

# HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

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

## Minutes of the Annual General Meeting held on 29<sup>th</sup> April 2010

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 Nigel Sumner and Diana Pagan. Apologies were received from Committee members Harriet Lalor and Nim Maradas; also from Councillor Barbara Yerolemou, who is retiring this year both as Mayor and as a Councillor. A vote of thanks was proposed for all her sterling work as our Ward Councillor on behalf of the Hanger Hill Garden Estate.

3. **2009 AGM Minutes** were approved. There were no matters arising.

### 4. **Guest Speakers**

PS Sam Spenser was unable to attend. Neighbourhood Watch co-ordinator Trudy Prescott deputised. She highlighted main crimes as theft from cars and car number plate theft and cloning. A special anti-theft kit for car number plates can be obtained from The Safer Neighbourhood Policing office, Ashbourne Parade, Tel: 020 8721 2947.

### 5. **Annual Reports**

#### 5.1. **Chair's Annual Report- Bill Bailey**

I am very pleased to report another successful year for the Residents Association, which is 56 years old this year!! Life on the Estate has changed dramatically since then, 1954. The annual subscription was five shillings or 25p in today's money and our key objectives then as they are today were to:

- To maintain the amenities of the Estate and
- To advise / act upon matters affecting the Estate

As ever the Residents Association is run by a team of volunteers, who are committed to everything that makes living on our Estate so great. There are some 750 houses and flats so we are a community of about two thousand residents. I hope you all feel well rewarded for the efforts put in on your behalf.

**“Welcome to the HHGE Conservation Area”** - As part of our strategy to enhance the perception and value of the Estate, we commissioned three signs. Ealing Council kindly agreed to put them up at no cost to us. They are located in Vale Lane and at the east and west end of Queens Drive.

**Street lights upgrading** - The final phase of the program was completed with new Heritage lamps in Monks Drive and Queens Drive. Thanks to support from Cllr Nigel

Summer we were able to keep the lamps to as low a level as possible to minimise the possible loss of light in the tree canopy if they were higher. Three lights in Vale Lane have still to be replaced which will be completed by August

**Street Trees** - Twelve replacement trees have been planted this year, following a survey submitted to the Council's Arboriculture Dept by Committee member John Stone.

**Hanger Hill Ward Forum** - Your residents association attended the two meetings during the year. We have successfully submitted an application for funding for the cost of the new Welcome to the Hanger Hill Garden Estate signs. This will be paid from the 2010 Ward Forum budget.

**Hanger Hill Safer Neighbourhood Policing**- Ward team continues to provide a welcome presence with officers regularly patrolling the estate. Crime statistics have improved over the year. The Ward team's base is in Ashbourne Parade up at the Hanger Lane Gyratory – phone 020 8721 2947. Full contact details are on our website.

**The Estate's Website** [www.hhgera.com](http://www.hhgera.com) - now provides the definitive reference point for all matters concerned with life on the Estate. If you haven't yet visited it I recommend you do so. You'll find information on the history of the Estate, Planning and Development rules as the Estate is a Conservation Area and lots of useful links to Ealing Council's website. If you have any ideas to improve the site please let webmaster Nim Maradas have them, call her on 020 8992 4004.

**Appraisal of the HHGE Conservation Area** - Ealing Council completed an appraisal. A Management Plan has been issued, which is used with the Estate's Design Guide to help residents make their Planning Applications. We are currently having problems with the interpretation of the rules by case officers and lack of enforcement, when the rules are broken, ie the use of plastic UPVC windows on the front of houses. Sergei Turceninoff, Chair of the HHGE Conservation Area Advisory Panel met with Rose Wakelin the new Principal Conservation Officer for a tour of the Estate to update her on the many planning issues we have.

If you feel planning rules for the Estate have been broken I recommended you lobby the Council direct or en masse, to highlight the situation.

We are still looking for a new Conservation Panel member to join Sergei Turceninoff, ideally someone with a design or architectural background.

**The Residents Association**- is represented on Ealing Council's Development Services Planning User Group which reviews Borough wide planning and conservation matters. It is a panel member of the Conservation Area Forum and the Hanger Hill Safer Neighbourhoods Ward Team. We represent the Estate on the Hanger Hill Ward Forum and were consulted on the Council's Primary Schools Report on the expansion of primary places required across the Borough to meet expected population growth over the next few years.

**The ONE Show** - finally one of the highlights of the year was on Friday 13<sup>th</sup> November when the Estate was featured in a BBC documentary on The ONE Show – John Sergeant in Suburbia.

## **5.2. Houses Report**

**The Gardens** - This spring the gardens are looking at their best and I think you'll all agree that our contractors ABEL Gardeners are doing a great job. If you have any ideas for improvements please contact Committee member John Stone 020 8992 2994

**The Houses Service Roads & Gates** - The security gates have been installed for a couple of years now. Again I must state how important it is that everyone closes and locks the gates immediately after use. If you have builders working from the service road, it is your responsibility to ensure they also comply with this requirement.

