

# HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

[www.hhqera.com](http://www.hhqera.com)

## Minutes of the Annual General Meeting held on 29<sup>th</sup> April 2008

The meeting was opened by Chair Bill Bailey who welcomed all residents, particularly those who are new to the Estate and attending for the first time. Also Councillors Barbara Yerolemou and Nigel Sumner and PS Tahir Din from the Safer Neighbourhoods Team.

1. **2007 AGM. Minutes** were approved. There were no matters arising.

### 2. 1. **Community Policing on the Estate**

Guest speaker PS Tahir Din gave us an update. A full team is in place; one sergeant, two PCs and five PCSOs team and is delivering the planned service. During March they dealt with three burglaries and two attempted burglaries. In April there were no incidents. Residents interested in improving their home protection can ask for a free home survey. When patrolling streets officers will check for open windows and doors, ladders lying around, etc and will advise residents what steps to take. Residents can register phones and property for free which will improve the chance of getting stolen items back if lost or stolen. Visit [www.immobilise.com](http://www.immobilise.com)

Residents were warned to watch out for bogus callers and advised to always ask for identity before allowing entry.

To contact the ward team phone 020 8712 2947 and to report a crime 020 8810 1212.

### 2.2 **Neighbourhood Watch**

Residents Association Neighbourhood Watch co-ordinator Trudy Prescott gave an update advising there are now three representatives on the Estate with a fourth being recruited. Review meetings are held three monthly with information supplied to the Safer Neighbourhood Team.

### 3. **Annual Report: The Estate (Bill Bailey)**

Following a very active year on the Estate in 2006 things were much quieter in 2007.

**The resurfacing of the Princes Gardens** dual carriageway has greatly improved the appearance of the road and has significantly reduced traffic noise.

At the **Vale Lane Roundabout**, the long awaited traffic island has been largely successful in preventing vehicles driving the wrong way round the roundabout.

Following the first phase in **upgrading street lights** in Princes Gardens and Links Road, the Council also **upgraded street furniture** (signs) with new black posts to match the street lights. This has all contributed to a real improvement on the appearance of the Estate.

The replacement of **Street Trees** is an unending task as the mature trees are dying off and young trees have difficulty getting established. We regularly chase up the Council. Demand for planting has been very high in the fiscal year 07/08 but the Estate has been prioritised for this November.

The **Safer Neighbourhood Policing scheme** became well established in 2008. It's good to see our ward team officers regularly patrolling the estate. Unfortunately there have still been some muggings. Do be vigilant when walking around.

**The Estate's Website** was successfully redesigned and launched. A very big thank you to Nim Maradas for doing all the design set up and data input and for maintaining it so well during the year. It really is excellent and so easy to navigate.

The constant pressure applied by our Residents Association and others in the Borough – **through the Save our Streets Campaign** has helped to get the **Uxbridge Road tram scheme** cancelled in favour of the West London Cross Rail scheme, thereby saving the Estate, particularly Queens Drive from a deluge of extra traffic.

In addition to activities directly concerning the Estate, **your Residents Association is involved with many Borough wide activities**. It is represented on the Ealing Council Development Services User Group which reviews Borough wide planning and conservation matters and is a panel member of the Hanger Hill Safer Neighbourhoods Ward Team. It also consulted formally on matters such as The West London Tram scheme, the application of the Licensing Act 2003 and Ealing Town Centre regeneration.

### **Plans for the Estate for 2008**

#### **Street Lights**

Upgrading the street lighting in Tudor Gardens is scheduled for end May, residents will be getting a two week notice letter shortly. Monks Drive is scheduled for completion by the end of August this summer. Queens Drive remains with its current priority rating ie 2009/10.

#### **Service Road Lights**

Lights in the Houses Service Roads will also be upgraded in August 2008 and we have asked the Council to add additional lights where visibility is poor.

#### **Street Resurfacing**

We have not yet been given a date for the outstanding resurfacing to the Princes Gardens loop road.

#### **Welcome To HHGE signs**

Discussions are under way with the Council to possibly erect street signs at the three entrances to the Estate to highlight its conservation status.

### **4. Annual Report Housing Committee (Bill Bailey)**

#### **The Gardens:**

Abel Gardeners our new gardeners have been on the job for a year and we are now beginning to see the benefits. The Princes Gardens central reservation is looking much tidier than for a long time. A number of new trees and shrubs have been planted there and elsewhere. Established shrubs such as the laurels are being lowered to five foot to improve visibility and security.

#### **The Service Roads Gates**

At long last, and after four years of planning and negotiation, the security gates have been installed at the entrances to the service roads owned by the Houses Company. Despite a few hiccups with some keys it all went smoothly. I am delighted how many residents have commented to me so favourably about them.

This was the big job of the year. And we are indebted to Ealing Council for their support of this project and in particular their grant of £10,000.

I would also like to thank the Houses sub Committee who worked on this project, all those residents who added their comments and in particular Sergei Turceninoff, our resident engineer, who prepared all the detailed drawings to support the planning application and supervised the installation.

### **Conservation & Planning:**

The Estate remains as popular as ever. Houses continue to be bought and sold regularly and the current economic crisis doesn't appear to be affecting sales. Conversions and building works are ongoing and the Conservation Panel handled some two dozen planning applications. The main requests are to replace windows and to enlarge properties with rear extensions and loft conversions.

**Is everything under control?** I would ask everyone to help by notifying the Conservation Panel of any works which may not be covered by a planning application.

We are still looking for a new Conservation Panel member to join Sergei Turceninoff, ideally someone with a design or architectural background. Anyone interested contact him on 020 8992 0769.

**Finally a word of thanks to the Houses Subscription Collectors** without whose efforts we would not have the funds to maintain the Houses gardens and install the gates and so on. Also my thanks to Victor, our Treasurer, whose tenacity in coercing collectors to collect and residents to pay up, is without comparison.

