

Juniper Crescent Community Estate Board 14

Date: 01 October 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
Georgia Richardson (GR) Connect PA	Public Consultation
Will Brown (WB) Connect PA	Public Consultation
Martin Swann (MS) Riverside	Head of Maintenance

No	Content
1	Introductions
	<ul style="list-style-type: none"> MS provided an introduction to himself and his role, apologies from SB and DH.
2	Update on progress with moves from Riverside
	<p>RM's Update</p> <ul style="list-style-type: none"> RM provided an update on the household moves, noting that 29 households have moved so far alongside 21 adult children There should be further properties available next week, and more 2 and 3 bedroom homes available by the end of the year – RM stated that he believed we have moved past the period where there were few homes available, and that 3 households within Phase One have not yet registered to bid RM noted that further communication will be going out to IMR households by the end of the week <p>Questions from Residents</p> <ul style="list-style-type: none"> A resident queried if the extra properties mentioned at the previous Estate Board have been uploaded yet, RM updated that they have not as approval has not yet been signed off – but RM is working with the allocations team internally to resolve this issue. RM suggested that the internal work on the planning application, as well as work on a similar project in South London carrying out this process, may have contributed to the delay. RM hopes that Riverside will approve the proposal in around a month's time. A resident queried if this was for Home Connections, or everyone. RM has seen both Home Connections and IMR properties coming up A resident asked for clarification on the housing mix of these homes, as there were previously not enough 2-bed properties. RM noted that there were a number of 2-bed properties in the mix now, and stated that he would be happy to find out the housing mix for the IMR property. A resident asked if there will be any further big household moves before the end of the year. RM stated that there will likely be one or two 3/4 bedroom moves before then A resident questioned the photos available for the properties, noting that they are not always ideal. RM agreed, and noted that he has been supplying additional photos to residents.
3	Update from the Estates team
	MS' Update

	<ul style="list-style-type: none"> MS provided an update on estate maintenance, noting that a site visit had been scheduled with himself and RM on Tuesday 8th October – the team will contact everyone who has reported problems with their windows to request a visit and inspection Residents were adamant that they do not want the same contractors to return It was agreed to invite a member of the Reactive Team to the next meeting <p>Questions from Residents</p> <ul style="list-style-type: none"> A resident asked if MS was responsible for maintenance on the entire estate, MS clarified that he was not – but is happy to pass issues on The following issues were raised, which MS agreed to pass on: <ul style="list-style-type: none"> Recent bad weather has impacted the television aerial Gas engineers have been arriving without notice or appointment, which raises concerns for vulnerable residents who feel they have to let people in Lights are not working in the communal block with the stairs (RM had already flagged this); and the light outside 54 Gardening was noted to be an issue, with weeds not properly removed A window that had been installed was not new, and had issues with the handle The pedestrian gate cannot be opened from the entry phone, requiring residents to go outside to let visitors in Residents asked if there was any update on parking, RM stated that he was talking with the tenancy leasehold team about this and that they are looking to proceed with updates to this in the next week. RM will communicate individually to those holders of the vehicles. Residents noted that there have been issues with providing the license plates of visitors, RM agreed and noted that there have been issues in the past but that residents should call or email CPM to provide this information
4	<p>Update on planning application progress</p>
	<ul style="list-style-type: none"> RM provided an update on the planning application <ul style="list-style-type: none"> RM noted that this is the last Estate Board before submission of the application RM is starting to receive reports from the teams, and these will be uploaded to the project website (as well as the council’s website) at the time of submission for the community to see – as well as printed off to be available in the Hub or Portacabin RM noted that there are copies of the boards available online, and that he is happy to speak about the plans RM asked residents if they wanted to organise another festive event. Residents agreed that the summer event was a success, and that last year’s festive event was also lovely. Residents agreed to run something like that again, using last year’s as the model. RM will contact the company who provided the reindeers last year, and it was noted that hot food would be more practical if the portacabin is in place The importance of inviting those who had left the estate was noted, and it was provisionally agreed to hold the event on Saturday 14th December
5	<p>AOB</p>
	<ul style="list-style-type: none"> It was agreed to send out the dates for the next six months, for the convenience of local councillors who may wish to attend.