

Juniper Crescent Community Estate Board 13

Date: 02 September 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

No	Content
1	Introductions
	<ul style="list-style-type: none"> Apologies from Paul Handley and Sheri-Ann Bhim
2	Update on progress with moves from Riverside
	<ul style="list-style-type: none"> RM updated that 29 households have accepted an offer or moved RM updated that he is working on efforts to increase the supply of properties available for moves, but that there has been an internal delay and he cannot provide an update on this at present – but hopes to provide a more detailed update next month A resident asked if this would impact the moves likely to happen over the remainder of the year. RM explained that there may be changes, and he will be able to update more fully next month A resident questioned the April cutoff for registering for moves, stating that this was the first they had heard of it. RM confirmed that there was an April cutoff, but that there are households marked down where Riverside are continuing to engage with them. RM will circulate historic messaging around move deadlines. A resident asked if Intermediate Rent Tenants would be included in this additional housing stock, RM confirmed that they would A resident asked if this temporary move would be for the entire period of construction, or if it would require another move later. RM confirmed that these are for properties to be used throughout the three and a half year process. A resident asked if opening up properties outside of Camden had been explored. RM confirmed that it had for some residents, but that this is conditional upon agreements with councils and as such not every vacant home is eligible A resident asked if RM could send out this information as a newsletter, particularly for intermediate rent tenants. RM confirmed he would be getting in contact after consultation.
3	Update from the Estates Team
	<ul style="list-style-type: none"> RM noted that there is a new contact for the property manager, and that communication will be going out about this RM updated that he will further discussions with owner of the trailer parked in Juniper Crescent A resident highlighted that some off the handles have fallen off of doors and windows. A discussion was had around the quality of recent repairs, with the outcome that RM



	<p>will raise this with Martin Swan, request that carry out a survey of works for windows and doors w/c 9th September, and ask him to attend the next resident board meeting</p> <ul style="list-style-type: none"> • A resident asked how the repairs would be reflected on service charges, with RM asking residents to flag cases so that he can raise it with the PH and Martin Swan. • Residents highlighted that there are still issues with the lights and refuse. RM will chase.
4	Update on planning application progress
	<ul style="list-style-type: none"> • DH provided an update on the consultation events, which will take place on Saturday and Tuesday. He noted that, for those interested in the technical side of construction, Tuesday would be better to attend as the relevant staff will be present then • DH noted that this is the final consultation pre-submission, and documents should be uploaded to the Camden Planning Portal by the end of September. • A resident asked about the timescale. DH suggested that a decision ought to be made around January or February. • A resident asked about the overlap between moves and construction. DH noted that there is unlikely to be an overlap between the two, but further assurances can be given next month. • A resident questioned the potential build quality of the development. DH noted that Countryside have restructured within London recently, and are confident and optimised with their suppliers – and Countryside have also signed up to a Developers’ Pledge. DH will circulate Countryside’s repairs assurances framework for residents.
5	AOB
	None