

1. The chair's annual report on the activities of the association in 2018. You will have noticed that the agenda is provisional. We have decided to split the annual report into two parts in line with the new constitution. Since I have been talking too much our vice chair Kate Crossland will firstly give a report on the HHGERA activities affecting both house and flats residents, then at the beginning of item 5 I will give a report on the HHGERA activities affecting house residents only, in other words what we have done on the communal gardens and service roads.
2. I give you our vice chair – Kate Crossland
3. Thank you Kate. Levon Agulian will now present the HHGERA accounts for 2018. Since this is for the last financial year it will cover all activities and will not be split as suggested in the agenda. The proposed budgets for this year will be presented when you vote for the subscription rate and service charge. (and budget for 2019. I would point out beforehand that this excludes all expenses relating to the Houses service roads and communal gardens – that will be covered under item 5)
4. Thank you Levon – we now move onto the election of the HHGERA officers. We have a large change in the officers this year. Last year we had 21 committee members, whereas this year under the new constitution we have just 12 committee members. We have 11 departing, 10 remaining and 2 new committee members. I would like to thank the departing committee members for all their hard work, and they are: LIST In particular I would like to single out Piers for the extraordinary contribution he has made managing the houses gardens and service roads for the past 6 years – under the new constitution he is being replaced by 2 committee members with a number of unelected assistants. His wife Isabelle has also been heavily involved and has been looking after the garden on the corner of Monks Dr and Queens drive. I would ask you to show your appreciation in the usual way. Piers has bought a camper van and will be travelling over the next year. We hope that he will eventually get over his wander lust and give us the benefit of his help and experience.
5. Please see the reverse side of your agenda for the HHGERA nominations. Where more than one name is shown against a role this doesn't mean that you have a choice! It means that it is a large job and will take more than one person to do it, so we are seeking your approval to appoint all of the people listed. The intention is to have a single vote to appoint all of the HHGERA committee members in one go, however if anyone objects to this we can have individual elections for each officer – are there any objections? Good - I will read through the roles and would ask that the people standing for election stand up as I read out your name so our residents can see who you are. Will all those in favour of appointing these committee members please raise your hand now – those against?
6. The next item on the agenda is to approve the HHGERA subscription rate for 2019. This is the subscription rate to be a member of the RA. It applies equally to all flats and houses and we are proposing that it be set to £0 for this year. Please note that the houses annual service charge for the maintenance of the houses communal gardens and service roads will be set and voted on in item 5 of the agenda. XXX The proposal is that the HHGERA subscription rate for 2019 be zero – all those in favour / against.
7. The Links Rd, Monks Drive, Queens drive service road is a houses issue and will be covered under item 5.
8. That concludes the HHGERA agenda items. All the matters in item 5 of the agenda titled Houses Management Board house affect residents only. Flat residents may leave if they wish, but they are also welcome to stay. However, flat residents may not vote on the matters in item 5. Before we move onto item 5, there is the opportunity for you to raise any

other business for matters affecting just flats or both flats and houses, but AOB affecting just houses should be left until the end. TIME

9. Thank you. We will now move onto item 5 – the Houses Management Board, and I will give the annual report on matters affecting house residents.
10. The weather was a major factor in our activities in the gardens and service roads over the last year. A combination of disease, drought and storms resulted in the loss of a few mature street trees. At the height of the drought Cllr Sumner contacted me asking if we could help water the newly planted street trees on the estate. I walked around the estate, and everywhere there was a new tree (and there are loads), I knocked on the nearest front door. My first surprise was that nearly everyone was in. My next was that everyone I asked immediately agreed to water and keep an eye on the tree outside their house. This included the hairdresser and the DIY shop on Queens Parade. We only lost one new tree on the estate (opposite Ellen Wilkinson school), and I'm fairly sure that was already dead. I was hugely impressed by the cheerful helpfulness of everyone I spoke to, so well done to all you that helped. I would point out that this is in addition to the army of watering volunteers that John Ward will tell you about on the Princess Gardens Restoration Project.

