

HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

Chairman's Annual Report for 2017

The Residents Association represents all residents on the estate both those in Houses and in Flats and through Newsletters and the Website provide a means for us all to be involved. This year there have been even more Community projects as we work to connect Residents.

Newsletters

Three full-colour Newsletters were produced featuring topical stories about the Estate and local community shops. These were sponsored by Japan Services and are designed and prepared by Aleks Turner (Flats Committee) who is doing a super job. If you missed them you can find them on our website. www.hhgera.com

Estate website and social media

The Association's official website, www.hhgera.com, is the established 'go-to' source of information about the Estate and attracts visits not just from current and prospective residents, but also from estate agents, film makers and academics among others – raising our profile and underlining the desirability of living in this unique environment. The site was moved to a new, mobile-friendly platform in 2016 and is regularly updated with news and pictures.

We have also used other social media to good effect in 2017, notably the Spacehive crowdfunding platform where we raised more than £50,000 for the Princes Gardens Restoration Project, including more than 70 donations from individuals and local businesses. As part of this fundraising effort, we launched a new Twitter feed (@PGcherrywalk), which has now been renamed @hhgeranews, to carry news and images of the Estate, and to follow other local organisations/news outlets.

PlayStreet

Flats residents Kate and Mike Crosland again organised a number of PlayStreet parties during the year. The September playstreet was a Harvest Festival theme with stalls, which raised money towards the Princes Gardens project. They are very popular with parents with young families to get to know each other. They have been well reported in the Newsletters.

The Estate Gardens

The major project in 2017 was the massive Princes Gardens Central Reservations Restoration Project. This was planned, costed at some £50,000 and the money raised through a Community crowdfunding exercise, with donations from Ealing Council, Hanger Hill Ward Forum, GLA Greener City Fund, local businesses and many residents.

Also in 2017 Community Gardens Work Days were introduced. Residents are asked to join a working party to tackle overgrown areas of the Estates gardens. The objective is to get Residents involved together and to provide extra hands for our contract Gardeners.

The first was in May in the Rose Garden followed by a second in October. A third work day tackled the Garden at the corner of Monks and Queens Drive. A generous donation of bulbs from Monks Drive resident Kitty Liebrich were planted, and daffodils in Masons Green Lane.

Household refuse collection using Wheelie Bins

Ealing Council's new Wheelie Bin refuse collection system was refined and bedded in. Generally it is working well and the benefits are clear. Residents have reported that streets and service roads are cleaner and there are fewer rodents around. There have been problems with Houses of Multiple Occupancy where the large number of tenants produce more refuse than is normal for a single family house and the allocated refuse collection equipment. The result is overflowing bins and discarded refuse. A problem we need to tackle in 2018.

The Holy Family School

Finally the long awaited Zebra Crossing, outside the school and a raised crossing to the east of the Vale Lane roundabout were installed; as part of the traffic / pedestrian management plan for pupil drop off and collection. We are indebted to our Ward Councillor Nigel Sumner for fighting on our behalf to have the £35k funding reinstated after it was spent on other works

Conservation Area Status / Planning Applications

The housing market slowed in West London in 2017 with a marked fall in house values, sales and lettings as stamp duty increases and letting regulations tightened. As a result there have been fewer planning applications during the year, again mainly for rear dormer conversions and double glazed windows, which if they are for the front of your house must be in wood. **UPVC is not allowed on the front of houses.** Applications for mid terrace ground floor infills were rejected and Ealing Council has served a number of enforcement notices.

Houses of Multiple Occupancy (HMOs)

We met with our Ward Team Leader in April to set up an action plan including a property register. We are tasked with advising new HMOs to the Licensing Department to ensure their registration. Please advise a Committee member if you suspect a house is being let as an HMO.

Hanger Hill Ward Forum

The Residents Association attended the two Ward Forum meetings during the year. Led by Ward Councillors they give you the chance to have your say on local issues, such as community safety, traffic and transport schemes, parks and street improvements. The Hanger Hill Ward Forum, open to all the Estate's Residents, meets twice a year at either this Community Hall, or at Church of the Ascension, Beaufort Rd or the Brentham Club, Meadway Rd. For meeting minutes go to: www.ealing.gov.uk/info/200916/ward_forums/1172/hanger_hill_ward_forum

Old Oak & Park Royal Development

We have been consulted regularly on this enormous local development, attending planning forums as appropriate to monitor impact on our Estate. For further information go to: www.london.gov.uk/oldoakandparkroyal

**Bill Bailey (Chair) 134 Gardens, W3 0LT, 020 8723 6216 – billhbailey@freeuk.com
www.hhgera.com**