

JUNIPER CRESCENT REGENERATION

Rehousing Update

We continue to make good progress supporting residents in Phase 1 (45–120 Juniper Crescent) to move to homes off the estate. Many households have already accepted properties, and several more are awaiting moves while repairs and adaptations are completed.

We now have 17 households and 4 adult children in Phase 1 still needing to secure a home.

To enable construction of the new homes, all Phase 1 properties must be vacant before our target start date of March 2026. If you are still living in Phase 1 and have not secured a move, please continue working with the team.

Residents in Phase 2 (1–44 Juniper Crescent) who wish to move offsite, temporarily or permanently, are encouraged to check Home Connections regularly for available properties.



ILLUSTRATION OF PROPOSED
JUNIPER CRESCENT

‘Reasonable’ and ‘Suitable’ Offers

We previously wrote to you about how we would soon be making direct offers of suitable properties to residents in phase 1. At the most recent Estate Board on 3rd February, residents asked for clarification on what constitutes a ‘suitable’ offer, especially after notices have expired.

The term ‘suitable’ comes from the Housing Act and refers primarily to housing need, based on Camden and Riverside’s allocation policies.

However, we recognise that each household is unique and as such ‘suitable’ will mean something different to each family, which is why the team will work closely with you to determine this.

Factors considered include:

- Bedroom entitlement
- Medical and accessibility needs
- Household members
- Location needs (where there is strong supporting evidence)

Residents will not be asked to move into a property smaller than their assessed housing need. We also cannot offer homes with more bedrooms than policy allows.

Riverside will work with each household to understand their requirements and identify properties that meet these needs. It should be noted that some flexibility and openness is asked of residents, and while we aim to meet needs, we may not be able to meet every preference. Ultimately, should a property which is deemed as meeting all needs of a family be rejected, without a valid reason, it may require further action.

However, this is extremely rare—the Regeneration team has not had to follow the legal process in over 10 years across several projects. Working together, we aim to avoid this scenario and help every household move into a home they are satisfied with.

Changes to the Team

After several years on the project, Raj Mandair is moving on. Raj has played a key role in the regeneration and in supporting residents throughout the planning process. We wish him all the best.

Steve Gair, who has contributed nearly a decade to the project, is moving to Riverside's Delivery Team. We thank him for his dedication and wish him well.

Marina and Shaun remain your familiar points of contact on the estate.

We also welcome Mynul Islam who will now lead on resident engagement and Holly Simpson who will lead on delivery. Both bring extensive experience at Riverside and are looking forward to working closely with you.

Mynul will be picking up responsibilities similar to Raj's. Contact details for the team are provided below.



Mynul Islam

Project Manager

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Marina Cox

Regeneration officer

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Shaun Simpson

Regeneration officer

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078 1421 1501



Holly Simpson

Senior Development Manager

Surveys

As we get closer to starting work on site, you may notice more activity around the estate. At the moment, utility surveys and drainage investigations are taking place.

These checks are routine, and should not be intrusive or cause any disruption to residents.

Parking waiver for Eid

We have asked CPM, the company that manages parking at Juniper Crescent, to allow free parking on the estate during the Eid period.

The waiver will be in place from 18 March to 22 March (inclusive).

Estate Board Meeting

The next Estate Board Meeting will take place on:

Tuesday 3rd March, 6:30pm

Castlehaven Community Centre

23 Castlehaven Rd, London NW1 8RU

For independent support:

Ian Simpson, Independent Tenant and Leaseholder Advisor

Freephone: 0300 365 7150

Email:

juniper@communitiesfirst.uk.com

Engagement Hub

The engagement hub will remain temporarily closed while safety issues at the portacabin are addressed.

The team is still available for meetings by appointment please contact us to arrange.