



HHGERA

www.hhgera.com

NEWS

The Newsletter of the Hanger Hill
Garden Estate Residents Association

This wonderful picture courtesy of Dion Hitchcock <http://www.uk-photo-tours.com/>
This newsletter is brought to you thanks to the kind support of Japan Services Ltd.

The Residents Association exists to ensure your views on the Estate are heard and works to promote a strong community. The officers are all volunteers. If you would like to help, email us via mail@hhgera.com. Enjoy this Winter 2025 issue!

Annual General Meeting

**Thursday 27th March 2025 7:30pm
at Holy Family School (on Vale Lane)**

Please join us from 7pm for a pre-meeting drink and chance to meet HHGERA officers, neighbours and our invited guests – Hanger Hill ward councillors and our local Police Safer Neighbourhood Team.

Draft AGENDA

1. Apologies for absence
2. Minutes of 2024 HHGERA AGM (<https://www.hhgera.com/2024-agm>)
3. **HHGERA** – activities on behalf of all residents (houses and flats):
 - Presentation of 2024 accounts and budget for 2025
 - Reports on activities of the Residents Association in 2024
 - Upcoming events and activities in 2025
 - Estate centenary plans – Rose Garden update
 - Liaison with Flats management company and update on pond
 - Filming on Estate- report and future plans
 - Election of officers
 - Subscription rate for 2026
 - Any other business (matters affecting both flats and houses)
4. **Houses Management Board:**
 - Constitution amendment: when service charge is agreed
 - Presentation of 2024 accounts and budget for 2025
 - Reports on activities of the Houses Management Board in 2024
 - Proposed gardening and other works in 2025
 - Service Road lighting
 - Election of officers
 - Service Charge for 2026
 - Any other business (matters affecting houses only)

At the AGM the people who run the Residents Association are elected. You can also hear about the Estate and ask questions. House owners also elect the Houses Management Board, which looks after the shared gardens and service roads.

Important note: The flats on the Estate have their own different management company and service charge.

Please send any nominations, agenda items or other comments about the meeting to consultation@hhgera.com by **27th February**.

Houses service charge

The houses' charge is £70 this year. Invoices will be issued shortly. Please pay promptly, preferably online, including any arrears from previous years. Email gavin@hhgera.com with questions or if you prefer to receive your invoice by email. The charge for 2026 will be agreed at the AGM.

SERVICE ROADS: Please leave clear for Council bin collections. Rubbish left on service roads that is not in a wheelie bin won't be taken away by Ealing Council. Houses residents can apply for a skip permit via www.hhgera.com/service-roads.



Prize winning garden!

A team of volunteers led by Isabel Mahoney manage the garden on the corner on Monks Drive and Queens Drive. We're delighted to say the garden won joint first prize in Ealing Council's biodiverse garden awards!

Thanks to Isabel and the team for all their hard work.

Service road lighting

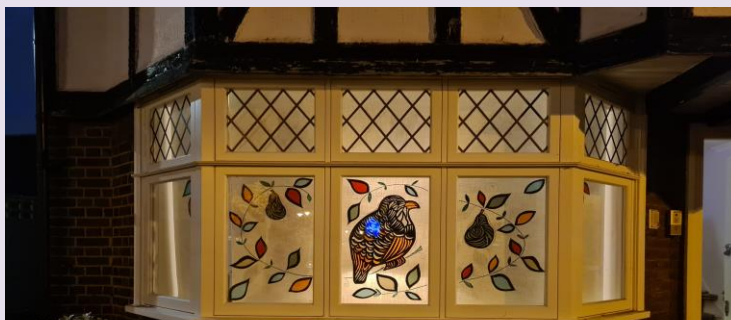
We are aware many of the lights on the gated service roads are no longer working. While we try to work out both if we can fix or replace these old lights, we have placed some solar lights on the existing lampposts. We encourage residents to add similar lights to their garages- please contact us if you'd like advice or help putting them up via mail@hhgera.com.

Find out more

Stay up to date with everything affecting our Estate via www.hhgera.com, on Twitter/X @HHGERAnews, or at www.facebook.com/groups/HHGERA/. Contact us via mail@hhgera.com.

Christmas celebration windows

Did you spot our 12 days of Christmas windows? We also had a trail with jokes and a few lovely lights. Many thanks to all our neighbours who took part!



Update from Police Safer Neighbourhood Team

There has been a report in our neighbourhood of criminals pretending to be police carrying out a crime survey. No official surveys are being carried out so if someone calls at your door about this please do not talk to them. Call 101 with as many details as you can.

We know in winter many elderly residents living alone can be vulnerable to cold and illnesses. Please introduce yourself to your neighbours and knock on the door if you are worried. If you're not sure what to do, please do get in touch and we will assist if we can:

mail@hhgera.com

Please continue to report any crime or suspicious activity as this helps police to know where to focus. You can do this by calling 101, by emailing the police team on hangerhill.snt@met.police.uk. Please also let us know via mail@hhgera.com so we can follow up.

Whatsapp group

Not yet in our Hanger Hill Garden Estate WhatsApp group? Scan the QR code to join!



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Japan Services Rent Ltd