Piers and Bill arranged for the large diseased chestnut tree in our communal garden on the corner of Queens Drive and Monks Drive to be cut down – incidentally I would point out that Piers wife Isabelle and her friend have been

Whilst the lack of water was causing gardening problems, the summer storms were causing flooding problems for one resident in Princes Gardens. The houses on the inside of the top loop of Princes Gardens have a 120m long 8m wide service road that runs behind them. It slopes gently towards No 174 PG. In addition to this approx. 1000 sqm catchment area, a further 40 garage roofs drain onto the service road as well. The drainage system on the service road was built in the 1920's or 30's and consists of 4 gullies leading to 3 interceptor pits. The interceptor pits are underground chambers 3' x 4' wide and 6' deep. The idea is that grit sinks to the bottom of the pit, oil floats to the top and relatively clean water flows out from the middle into the TW drainage system. The chambers should then get cleaned out periodically and the oil and grit are safely disposed of. I don't think our interceptor chambers had ever been emptied and the chambers were full of solidified grit with a thick layer of oily sludge on top. During periods of heavy rain water would gush down the service road and cascade into the rear garden of no 174 like Niagara falls, rise up the side of the house and wash against the patio windows. Piers has some scary videos of this. Thames Water initially denied responsibility for the drainage system. Ealing Council were helpful, and eventually Thames Water agreed to clear the interceptor pits on the understanding that this did not mean that they were accepting responsibility. It took approximately 10 separate visits by Thames Water engineers including 4 visits from their large gully sucking lorries before all three interceptor pits were cleared, and I'm pleased to say that the drainage now works well. We have plenty of other blocked drains on the service roads, but most of those don't cause significant problems – let me know afterwards if you disagree!

Refuse collection continues to cause problems on the estate and we recently had a meeting with the Amey refuse collectors, Ealing council officers and Cllr Sumner. One of the issues is the problems caused by missed collections, particularly on the two Tudor Gds service roads with communal bins. We are pushing for weekly collections on both refuse and recycling for the communal bins rather than every other week. This is yet to be resolved.

Progress on the Links Rd, Monks Drive, Queens Drive service road has also been disappointingly slow. Bill and I had a meeting with the Flats Management Board before last year's AGM and I have had another meeting since. They have agreed in principle to grant

HHGERA a licence to gate the service road and for HHGERA to maintain and improve the service road whilst the Flats Board will retain ownership of the land. A draft licence has been produced and we have agreed to pay for their solicitor to review the licence agreement. Unfortunately that is as far as we have got. If and when that gets approved, we will then consult the residents backing onto that service road to ensure that they also want the service road to be gated.

We obtained some estimates to repair corrosion damage on the service road gates and concluded that it would be more cost effective not to repair them, but just to replace them when they eventually fail. We are therefore setting aside £1.5k pa over the next few years to build up a gate replacement fund. Mul-T-Lock, the manufacturer of the gate locks ceased making these locks a few years ago, and also stopped making key blanks. Things came to a head last summer when we completely ran out of spare keys. They initially refused to make any more key blanks, but after I wrote to the industry regulator and the consumer council they finally agreed to do a production run just for us. We purchased 350 key blanks and 10 spare cylinder locks so we have enough to last for around 20 years. I am pleased to announce that keys for all the gates are now available from Japan Services – you will need to complete the form on our website before hand.

Finally I would like to congratulate Neil and his volunteer army of houses service charge collectors. We had a record level of houses paying their service charges in 2018, and this is largely down to their efforts and persistence – so well done and thank you. We can't do anything without people paying their service charge.

11. Levon Agulian will now present the accounts for 2018 and the Houses Management Board budget for 2019.
12. Thank you Levon – we now have the election of the HMB officers – please see the reverse side of the agenda for details. Once again I intend to have a block vote – does anyone object? The people standing for election are: - all those in favour (house residents only please) any objections
13. We now move onto the Princes Gardens Restoration Project, and John Ward will give you an update.
14. Thank you John. We now move onto the proposed Houses service charge for 2019. This service charge covers the cost of maintaining the Houses communal gardens and service roads. The details are given on the sheet handed out by Levon
15. Finally we move onto AOB for houses issues. I have one item, and then I will open this to the floor.
16. The new constitution introduces Skip Permits for skips to be placed on the service roads managed by the Houses Management Board. House residents have the right to pass and repass on the service road to gain access to their garages and gardens, but that is all. They do not have the right to park vehicles or place skips on the service road. The service roads are owned by HHGER Ltd and managed by the Houses Management Board. The reasons that skip permits are being introduced are firstly to ensure that the skips will be placed in positions that will not obstruct refuse vehicles or access to other residents' gates or garages and secondly to help raise funds. We are proposing to introduce a skip permit system starting from 1st June 2019. Skip applications forms and guidance notes will be put on the website in advance. The system will be administered by HHGERA officers rather than by Japan Services. The proposed skip permit rate is £40 for a 4 week period. Does anyone have any questions? Show of hand vote.
17. AOB

18. Thank you everyone for coming and staying. Please feel free to help yourselves to more refreshments and stay to talk or help clear up. Just before coming here this evening I looked around my garden and spotted a load of tiny tadpoles that have just hatched in my pond, so all is well in the world. Goodnight.