

Juniper Crescent Autumn newsletter

September 2026



Welcome

to our Autumn newsletter for Juniper Crescent.
In this edition, we will share updates on the
regeneration programme and what is happening next.

Rehousing update

As you may be aware, we are working to progress the first phase of the regeneration with our development partner, Vistry. As part of this process, we are required to provide Vistry with a vacant section of Juniper Crescent, known as Phase 1 (45 – 120 Juniper Crescent), to begin construction. To date, we have relocated most of the tenants from Phase 1 and are working closely with the remaining tenants to find them suitable homes.

We are continuing to work with our own lettings team and our lettings consultants, A3, to find suitable homes for residents in Phase 1. We must prioritise Phase 1 residents for rehousing, as this is where the construction works will start.

Mynul Islam sadly left Riverside in the summer and has been replaced by Paula Huzjak.

Message from Paula Huzjak, Development Manager from Riverside:

Hello all, I'm Paula. I recently took over from Mynul who left in August. I have been working at Riverside for 10 years in the regeneration team. In fact, I began my time at Riverside working on this project when it first started. It's nice to be back working with you all, alongside Marina and Shaun, who will continue to support you with moving home and provide updates or information about the regeneration.

Drop-in sessions at our Arlington office

From October, you can drop in and speak to **Shaun** or **Marina** at our office, Arlington House, 220 Arlington Road, London NW1 7HE.

Mondays: 10am to 2pm **Thursdays:** 12 noon to 4pm

If you prefer to book an appointment, use the contact details on the next page.





Property Guardians

As residents move away from Juniper Crescent as part of the regeneration programme, it is important that we take appropriate measures to keep vacant properties safe, secure and well managed.

To do this, we have continued to use a guardian service in some properties across the estate. The presence of guardians helps us protect empty homes, reduce the risk of vandalism, unauthorised access and anti-social behaviour, and maintain the security of the estate while regeneration plans progress. We do not anticipate using guardians for much longer, as we are close to being able to provide Vistry with the first phase of the site that the guardians are currently looking after.

Removal of gas and electric meters

Our development partner, Vistry, is working alongside OVO Energy and its contractors to remove electricity meters from several vacant properties across Juniper Crescent.

These works form part of the preparations for the regeneration programme and will help ensure that empty homes are made safe, secure and protected against unauthorised access or occupation.

We would like to reassure residents that these works will not affect the gas or electricity supply to any occupied homes. However, you may notice an increased presence of contractor vehicles on the estate during this period, together with some occasional noise while the works are being carried out. We apologise for any inconvenience this may cause and appreciate your patience.

Virgin Media update

We recently wrote to you to explain that internet services provided by Virgin Media to properties at Juniper Crescent will be affected as part of the ongoing regeneration works on the estate.

We understand that this caused concern for some of you who use this service, as we appreciate the importance of reliable internet access for work, education, keeping in touch with family and friends, and accessing essential services.

Following your feedback, we have begun discussions with Vistry with Virgin Media to explore what options may be available to minimise disruption and, where possible, maintain services during the regeneration work.

At this time, no decisions have been made regarding any changes to the service, and the service disconnection has been delayed.

We will provide a further update as soon as we have more information. In the meantime, we would like to thank all residents for their patience and understanding while we continue to progress the regeneration of Juniper Crescent.

Illegally parked vehicles

As part of making the site ready for construction work, we are aware that there are several vehicles illegally parked on Juniper Crescent that need to be removed. We urge the owners of these vehicles to arrange for them to be removed, as in the coming weeks we will be taking steps to remove any unclaimed vehicles. In the coming months, you will notice that some parking bays will begin to be hoarded off in preparation for site works.

Contact us

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