

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



## **HOUSES MANAGEMENT BOARD REPORT ON ACTIVITIES IN 2024**

### **GARDENS**

The 17 communal gardens on the estate that the Houses Management Board own and maintain are in good shape thanks to the efforts of our Gardens Coordinator John Stone who supervises our gardens contractor Abel Gardeners (who have looked after our gardens since 2007). Nim will talk later about the working group for the restoration of the Rose Garden at the top of the Princes Gardens loop. But first, I'm going to hand over to John to let you know what the gardeners have been doing (click [here](#) for his gardens report).

### **GATES**

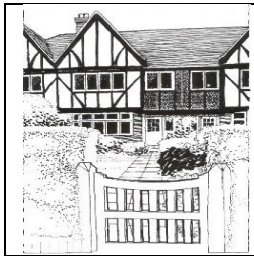
In 2023 we replaced the service road gate between 63-65 Princes Gardens which was damaged during a car theft. Because the driver was uninsured it looked like we would not recover any of the £4,457 cost of the gate replacement. At the suggestion of one of our committee members we submitted a claim to the Motor Insurance Bureau, an organisation set up to cover the cost of damage by uninsured drivers. In 2024 we recovered the monies in full. We have now replaced 2 of the 10 large service road gates and have £6k in the gate replacement fund.

### **SERVICE CHARGE COLLECTIONS**

The switch to deliver the annual service charge invoices by email and to take payment by bank transfer is ongoing. This change hugely reduces the cost and the number of hours it takes to print and deliver invoices and to bank cash and cheques, but we still don't have email addresses for around 130 of the 361 houses on the estate. Managing and keeping our data base up to date is a lot of work and this is undertaken by Gavin Anderson, our Service Charge co-ordinator, with help from Hugh Richards (Gavin Anderson to give verbal report at AGM).

### **CHANGE TO THE HHGERA CONSTITUTION**

Our financial year runs from the 1<sup>st</sup> Jan to the 31<sup>st</sup> Dec and our AGM is held at the end of March. Since the 2023 AGM we have been presenting the budget for both the current and subsequent year, and you have approved by vote the annual service charge for the subsequent year. This has been a great success as it means that we now have a full year to undertake the service charge collections rather than the 9 months that we had before. We will be voting at the AGM to amend our Constitution to reflect this change as follows:



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- All dates shown in Section 5 of the HHGERA constitution shall be changed from the **1<sup>st</sup> April to the 1<sup>st</sup> January**,
- Section 10 of the HHGERA constitution shall be changed as shown in bold:
- f) To receive and approve the annual report on the activities of the Houses Management Board over the preceding year and proposed activities over the coming year **2 years**.
- h) To receive and adopt the ~~5-~~ **2** year communal gardens and service roads maintenance and improvement plans and associated budgets.
- To fix the Houses service charge rate/s for the ~~coming~~ **following** year

**UPDATES: PRINCES GARDENS OUTER LOOP SERVICE ROAD REPAIRS AND LINKS MONKS QUEENS SERVICE ROAD**

The outer loop service road carriageway repairs remain on hold. The works are still required but they are no longer so urgent. Amey – the previous council refuse contractor – had threatened to stop refuse collections from the service roads unless repairs were undertaken as they considered the surface to be unsafe. Ealing council brought the collection service back in-house, since when the service has improved considerably. No further issues about the surface being unsafe have been raised. In addition the costs of this work have gone up considerably over the past 3 years so we have put this project on hold.

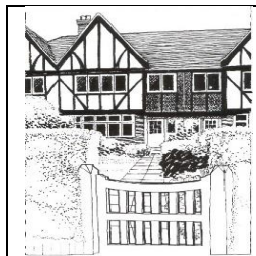
Little progress has been made on the plans to gate the LMQ service road in the last year.

**BUDGET FOR 2025 and 2026**

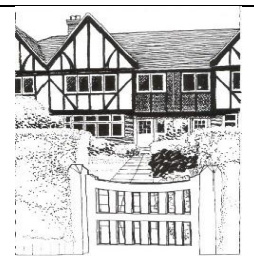
Our income and outgoings in 2024 were mostly as expected and budgeted apart from two exceptional items of income: a £10,000 donation for the use of our service roads and filming on the estate from the film Pressure; and the £4,457 recovered from MIB for the damaged service road gate.

We did well on the annual service charge collections and raised just over £23k in total. The gardens continue to improve and their costs increased in line with inflation as planned. Overall our reserves rose by around £16,300

The budget for 2025 shows a predicted income of around £24k. The houses' annual service charge for 2025 was kept at £70 at last year's AGM and this should bring in around £21.5k. Other sources of income include interest on our reserves which is



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capped at £1k (after which we would have to submit tax returns), monies recovered from unpaid annual service charges and monies from skips and gate keys.

Expenditure on the gardens in 2025 is expected to rise by 3.9% in line with inflation to around £21k. This includes for capital improvements of around £2k and tree works of around £2k. We are maintaining the allocation to the gate replacement fund at £2kpa. We are allowing a further £1k for the LMQ service road legal costs, £700 for insurance and £350 for skip hire.

We are proposing to donate £2k to the Flats Management Board for the pond restoration project. We are also setting up a new project for the restoration of the Rose Gardens with a proposed budget of £2k in 2025 for surveys, design and scoping works.

The total budgeted expenditure for 2025 is approximately £28k. Overall in 2025 we expect a loss of around £5k to be funded from reserves.

The draft budget for 2026 is broadly similar. We propose to leave the annual service charge at £70 so the income will remain the same. The gardens costs will increase in line with inflation which we have estimated at 4%. However, we are allocating a provisional £20k for Centenary Projects including the Rose Gardens restoration project, to be funded from our reserves. We expect the total cost to be significantly higher than this, and we will be looking for funding from other sources such as crowd funding and grants. Overall in 2026 we expect to make a loss of around £20k which will be funded from our reserves.

#### SERVICE CHARGE FOR 2026

It is proposed to keep the Annual Service Charge for houses at £70pa

#### ELECTION OF OFFICERS

Nominations were circulated with the AGM agenda. There are no changes from last year.

Hugh Richards  
Houses Management Board Chair for 2024