difference and that Riverside have been writing off the crossover in rent as a compromise made by the Regen team<ul style="list-style-type: none">○ Residents noted their desire to be part of the refurbishment process, to which RM noted that they have had such discussion before with residents and do work with households on this○ RM noted that the void works only take it to a void standard, and Riverside goes beyond this in their works |
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