

# JUNIPER CRESCENT REGENERATION UPDATE

Dear Juniper Crescent Residents,

We are pleased to let you know that a full planning application for the regeneration of Juniper Crescent has now been submitted to Camden Council. This represents a major milestone for all of us and marks a key step in delivering the commitments made in our Landlord Offer.

Since the successful resident ballot in December 2022, Riverside, Countryside and our architects PRP have worked with residents to develop a shared vision for high-quality modern homes set in a vibrant green neighbourhood with beautiful spaces designed to be actively used.

The planning application is for 478 homes that will provide 50% affordable homes based on habitable rooms. Of the additional affordable homes 70% will be social rent and 30% will be intermediate rent.

This marks a major step forward in our journey to deliver modern, energy-efficient homes, improved public spaces, and a thriving neighbourhood for existing and future residents.

We would like to thank all residents who have given their time, ideas and feedback to shape the plans. You can now view the submitted application, including detailed designs and supporting documents, via Camden's planning portal. The reference for the application is 2025/3057/P.

All of the documents submitted as part of our planning application are also available on our website [www.Junipercrescent.co.uk](http://www.Junipercrescent.co.uk) and will shortly be available to view in the hub.

We expect that a decision on the planning application will be made by Camden Council's Planning Committee by the end of 2025. We will continue to share updates as the application progresses.

**Scan the QR code to  
see the planning  
application on the  
Camden Council  
Portal**



## ENGAGEMENT HUB

The Regeneration team will be available at the hub on Tuesdays and Thursdays between 10am and 4pm. On Wednesdays, members of the team are at our Arlington offices. To arrange a meeting outside these hours, please contact us on 079666 43082 or [Junipercrescent@riverside.org.uk](mailto:Junipercrescent@riverside.org.uk).



## ILLUSTRATION OF PROPOSED JUNIPER CRESCENT

## ESTATE BOARD MEETINGS - JOIN US!

Juniper Crescent Estate Board meetings take place at 6:30pm at Castlehaven Community Association Centre on the first Tuesday of each month.

These are hybrid meetings and are a valuable opportunity to hear updates, raise questions, and help shape the future of the estate.

Upcoming Estate Board Dates:

- Tuesday 5 August
- Tuesday 2 September
- Tuesday 7 October
- Tuesday 4 November
- Tuesday 2 December

All residents are welcome to attend, including lead tenants who have already been rehoused.

Look out for agendas and minutes in advance. We hope to see you there!



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## AERIAL VIEW OF PROPOSED MASTERPLAN

A quick reminder of the commitments we made — and how the application delivers them

### More Affordable Homes

- The application proposes 478 new homes, of which 50% will be affordable (by habitable rooms). Of the additional affordable homes: 70% will be for social rent, 30% for intermediate rent.

### A Home for Every Eligible Juniper Crescent Tenant

- All existing Juniper Crescent tenants will be offered a new home at Juniper Crescent, with rents protected at your current levels (except for normal annual increases). A 10-year subsidy for Council Tax and Service Charges.
- No home will be smaller than current properties and all homes will be offered a substantial private open outdoor space.
- Homes will be more energy-efficient, helping to reduce bills.

