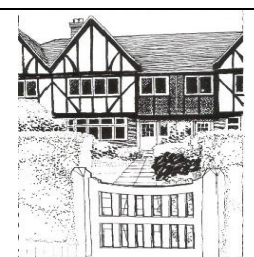


HANGER HILL GARDEN ESTATE
RESIDENTS ASSOCIATION
www.hhgera.com



Annual General Meeting 2023

RESIDENTS ASSOCIATION – CHAIR’S REPORT ON ACTIVITIES IN 2022

General operations

I'd like to thank all at Japan Services for their ongoing support with printing and sponsorship of our newsletters; as well as all of those residents who have contributed to the smooth running of the Estate. That includes the committee and the gardening teams (one each for the houses and flats) who keep our green spaces looking so lovely. But there are many others who contribute in big and small ways – whether it's by collecting houses' service charge, keeping an eye on service roads, delivering newsletters, picking up litter, gardening, watering street trees, helping at events, translating flyers or sharing information about things happening on the Estate. And, of course, our local councillors who have helped the Association work with Ealing Council officials whenever we've asked.

Specific issues across Estate

Crime – We meet regularly with the Police Safer Neighbourhood team, who updates us on crime in the area and we share information and concerns. We are aware of recent burglaries and encourage residents to speak with the Police for advice. It's very important to report any break-ins or suspicious behaviour as this helps to build a picture and target police resources.

We have opened up some of the garden areas to allow more light and make the area feel safer at night. We're also aware of issues with gates on service roads being left open and holes in fences, and are working on solutions to these.

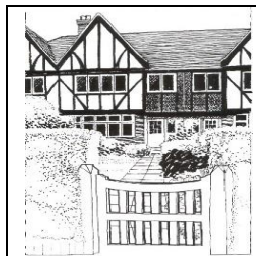
There has also been an increase in car crime in the area, so please make sure you don't leave anything at all in your cars. Local police will be making this one of their top 3 priorities this year.

If you have concerns, please call 999 in an emergency, 101 or raise them with the Safer Neighbourhood policing team – you can search for the Hanger Hill team online or contact us if you're not sure how to do it.

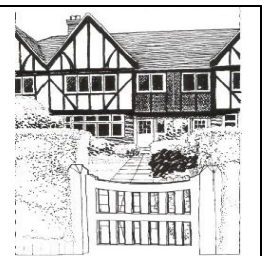
Noise: Basrah/Anaya lounge – this cafe on just north of the Estate has caused lots of issues with loud noise. Local residents have been diligent in reporting disturbances, and with the support of our councillors the cafe had a noise abatement order served and equipment removed. Things seem under control at present but we will continue to monitor the situation.

Flats – the Flats Management Board is responsible for Flats management and service charge. We now have a good working relationship and are going to meet regularly. We are working to support the Flats with their plans regarding the pond, which will need consultation with residents. One particular challenge is maintaining the safety of the pond.

Events – We held a fantastic June picnic! This was enjoyed by many residents and may be something we hold again. Many thanks to all those who helped arrange the event. We held



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Playstreets in September and October. So far this coming year we have Playstreets planned for 11th June and 29th October, both Sundays 2-4pm. We may have more events; we'll update in our newsletters.

Communications – we continue to produce regular newsletters, as well as updating the HHGERA website and our Facebook and Twitter accounts.

Sustainability

This is my passion, as you may know! This year we did 'No Mow May...' to encourage biodiversity. We've seen electric car charging points installed on Princes Gardens. Please see the new section on our website (<https://www.hhgera.com/sustainability>) if you have more questions, and do get in touch.

Wider Estate - consultations

As a committee we receive information about various consultations undertaken by Ealing Council. Where there is time we try to formulate a response from us as a group, and to share via the newsletter and social media. This year we have contributed as a committee on the draft local plan, with particular focus on protecting Ealing's green spaces. Members of our committee have also contributed to the review of Ealing's Conservation Areas (https://www.ealing.gov.uk/info/201157/conservation/2924/review_of_conservation_areas), the final results from which are still to come..

Planning

Ten houses submitted 16 Planning Applications in 2022, including multiple applications for two houses, 68 Princes Gardens and 59 Monks Drive.

The Flats Board submitted a new application in November to replace the crittall windows with aluminum, following consultation with the Planning Department. A decision is pending.

The Conservation Panel objected to six applications.

- Two applications by the same landlord for conversion of small Houses in Multiple Occupation (HMOs) on the Estate to large HMOs for 8/9 occupants, were refused by the Planning Department as the facilities were totally inadequate for so many occupants.
- One application for an enclosed porch on a house in Monks Drive was objected to and refused, then went to appeal and was again refused as there are no enclosed porches along this road.

Original roof tiles are coming to the end of their lives and some have been replaced without planning approval. All have been replaced with the correct tile, some with a matching weathered colour, others with a paler colour, which will no doubt weather with time but look rather bright initially. The Conservation Panel has reported them. They have been inspected and no action taken.

Kate Crossland
HHGERA vice chair for 2022