



**HANGER HILL GARDEN ESTATE
RESIDENTS ASSOCIATION
&
HOUSES MANAGEMENT BOARD**



MINUTES

Draft pending approval by 2021 AGM

ANNUAL GENERAL MEETING

Held 'virtually' due to Coronavirus (Covid-19) pandemic

Joint meetings of Hanger Hill Garden Estate Residents Association (HHGERA) and the Houses Management Board had been due to take place at 7:30pm on Thursday 26th March 2020 in the Parish Community Hall at the Holy Family School, Vale Lane. Formal notice to this effect (Appendix 1), and subsequently the agenda and nominations (Appendix 2), were delivered to all houses and flats in accordance with the HHGERA constitution.

However, it became clear even before legal lockdown took effect on 23rd March that it would not be safe to hold the meetings as planned because of the Coronavirus. Association officials met by video conference and agreed to go ahead with a 'virtual' AGM to ensure continuation of HHGERA/Houses Management Board activities over the coming year. Details were circulated to houses and flats via a further notice (Appendix 3) detailing also the arrangements set up to support vulnerable residents during the pandemic.

All relevant documents, including reports by the HHGERA and Houses Management Board chairs; budget and accounts; and a ballot paper to vote on the resolutions needed under the constitution, were placed on www.hhgera.com and the meeting deadline extended to April 30th. Residents were also invited to contact the Association by email or letter with any points they wished to raise. These arrangements were also publicised on the Twitter feed (twitter.com/hhgeranews) and where email details were available, residents were contacted directly.

35 votes were received, all in favour of the resolutions proposed (houses residents voting on all resolutions, flats residents only on those relevant to HHGERA the umbrella organisation). The decisions thus taken were:

HHGERA

1. To agree the Minutes of the last
2. To approve the report on activities since the last AGM and plans for 2020
3. To approve the HHGERA Budget for 2020
4. To agree the HHGERA subscription rate should be set at zero for 2020
5. To support the nominations for HHGERA officers in 2020.

Houses Management Board

(Only houses residents voted on these items)

6. To approve the HMB report on activities since the last AGM & plans for 2020
7. To approve the Houses Budget for 2020
8. To agree the Houses service charge should remain at £60 per house for 2020

9. To support the nominations for Houses Management Board officers in 2020.

Following the vote, the HHGERA and Houses Management Board officers for 2020 are:

<u>HHGERA Committee</u>	
Chair	Kate Crossland
Vice-Chair	Glenn Ellis
Treasurer	Levon Agulian
Secretary	Nim Maradas
Communications	Aleksandra Turner/Ingrid Joannou/Vanessa Pigeon
Planning and Conservation Area Panel	Bill Bailey/Sergei Turceninoff/Amir Sadjady
Ealing Council liaison	Glenn Ellis
Police liaison and Neighbourhood Watch	Aleksandra Turner
Flats Management Board liaison	Kate Crossland/Dion Hitchcock
Social and community events	Ingrid Joannou/Aleksandra Turner
<u>Houses Management Board</u>	
Chair	Nim Maradas/Hugh Richards
Treasurer	Levon Agulian
Communications (Secretariat)	Nim Maradas
HHGER Ltd Company Secretary	Levon Agulian
Annual Service Charge co-ordinator	Neil McNair/Bill Bailey
Gardens co-ordinator	John Stone
Service roads co-ordinator	Amir Sadjady/Genevieve Bornor

Points raised by residents

Five points were raised. Responses were emailed directly to the residents concerned and are summarised below.

<u>Point raised</u>	<u>Response</u>
What was the result of the Association consultation about possible permanent closure of the gate between the service road for the outer Princes Gardens loop and Dukes Road. What decision was made?	Following feedback from a number of residents, it has been agreed that the gate will stay as it is. Obviously, anyone who uses it needs to be careful to lock it behind them and we will consult again if security problems arise.
As summer approaches it is likely that Kendall Avenue will again attract large numbers of boy-racers. Last summer there were gatherings of over 50 vehicles at weekends using the road as a drag strip. How should we report this persistent social nuisance (call 101 or 999 or other??). Can the police include this road on their weekend patrols?	We have spoken to the Police and they are well aware that the boy racer problem is likely to start up again, though this is currently somewhat overtaken by the Coronavirus situation. Kendall Avenue is private land (part of the industrial estate) and therefore responsibility lies with the landlord rather than Ealing Council. The police are in “very active” contact with that landlord to put preventive measures in place. But it would still be worth alerting police and councillors if it does start again. If necessary we’ll try to contact the landlord

