

HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

Chairman's Annual Report for 2015

Hanger Hill Ward Forum

Your 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 important to you, such as community safety, traffic and transport schemes, parks and street improvements. With an annual budget of £30,000, each Forum combines the collective local knowledge of Residents and Ward Councillors to recommend projects to benefit their ward. 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

Heritage Street Signs

The renewal of street sign on the HHG Estate was completed in Princes Gardens.

Highways

After complaints we made about abuse of the Vale Lane width restrictions new gates were installed. We have not yet received a response to a request for a narrower a 6'6" gap. The large boulders placed on the Vale Lane roundabout appear to have been successful in deterring lorries from overriding it. The Council has also planted lots of daffodils.

Old Oak & Park Royal Development

During 2015 the Mayor of London launched the Planning Framework for this the largest industrial site in Europe with the creation of a transport super hub at Old Oak Common, linking HS2 and Crossrail and connecting Heathrow, Central London and Birmingham. It's on our doorstep to the north of the Estate. The Park Royale Leisure site is included, but will not be redeveloped as yet. So long as no change of use is planned for the Park Royale site no action is required but the Residents Association will continue to monitor closely.

A formal consultation process has just ended and the Residents Association have participated in a number of forums. For further information go to: www.london.gov.uk/oldoakandparkroyal

Conservation Area Status / Planning Applications

Most planning applications have been for rear dormer conversion and double glazed windows, particularly wooden ones to the front elevation. In the Flats the old metal windows now need replacement and owners are requested to contact the Estate's Conservation Panel for guidance with the planning application. Check our website www.hhgera.com for contact information. Several houses on the Estate are in Multiple Occupation with up to ten lodgers. We have raised the issues, unsanitary facilities, refuse accumulating in gardens, loitering and anti social behaviour with Ealing Council They will fall under new licensing rules Ealing Council is planning to protect tenants and to deal with anti-social behaviour.

The Estate Gardens

The main emphasis has been to gradually clear the woodland areas of dead trees and overgrown shrubs, starting with the triangle at Princes / Tudor, with more spring bulbs planted. The two large red chestnut trees at Monks / Queens Drive and Vale Lane / Princes Gardens junctions were heavily pruned to make them safer and prolong their lives.

John Lewis site

The distribution centre site has been sold to Car Giant and a planning application was granted despite our objection for a change of use to general industrial, however just for this tenancy. We have already made contact with Car Giant's Maintenance division to ensure the boundary wall backing onto the east side of the Estate is regularly repaired.

Garage Service Roads (Houses)

There have been problems with abandoned cars and long term parking. We are in discussion with a Parking Enforcement company to control the situation. We reserves the right to clamp or remove offending vehicles as the service roads must be kept clear and unobstructed for the Police and Fire Emergency Services vehicles and Ealing Council refuse vehicles.

Newsletters & Social Events

Three full-colour Newsletters were produced featuring topical issues about the Estate and local community shops. If you missed them you can find them on our website. www.hhgera.com
In March we organised a Quiz Night at our local pub, The Greystoke. This was a very well attended by nearly 70 Residents and families. The £3 ticket included a meal and a raffle ticket with prizes donated by local businesses.

The 2015 Calendar, depicting photographs taken on the Estate, for which a winning entry prize was presented, was again kindly supported by our local Estate Agents, Japan Services. This was very popular and sold extremely well.

The Estate's Official Website

The Association website, www.hhgera.com has received nearly 20,000 visitors to date. It is the established 'go-to' source of information about the Estate and attracts traffic 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. Over the past year, we've published regular updates on issues such as the closure of the post office counter at West Acton and the Council's wheelie bin plans; and we've added links under 'Useful Information' to items that are especially relevant to residents of the Flats. The Estate's website is a central reference. Do check for topical items of information which are regularly posted on Latest News.

Noel Road Post Office

It closed following an audit apparently discovered irregularities and will now reopen on May 4th with the same opening hours as before. Our thanks to Cllr Daniel Crawford in whose Central Acton Ward it is located and to Committee member Harriet Lalor who persistently chased the matter up.

Glenn Ellis (Chair) 33 Tudor Gardens W3 0DT – 020 8993 2151 – contact@glennellis.info