



**HANGER HILL GARDEN ESTATE
RESIDENTS ASSOCIATION
Houses Management Board**
www.hhgera.com



MINUTES

Draft pending approval by 2027 AGM

ANNUAL GENERAL MEETING

at 7:30pm on Thursday 19th March 2026 at Holy Family School, Vale Lane

This was a routine joint annual meeting of Hanger Hill Garden Estate Residents Association (HHGERA) and the Houses Management Board (HMB). Approximately 50 residents attended.

All relevant documents, including reports by the HHGERA and Houses Management Board chairs; budgets and accounts were placed on the HHGERA website at <https://www.hhgera.com/2026-agm>. Residents were invited to contact the Association with any points they wished to raise. Formal notice of the meeting and the final agenda and nominations were delivered to all flats and houses within the time frames set in the HHGERA Constitution. Notice of the AGM was also emailed to non-resident landlords for whom the Association has email addresses. The main decisions taken were:

HHGERA

1. To agree the Minutes of the 2025 AGM
2. To support the nominations for HHGERA officers in 2026/27
3. To approve the report on activities since the last AGM and plans for 2026/27
4. To approve the HHGERA Budget for 2026 and draft Budget for 2027
5. To confirm the HHGERA subscription rate should be zero for 2026 and 2027.

Houses Management Board

(Only houses residents voted on these items)

6. To support the nominations for Houses Management Board officers in 2026/27
7. To approve the HMB report on activities since the last AGM and plans for 2025/26
8. To approve the Houses Accounts for 2025
9. To approve the Houses Budget for 2026 and draft Budget for 2027
10. To approve the Houses service charge rising to £80 per house for 2026 and 2027.

HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION (HHGERA)

Welcome and apologies

Kate Crossland, HHGERA Chair, welcomed those present and introduced the guest attendees – Hanger Hill ward Councillors Fabio Conti and Athena Zissimos; apologies received from Councillor Jonathan Oxley and from a number of HHGERA officers.

Minutes of the 2025 AGM

The minutes, which had been available on the HHGERA website since mid-2025, were approved unanimously without amendment, on a show of hands.

HHGERA: Annual report

Kate thanked everyone who had participated in and supported the Association over the past year, in particular Quentin Phillipps of Japan Services for sponsoring HHGERA circulars and newsletters, the volunteers who look after the Monks Drive garden, and the many residents who helped in big and small ways by helping to run the Association, delivering newsletters, organising events and so on. She also thanked Foivos who had been volunteering at the association as part of his Duke of Edinburgh Award.

Kate highlighted a number of issues affecting the whole Estate, more detail on which is available in the HHGERA Chair's report:

- **Crime and safety:** Kate noted that the association had worked closely with the Police Safer Neighbourhoods team to address crime and safety concerns, including burglaries and car crime. She reminded residents to report all crime via 101 to help create a clearer picture.
- **Solar Panels:** Unfortunately it won't be possible to progress the Flats solar panels plan for the foreseeable future. The website www.hhgesolar.co.uk remains live which contains all the information about the project.
- **Flats liaison:** Kate noted ongoing collaboration with the Flats Management Board, including support for pond renovation – residents will have noticed the pond is now full, with new planting around it including cherry tree saplings.
- **Events:** A very successful Christmas & Arts fair, and continuing regular playstreets thanks to Elen.
- **Centenary plans for 2030:** Kate mentioned the Cherry Tree project which has already resulted in many new saplings across the estate.
- **Rose Garden:** Nim has been leading the working group, which has mainly been focussing on fundraising and exploring funding options.
- **Conservation and planning:** Pat McNair reported that only 8 planning applications had been reviewed during the year, so a relatively quiet year. She highlighted that Ealing's new Heritage & Conservation Officer, Mark Price, had visited the estate last spring and was given a guided walk-about tour to acquaint him with the estate. He was clear that plastic double-glazing replacements for front windows are unlikely to be permitted, and that replacement front doors should match the original design, irrespective of the current design of the door being replaced. He indicated that over time – workload permitting – he'd want to review whether the Management Plan and Design Guide for the Estate needed any updating. That meeting has yet to happen.
- **Coming Events:** No repeat of Christmas & Arts Fair this year. Playstreets will continue, as will litter-picking volunteer events. Looking to potentially organise an outing to see the film Pressure (partly filmed on the estate) on its release in September.

Presentation of 2025 accounts and budget for 2026

Kate outlined the 'residents association' part of the accounts and budget, covering Estate-wide activities of benefit to both houses and flats. Approximately £625 had been spent on running the Association, its website, and events in 2025, with approx. £350 earned from sale of calendars, tea towels etc for the Rose Garden project. The budget for 2026 was proposed at £650. The meeting voted on a show of hands to approve the HHGERA budget and accounts.

Kate explained that the HHGERA Committee again proposed that there should be no subscription rate in 2025-2026 as the Association had adequate funds in reserve for its Estate-wide activities. This might however have to change at some time in the future.

The meeting agreed on a show of hands that the HHGERA subscription rate (as distinct from the houses service charge) should be zero for 2026 and 2027.