### **Houses Plans for 2008**

#### **Service Road Gates – Links Road / Queens Drive**

We are in discussions, with the Flats Company who own this service road, for the installation of a single gate across the section behind the houses.

#### **Repairs to Houses Service Roads**

We plan to continue selective repairs to the worst areas, jointly funded with Residents.

### **5. Annual Report: Flats (Carole McLoughlin)**

#### **General matters**

As usual, during the past year, many issues have been addressed, some ongoing and some new and the flats committee have been alert to a number of important issues.

#### **Collection of rubbish by the Council**

Having for many years collected rubbish from outside the rear back door of each flat, the Council have now considered the Health and Safety issues of their contractors carrying the rubbish down the back stairs. A new system has been put in place whereby each flat has its own wheelie bin in the back garden area, with the refuse collected once a week. Meanwhile any other refuse such as paper, bottles etc. is collect from the front of each block. However, for the elderly, the Council have agreed to allow staff to continue to collect from outside the door of individual properties. If you are aware of any difficulties, particularly for the elderly, please make this known via Graham Flowerdew, our Estate superintendent.

#### **Layout of border gardens**

We have been asked for our input with regard to the border gardens and, as a committee, have made suggestion for the future design of the borders along Links Road. We do urge you to take an interest yourselves and please go along to inspect the designs when the invitation is announced. We have been told that very few people comment on the designs until after the work has been carried out.

### **Trees on the Flats Estate**

The loss of a large number of our beautiful cherry trees was a shock and remonstrations were made to the Board as to the sudden disappearance of trees. Happily new trees have been quickly planted which have already blossomed.

### **Hallways in the Blocks**

At the recent AGM of the Flats Company, the update was that this would start in the next few weeks (Friday 14 March) and was scheduled to be finished by Christmas. It is understood that workmen's huts have been erected between Ayr and Buckingham blocks and that the work would go alphabetically around the Estate.

### **Specific activities by the Flats Committee**

**The 2008 Calendar** was the major project of the year. This was a new venture for us and proved to be a great success. Samples of the calendar are available at the back of the hall. Thanks are due to all those involved including:

- Those who contributed some fabulous photographs of our Estate. The calendar committee (production team) really had a difficult task in selecting just 13, copies of which are at the back of the room.
- The production team, which included a representative from the houses, Ursula, who put in many hours to bring this project together. Ursula even managed to get friends and neighbours to translate flyers into Japanese. Everyone worked extremely hard on compilation, promotion and sales. Many local shops supported us by displaying posters. Carolyn and Brian pulled the whole thing together with their skills at photography and computer images, plus the organisation of printing the calendars and distributing them to the 3 outlets for sales.
- Quentin Phillips of Japan Services, who financially sponsored the project with cost overheads and also was involved in the sales. Many thanks.

The calendars sold at a modest £6 each and after overheads we made a profit of £770.97. There are a few still available at the back of the room at half price – beautiful photographs of the Estate throughout the year.

**Use of Calendar Funds** - We have had a number of discussions as to how these profits could benefit the community. A couple of the ideas that have so far been banded around include:

- Contribution to the cost of erecting three "Welcome to the HHG Estate" signs at three entrances to the Estate, which Sergei and Derek in the houses committee have been promoting with the Council. I will leave it to them to report to you progress so far. Our 3 local councillors are also on the case. Everyone likes the idea of course, but permission and cost seem to be the overriding factors.
- A garden party, either in one of the roads or in the Paddock belonging to the flats adjacent to the railway. Permission would have to be sought from the Board of the company owning the flats HHGE Limited and a large amount of organisation would need to take place. If a street party was to take place, permission would need to be granted from the Council of course.

For 2008 we are considering producing packs of greeting cards with photos of the Estate for sale. Along with the calendars you will see some samples of designs that could be used on our display.

We would value your comments on these suggestions and welcome any new ideas you may have. Please either make yourself known to one of the flats committee at the back of the hall near the display, or indeed send comments to any one of the houses or flats committee.

### **6. Treasurer's Reports:**

**Houses** – Victor Jundi presented the Audited Accounts for Houses

**Flats** – Carole McLoughlin presented the Flats Accounts

## **7. Election of Officers**

The Meeting unanimously re-elected Bill Bailey as Chair and Carole McLoughlin as Vice-Chair.

## **8. Election of Committee Members**

The Meeting elected members of both Committees unanimously.

### **Houses Committee**

Bill Bailey	134 Princes Gdns - Chair
Sergei Turcheninoff	43 Monks Drive - Secretary
Victor Jundi	187 Princes Gdns - Treasurer
Harriet Lalor	9 Monks Drive
Nim Maradas	227 Princes Gardens
Quentin Phillipps	2 Queens Drive
John Stone	223 Princes Gardens - Gardens
MC Tsang	167 Princes Gdns
Just checking... Sharad Parmekar and Alan Merrett are no longer members?	

### **Flats Committee**

Carole McLoughlin	2 Essex House - Chair
Anthea Douglas	2 Buckingham House – Treasurer
Robin Bowden	11 Essex House
Caroline & Brian Milligan	8 Essex House
Renate Sohnen-Theime	11 Devon Court
Julia Wong	21 Oxford Court

## **9. Subscription Rates**

No increases to the annual membership subscriptions were proposed.

**10. The Meeting closed at 9.pm.** Bill Bailey thanked all those for attending and supporting the Residents Association and in particular our local Councillors and Safer Neighbourhood Officers.

Don't forget to check out our website where you can find lots of information about the Estate and its Conservation Status, including these minutes.

Just click on:

[www.hhgera.com](http://www.hhgera.com)