

## Juniper Crescent Community Estate Board

Date: 6 February 2024

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

Time: 18:30 - 19:30

Members of the public <b>Residents</b>	Juniper Crescent
Pat Callaghan <b>Councillor</b>	Camden Council
Richard Cotton <b>Councillor</b>	Camden Council
Raj Mandair (RM) <b>One Housing Group</b>	Regeneration Manager
Martyn Jarvis (MJ) <b>One Housing Group</b>	Facilities Manager
Ian Simpson (IS) <b>Communities First</b>	Lead Advisor
Sheri-Ann Bhim (SB) <b>Connect PA</b>	Public Consultation
Georgia Richardson (GR) <b>Connect PA</b>	Public Consultation

No	Content
1	<b>Introductions</b>
	<ul style="list-style-type: none"> <li>• <b>Introductions for new joiners of the group</b></li> <li>• Apologies from Peter Blake and Dan Heron</li> </ul>
2	<b>Update from One Housing</b>
	<ul style="list-style-type: none"> <li>• RM updated the Group on moves. There have been 25 households who have accepted properties with 15 adult children accepting properties.</li> <li>• RM updated the Board on the resident consultation events that took place in January. 10 households attended two workshops over two dates.</li> <li>• RM confirmed that the Hub would hopefully be opening on Tuesday 13 Feb, having been closed from December 16.</li> <li>• RM updated residents on changes to Local Lettings plan: Band 2 status households are to be given Band 1 status.                         <ul style="list-style-type: none"> <li>○ A resident asked for further clarity around Guardians moving into the buildings.</li> </ul> </li> <li>• RM asked how residents would prefer Guardians to be introduced.                         <ul style="list-style-type: none"> <li>○ A resident requested that guardians attend meetings to meet the Guardians for safety reasons, Cllr Pat Callaghan reiterated this point.</li> <li>○ Cllr Callaghan asked how One Housing would prevent squatters.</li> </ul> </li> <li>• RM said he would investigate the specific property raised as an issue by Norean Meaney.</li> <li>• RM assured that Guardians would be introduced to neighbours to protect the value of the community in Juniper Crescent.</li> <li>• A resident asked about the provision of additional parking facilities for Guardians.</li> <li>• Ian Simpson (IS) asked about the relationship with the guardian company being used.                         <ul style="list-style-type: none"> <li>○ RM assured that One Housing regularly communicates with the guardian company being used.</li> </ul> </li> <li>• Martyn Jarvis (MJ) said an audit for the car park has taken place, finding that 18 cars did not have permits for the estate. There are 13 cars outstanding on the estate. MJ had requested information on these cars</li> <li>• MJ updated residents that as of 19 February proceedings would start to prosecute those ineligible vehicles.                         <ul style="list-style-type: none"> <li>○ Cllr Callaghan asked if the excess vehicles could be Guardian vehicles.</li> <li>○ OH updated that this was highly unlikely, and that these vehicles were not currently linked to anyone living on the estate.</li> <li>○ A resident suggested that there could be a business being run from the estate to resell damaged car parts from scrapped cars.</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>• MJ said a previous resident with remaining access to parking claimed a severely damaged car as part of an ongoing insurance dispute.</li> <li>• MJ said the play area is difficult to police to prevent dogs from entering, however OH has been working to deter this. There has been new signage put up around the area. MJ asked residents present to report any dogs/dog owners on the estate that have been breaching these rules. A resident suggested that the new development have a designated dog area.</li> <li>• OH to feedback residents' suggestions.</li> </ul>
4	<p><b>Update from One Housing on Estates Maintenance</b></p>
	<ul style="list-style-type: none"> <li>• MJ let updates on Estate Maintenance</li> <li>• A new gate is due to be installed on February 19             <ul style="list-style-type: none"> <li>○ Two residents suggested that there is an automatic sign on the gate to prevent people breaking the gate, with improper usage as well as communication about using the gate.</li> </ul> </li> <li>• A resident asked for an update with pavement repairs near the roundabout.             <ul style="list-style-type: none"> <li>○ Cllr Callaghan requested an email detailing the issues to herself and Cllr Cotton, as this is a Council issue.</li> </ul> </li> <li>• A resident explained that the Morrison's development had resulted in respiratory problems due to the debris as well as internet and light deprivation.             <ul style="list-style-type: none"> <li>○ Cllr Callaghan asked for a follow up email detailing the issues raised.</li> </ul> </li> <li>• A resident explained her concerns about the inconsistency of the current gate.</li> <li>• A resident suggested that there should be an emergency line for if the gate fails.</li> <li>• MJ reiterated that there will be a new gate installed on 19 February.</li> <li>• MJ updated there are now regular parking reports being undertaken.             <ul style="list-style-type: none"> <li>○ Cllr Callaghan highlighted that the parking could hamper emergency vehicle access and asked residents to again follow up with her/Cllr Cotton separately.</li> </ul> </li> </ul>
5	<p><b>Easter period event</b></p>
	<ul style="list-style-type: none"> <li>• Connect led a discussion on another resident event, over the Easter break.</li> <li>• A resident said that he was waiting on marquees to arrive to host future events.</li> <li>• A resident suggested an Easter Egg hunt with food on the estate including inviting the Guardians.</li> <li>• All present agreed that it was important to make the event inclusive.</li> <li>• A discussion was held on the best dates to host a resident's event. All present agreed, that the best time would be after Ramadan and Easter.</li> <li>• A resident suggested that Juniper Crescent could host a Community Gardening event, referring to some specific planters on the Estate.</li> <li>• MJ said that One Housing previously indicated there is no financial availability for the gardening/greening idea.</li> <li>• RM confirmed that One Housing would put together logistics ideas for a gardening event.             <ul style="list-style-type: none"> <li>○ A resident suggested types of flowers and plants, for children to plant their seeds as part of the event.</li> </ul> </li> <li>• A resident suggested that there could allotments on the future development. Connect/OH to feed this back to PRP.</li> </ul>
6	<p><b>AOB: Update on "The Hub"</b></p>
	<ul style="list-style-type: none"> <li>• RM said that the Hub will be moving in March.</li> <li>• RM suggested that the portacabin is moved into inside the Estate for storage and residents to go to.             <ul style="list-style-type: none"> <li>○ All residents present agreed.</li> </ul> </li> </ul>