Election of Officers

Kate explained the lack of nominations for the roles of Chair and Vice-Chair, and asked whether there were any nominations from the meeting. There were none. She explained that the Committee would work with those roles vacant until/unless filled.

The meeting unanimously elected on a show of hands the following nominations for HHGERA Committee roles, to serve until the next AGM:

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| Chair | Vacant |
| Vice-Chair | Vacant |
| Treasurer | Levon Agulian |
| Secretary | Nim Maradas |
| Communications | Akesandra Turner |
| Planning and Conservation Area Panel | Bill Bailey / Pat McNair / Alun Rowlands |
| Ealing Council liaison | Glenn Ellis |
| Police liaison and Neighbourhood Watch | Aleksandra Turner |
| Flats Management Board liaison | Dion Hitchcock |
| Social and Community events | Aleksandra Turner / Elen Rideal / Shirin Ahmed |

AOB

There were no pre-tabled items of AOB. Kate opened the meeting to the floor.

One resident asked what had happened to the original Links Road road sign that had been damaged / knocked off. She had retrieved the original sign and given it to the gardeners, however the new sign was of a modern design. Kate undertook to ask where the original sign was and whether it could be replaced like-for-like.

Another resident asked if there were any further updates about the pond renovation and timeline. Gavin explained that while the pond had been filled and he knew Alun had further plans, he did not know the timeline of those plans. A resident confirmed she was offering advice to Alun on fountain / aeration options for the pond.

A resident questioned why the Council was placing new trees too close to the road, rather than appropriately inset into the pavement. Councillor Fabio Conti offered to check the reasoning behind the location if the resident emailed him.

A resident introduced the new Book Club for the estate, that would meet on 15th April at 11.30 at Shirin's house. The book for discussion is '*Orbital*' by Samantha Harvey

There being no other business, this concluded the first part of the meeting. Guests and Flats residents with no direct interest in the remainder of the agenda were invited to stay or leave as they wished.

HOUSES MANAGEMENT BOARD (HMB)

Report on Activities in 2025

- Gardens report: John reported on a busy year of routine maintenance around the estate, including dealing with continuing ash dieback requiring the removal of several small and large trees. He highlighted the beautiful crocuses earlier in the year on Vale Lane, as well as the daffodils currently blooming. The gardeners will continue to plant more bulbs of both. He noted that the Council is now planting different varieties of tree across the estate, eg magnolias on Princes Gardens, and asked residents to water new trees to ensure survival. Councillor Zissimos then explained that the tree planting contractor was also required to regularly water all new trees, and that there was a schedule attached to each tree to ensure that happened. She asked residents to report to the Council any examples of trees not being watered according to that schedule.
- Gates: Hugh reported that it is becoming increasingly difficult to maintain the locks as the cylinders are no longer produced and locksmiths with the necessary equipment are rare. We have stock for a few more years, but at some stage we will need to replace the locks, which will mean new keys being issued to all residents.
- Service charge: Gavin reported that nearly half of the service charge income for the year had been collected in just the first three weeks since sending out invoices. He thanked residents. Hugh explained how we are steadily increasing the number of houses with Deeds of Easement and using that process to send welcome emails to new owners with information about the residents association, design guidelines etc.

Presentation of 2025 accounts and budget for 2026

Hugh presented the HMB accounts for 2025, prepared by Levon. Expenditure of approximately £24.1k was in line with the approved budget, against income collected of £24.2k (£22.4k of which from service charge fees).

The budget for 2026 was presented, noting increases in line with inflation for gardening (£21.6k), £2.5k for Cherry tree project, and £2k each for gate replacement fund, Pond renovation contribution (carried over from last year), and Rose Garden project. Other regular expenditure for service road legal costs, insurance, and skip hire. The budgeted expenditure for 2026 totals £32.8k, against expected income of £24k (including approx £22k service charge income), meaning a loss of some £8k which will be met from reserves. Looking ahead Hugh noted that we provisionally plan to fund some £20k of

Centenary projects from 2027, and that overall we expect to make a loss of some £16k in 2027 which will also be met from reserves.

Given the increased expenditure and overall inflationary environment, Hugh proposed that the service charge be raised from £70 to £80 for 2027.

The meeting unanimously approved the HMB accounts, budget, and increased service charge on a show of hands.

Election of Officers

The meeting unanimously elected on a show of hands the following nominations for HMB roles, to serve until the next AGM:

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| Chair | Gavin Anderson |
| Vice-Chair | Glenn Ellis |
| Treasurer | Levon Agulian |
| Communications (Secretariat) | Nim Maradas |
| HHGER Ltd Company Secretary | Levon Agulian |
| Annual Service Charge co-ordinator | Gavin Anderson / Hugh Richards |
| Gardens co-ordinator | John Stone |
| Service roads co-ordinator | Sarin Takhar |
| HHGER Ltd directors (appointed by Houses Management Board) | Bill Bailey / Hugh Richards / Levon Agulian / Gavin Anderson |

AOB

There being no AOB or further questions from the floor, the meeting ended at approximately 8.40pm with thanks all round. The next AGM will be held in March 2027.