

Juniper Crescent Community Estate Board

Date: 11/06/24

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

Time: 18:30 - 19:30

Residents	Juniper Crescent
Raj Mandair (RM) One Housing	Regeneration Manager
Ian Simpson (IS) Communities First	Lead Advisor
Georgia Richardson (GR) Connect PA	Public Consultation

No	Content
1	Introductions
	<ul style="list-style-type: none"> Apologies from Sheri - Ann Bhim and Dan Heron
2	Update with moves and decant process
	<ul style="list-style-type: none"> RM said that 27 households have accepted an offer or moved. RM said the Regeneration Team is exploring additional Riverside properties for moves to be made available to residents as moves have slowed with an acute shortage of three and four bed properties. He added it is unlikely that the number of void homes would increase before September 2024. <ul style="list-style-type: none"> A resident said that the process of moves is unclear and has not been communicated effectively to all those in Juniper Crescent. RM confirmed that Riverside are working towards an October 2025 deadline to move everyone in Phase One. He added that Riverside would make direct offers to move everyone by the deadline if necessary and take court action if necessary. <ul style="list-style-type: none"> Residents expressed concern at meeting the deadline for moves with the possibility of court intervention. A resident asked for more clarity around the availability of three and four bed properties. RM assured residents that suitable homes would be found by the deadline for intermediate tenants. RM confirmed that receipts are needed for disturbance payments for furniture and other items when people move. <ul style="list-style-type: none"> A resident said that the disturbance payment process is unclear. IS suggested valuation for existing furniture on behalf of residents. RM responded that some left furniture could receive payment, but it would reflect the current value and not the value at time of purchase. RM said that Riverside would share the current decant guide to make sure all residents understand the process.
3	Planning application update
	<ul style="list-style-type: none"> RM explained that the planning submission for the project has been delayed until August, with some additional exhibition event dates to be confirmed.
4	Estates management and repairs update
	<ul style="list-style-type: none"> RM said the repairs for lighting around the estate were scheduled for June 21. RM said that the estate gardeners had been to Juniper Crescent to cut the grass.

	<ul style="list-style-type: none">● RM said a portacabin will be moved to inside Juniper Crescent for storage in July.● RM confirmed that the estate team would hold a consultation on a dog area for the future estate.● A resident confirmed that residents are holding their own Summer Event on Saturday, July 13 and had applied for a parking exemption with estates team.
5	AOB
	<ul style="list-style-type: none">● Residents requested an update on the fatality that occurred on the neighbouring St George's Development site.