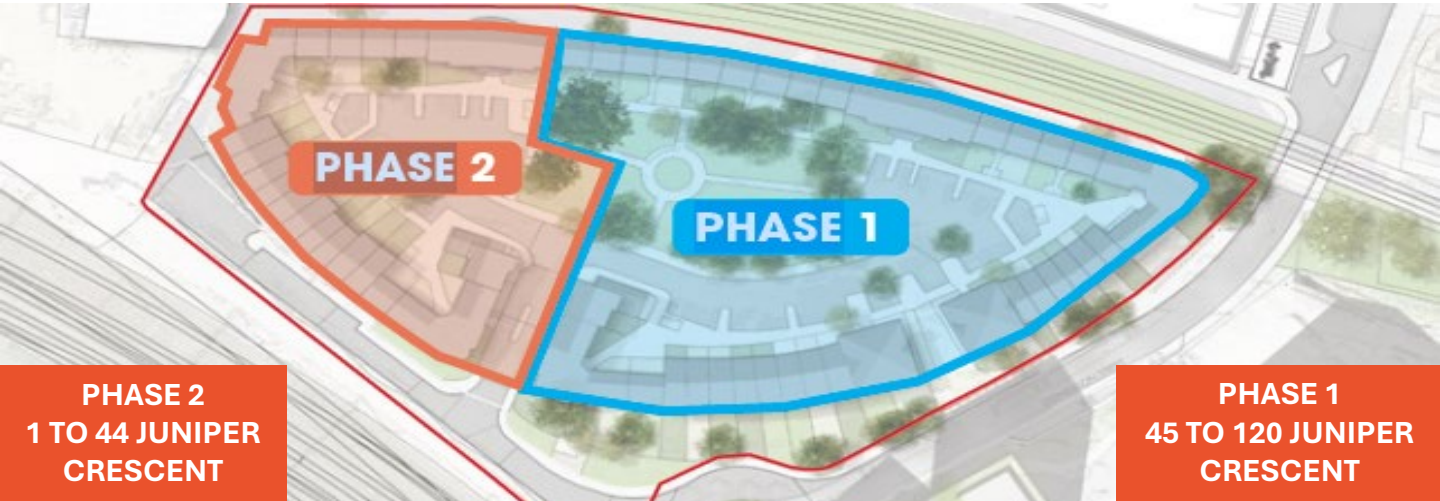
### A Safer, Greener Neighbourhood

- The new Juniper Crescent will almost double the amount of open space and ensure there are more spaces for all ages.
- The designs are for an accessible, safe and secure estate that follow 'Secured by Design' principles.
- Households who had a parking permit will get one permit on the new estate.

## PROPOSED VIEW OF ROUNDHOUSE WAY







### Rehousing Phase 1 residents – Next steps

Before any new homes can be built, all Phase 1 residents (Nos. 45–120 Juniper Crescent) must be rehoused. Our original target was October 2025.

As Camden Council is expected to decide on our planning application by late 2025, **our revised target for Phase 1 households (Nos. 45–120 Juniper Crescent) is March 2026.**

The team has made progress with supporting households in the rehousing process. 34 households and 11 adult children in Phase 1 need to be rehoused by March 2026.

We have increased the supply of homes for Juniper Crescent Lead Tenants by drawing from our Riverside stock and partnering with external lettings agencies to source properties in Camden.

We will work with external letting agents and begin making direct property offers to Lead Tenants from September onwards. **We are making progress with agent appointments and will provide an update at the next Estate Board meeting on Tuesday 5<sup>th</sup> August at 6:30pm at Castlehaven Community Centre alongside an updated Rehousing Guide.**

We continue to encourage both Lead Tenants and Adult Children to bid for suitable properties listed on the Home Connections website.

We understand that finding a suitable home takes time and are committed to supporting you based on your housing needs. However, we must also prepare to hand over Phase 1 of Juniper Crescent to Countryside to begin construction.

As part of the process, we are required to serve legal notices known as ‘Notices of Seeking Possession’ (NOSP). These will be issued from September 2025 to any remaining Phase 1 households. Each notice will be accompanied by a letter explaining its purpose.

Serving NOSP is a standard legal step all landlords must take to gain vacant possession of a site before construction can begin. Notices must be issued at least two months before handover to Countryside for construction. Riverside will only pursue court action as a last resort, and will continue to prioritise to work closely with Phase 1 residents to locate suitable properties. This will include arranging one-to-one appointments in August 2025 with individual households to discuss your housing needs.

### Further Information at the next Estate Board meeting – Tuesday 5th August, 6:30pm

Join us at Castlehaven Community Centre for more details on the rehousing and legal notice process. For support, contact Ian Simpson, your Independent Tenant and Leaseholder Advisor: Freephone: 0300 365 7150 Email: [juniper@communitiesfirst.uk.com](mailto:juniper@communitiesfirst.uk.com)

Riverside will also provide details of an Independent Legal Advisor and will cover legal fees for up to one hour of advice related to your temporary move.