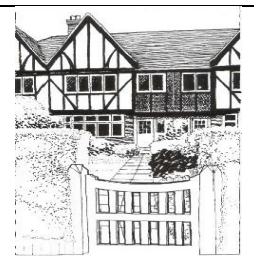


**HANGER HILL GARDEN ESTATE**  
**RESIDENTS ASSOCIATION**  
[www.hhgera.com](http://www.hhgera.com)



## **Annual General Meeting 2024**

### **HHGERA REPORT ON ACTIVITIES IN 2023**

#### GENERAL OPERATIONS

I'd like to thank all at Japan Services for their ongoing support with printing and sponsorship of our newsletters; and those who deliver our newsletters and AGM papers – it's hard work and much appreciated. Thanks as well to those residents who have contributed to the smooth running of the Estate – in particular the committee and service road monitors. Many thanks to our gardening team who have had a challenging year. Patrick, our gardener, had a significant injury and we are very glad he is able to be back working on the Estate.

#### SPECIFIC ISSUES ACROSS THE ESTATE

**Crime** – Parcel theft has been a particular issue this year. We are also aware of car crime and burglaries. We meet regularly with the Police Safer Neighbourhood team, who update us on crime in the area and we share information and our concerns. Please report any crimes or suspicious behaviour as this helps to build a picture and target police resources.

In an emergency, call 999. For non-emergency issues, dial 101 or raise them with the Safer Neighbourhoods policing team – you can search for the Hanger Hill team online or contact us if you're not sure how to do it.

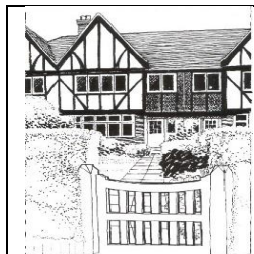
**Antisocial behaviour** – We deal with a range of different issues across the Estate. This includes noise – for example the Basrah/Anaya lounge – where the situation had improved following a prosecution. Issues now seem to be recurring. The residents closest are aware that the process unfortunately remains that repeated reporting of noise to the Council noise team is the route for further action. We have also dealt with fly tipping; misuse of service roads, and most recently graffiti. These issues take up a significant amount of the committee's time and involve liaising with affected residents, Ealing Council and local Police teams over appropriate action.

**Sustainability** – The Flats windows project will be of great benefit in reducing heating costs to those residents able to take advantage of it, and we congratulate the Flats Board for making such good progress. Our gardening team continue to keep biodiversity as a key aspect of gardens management, and we will likely undertake 'no mow May' in some areas again this year. More on this subject later when we discuss the solar project!

**Communications** – we continue to produce regular newsletters, as well as updating our Facebook and Twitter/X accounts and contributing to local WhatsApp groups.

#### WIDER ESTATE

**Conservation and planning** – The Conservation Panel handled 16 planning applications, including one each for Deena Close, Ellen Wilkinson School and Queens Parade. Nine of these were granted, two were withdrawn and four refused. The Flats Board application in 2022 to replace the Crittall windows was granted. Six applications were objected to.



## HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

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Of note we objected to an application on Princes Gardens to build out the end of the terrace, this was withdrawn and resubmitted and was subsequently refused. This would have created a serious precedent. We also objected to the retrospective application at 72 Princes Gardens for multiple infringements of the Estate's Management Plan – roof tiles, UPVC windows and front garden landscaping, which the Planning Department refused, including the siting of a heat pump (which sets a precedent for future heat pump installations.)

Five planning breach cases were dealt with by Enforcement. Four were for roof tiles, where the owners had used the correct kind of tiles but in too bright a red colour. These are already weathering down so we expect the enforcement to lapse. One was for UPVC front windows, which is still to be determined.

**Events** – We held two Playstreets in June and October with lots of families in attendance. A new team will be taking over the running of Playstreets. Do get in touch if you'd like to be involved.

**Centenary plans** – we've met with the Ealing Library archives team to see how we can work together to update the history of the Estate, and to donate materials from our archive. We continue to work on improving the gardens across the Estate in anticipation of the centenary. We're also going to meet with Gunnersbury Museum to get some guidance on a possible oral history project, and perhaps an exhibition. One of our residents – Elen – has some great ideas about creating an Estate cookbook, and getting together over coffee mornings perhaps even to taste food and hear music. If you'd like to get involved please chat to us at the end, or get in touch via email.

**Flats** – the Flats Management Board is responsible for Flats management and service charge. We continue to be willing to work with the Flat regarding the pond, and also are exploring options regarding ownership/management of the Links/Monks/Queens Service Road. Alun and the board have been very busy with the windows replacement project but we look forward to meeting soon to take this forward.

We are conscious the Flats Management Board has not been able to hold an AGM for 2023 – we understand this is due to issues with finalising accounts following a change in Management Agent. We are pleased to welcome Alun Rowlands to our meeting and will continue to work with the Flats Board on issues of shared interest.

**Solar Energy Project** – Working with local experts from the Schools Solar Team, the Council's Climate Action team, and the Community Energy Fund – a government funded organisation – we have established that the flat roofs of the Flats would be a suitable site for solar panels. The challenge is to work out how this could be paid for. We are applying for some funding to explore next steps – for example surveys and for support in exploring funding streams – and will then be presenting options to Flats residents. This is really exciting and would deliver significant savings in both individual residents' electricity bills and those of the communal areas. There are many things to consider and lots to discuss, but watch this space and if you'd like to be involved please get in touch!

Kate Crossland  
HHGERA vice chair for 2023