Gateways and the service roads must be kept clear for the Emergency services. No parking signs have been put up on the Gates and Ealing Council will be extending double yellow lines into some gateways.

**No regular or long term parking is allowed in the service roads and the company reserves the right to clamp or remove offending vehicles.**

**Service Road drains** - As part of the winter clean up we have had the rain water drains in the service roads opened, emptied of soil and debris and washed through. In future this will be part of our regular maintenance programme.

**Subscriptions** - Finally again a big thank you to our Treasurer Victor Jundi and the Houses Subscription Collectors without whose efforts we would not have the funds to look after the gardens and service roads.

## **5.3. Flats Report**

**The Flats Manager** - has been replaced by a non-resident caretaker, Kevin Reed. He works from 8.30am - 4.30pm and is only available for genuine emergencies outside these hours. He has an assistant called Ola. Amongst his responsibilities, he is tasked with monitoring and enforcing the terms of the lease, responding to concerns of residents, inspecting drains and doing small repairs etc. As a result the old Manager's flat is being refurbished and is expected to be rented out.

**Gardens Contract** - The Flats Board ended the Abel Gardeners contract last autumn to make budget savings over the winter months. They have now appointed a head gardener John Barber and assistant, with occasional further assistants depending on the demands of the season.

**A Summer Celebration** - The Residents Association organised a super social occasion for Residents on a warm and sunny afternoon on the 5<sup>th</sup> September here at the Church Hall, when nearly 100 residents and families got together to enjoy themselves. The afternoon kicked off with welcome drinks with Japanese titbits; followed by “**Then & Now**” – an illustrated talk by the Chairman on the history of the Estate, from the early years to the present day.

At 3.30pm Afternoon Tea was served, which was followed by Entertainments for the Children with a magician, a conjuror and face painting. During the afternoon residents were able to talk to Patrick Corcoran from Abel Gardeners and to get some advice on their gardening problems

The day finished with The Celebration Raffle with prizes sponsored by local businesses and the top prize of a free weekend at the stunning Chilworth Manor Hotel in Hampshire, [www.chilworth-manor.co.uk](http://www.chilworth-manor.co.uk)

#### **5.4. What’s planned for the Estate in 2010?**

**VAS Speed Camera** - The proposed 20mph VAS in Queens Drive has been delayed as it is proving difficult to find a clear line of site due the trees and parked cars. It is hoped it will be in place in 2010.

**The West Acton Controlled Parking Zone-** West Acton CPZ which was introduced in 2006 was reviewed by Ealing Council in July 2009. The Residents Association submitted proposals for improvements to the scheme. We have recently received details of the improvements scheduled which are displayed here this evening. They will be implemented within the next two months.

**Width Restriction Barriers** - We have asked that both the Queens Drive and Vale Lane width restriction barriers are renewed. We are advised they are now scheduled for a complete renewal in this summer.

**Service Road Lights Upgrade** - Lights in the Houses Service Roads are scheduled to be upgraded by the Council in August 2010 and we have asked for additional lights where visibility is poor.

**Repairs to Houses Service Roads** - We have re-costed repairs at the entrance at Gate G (223 PG), which was initially too expensive. Subject to support from local residents we plan to continue selective repairs to the worst areas.

**Flats Gardens** - The gardens along Links Road are due to be refurbished during this year.

**2010 Social Event** – A Wine Tasting evening has been suggested for in November. We could have a raffle, a book stall, and HHGE Xmas greetings cards on sale. Anyone with

other ideas or who would like to help organise an event should contact Carole Mc Loughlin tel: 8752 0056

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

**Houses** – Victor Jundi presented the Audited Accounts for Houses. Copies of the accounts were issued to attendees. House Residents who did not attend the AGM may obtain a copy from the Treasurer. He initiated a discussion on a possible move to collect subscriptions by Direct Debit. A sub committee will review the options.

**Flats** –Anthea Douglas presented the Flats Accounts which reflected a slight growth in funds on last year.

## **7. Election of Officers**

The Meeting unanimously re-elected Bill Bailey as Chair and Anthea Douglas 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 Turceninoff	43 Monks Drive - Secretary & Conservation Panel
Chair	
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
MC Tsang	167 Princes Gdns
Nicholas Kassapakis	150 Princes Gdns

### **Flats Committee**

Anthea Douglas	2 Buckingham House - Treasurer
Peter Newton	10 Fife Court - Secretary
Robin Bowden	11 Essex House
Carole McLoughlin	2 Essex House
Renate Sohnen-Theime	11 Devon Court

## **9. Subscription Rates**

No increases to the annual membership subscriptions were proposed. Houses £30, Flats £3.

## **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.