	ourselves, as the residents association, to reinforce the message.
White pipe sticking up in the pavement alongside the traffic barrier on Queens Drive - is it related to a Utility and what will happen if it bursts?	We have raised this several times with Ealing Council and did so again just before your letter arrived. We do not think it presents a danger to the public.
Concern about lack of street sweeping on Links Road, especially after the storms early this year - fallen branches and debris posing a risk to disabled pedestrians in particular. Why does the Council sweep Queens Drive but not Links Road?	The immediate problem was resolved, though street cleansing has not been good for several months - you may be interested to hear that a handful of local residents have taken matters into their own hands and been litter picking voluntarily on the Estate. This is now slightly overtaken by Coronavirus but we will continue to engage with the Council on the issue. If there is a particular problem, it can be reported via the LoveCleanStreets app.
Young trees planted on Queens Drive have died for lack of care... a waste of Council Tax payers' money!	Most of the gaps in tree planting on Queens Drive have been caused by felling of mature Horse Chestnut and London Plane trees and we're not aware of many casualties among newly planted ones. Indeed, a huge effort by residents to water trees outside their houses and on the Princes Gardens central reservation saved all but one or two of them during the very dry summer of 2018. Since your letter, many of the gaps have been filled and we have around 30 new trees on the Estate. The contractor is supposed to water them every two weeks but in the current circumstances this may not be possible. We would urge residents to look after any newly planted trees outside their houses or flats, to ensure the Estate looks as beautiful as possible when the Coronavirus emergency is over.

The Association officers would like to thank residents for the many offers of help and mutual support during the pandemic. We all hope that next year's AGM will be held under more normal circumstances.

Appendix 1



NOTICE OF ANNUAL GENERAL MEETING *HHGERA and Houses Management Board*

**The Annual General Meetings will take place at 7:30pm on Thursday 26th March 2020
in the Parish Community Hall at the Holy Family School, Vale Lane**

Join us from 7:00 pm for drinks, nibbles and a chat with your neighbours

Draft Agenda

1. Apologies for absence
2. Minutes of the 2019 Extraordinary General Meeting to adopt the new HHGERA Constitution and AGM (www.hhgera.com/residents-association)
3. Guest speakers: Hanger Hill ward councillors and police Safer Neighbourhood team
4. Reports on activities of the Association in 2019
5. Presentation of 2019 accounts and budget for 2020
6. HHGERA – activities on behalf of all residents (houses and flats):
 - Election of officers
 - Subscription rate for 2020
 - Princes Gardens central reservation / community day
 - Other events and activities in 2020
 - Any other business
7. Houses Management Board:
 - Election of officers
 - Service Charge for 2020
 - Rubbish and recycling
 - Links Monks Queens service road
 - Any other business (matters affecting houses estate)

Please submit Agenda items and nominations for HHGERA/Houses Management Board roles to consultation@hhgera.com by Thursday 12th March 2020



HANGER HILL GARDEN ESTATE
RESIDENTS ASSOCIATION
www.hhgera.com



To residents of all houses and flats

February 2020

Dear Neighbour

Please join us on 26th March

Hanger Hill Garden Estate Residents Association (HHGERA) works for everyone who lives on our Estate. We organise social and community events, manage some of the gardens and service roads, and help talk to organisations like Ealing Council and the local Police.

Please join us at the Association's annual general meeting on Thursday 26th March, formal notice of which is on the other side of this sheet.

At the meeting, you will be able to hear about the Association's work and meet some of the people involved.

You will also hear from the Houses Management Board, which looks after the gardens and service roads under shared ownership. The Houses Management Board charges each house a small annual service charge to cover the costs of this. (The blocks of flats on the Estate have their own management company.)

HHGERA is run entirely by volunteers. If you would like to know more, please do get in touch by email (volunteer@hhgera.com) or talk to us at the meeting. You might want to get involved in the neighbourhood, or have special skills you think would be useful. We always welcome more helpers!

The current rules, draft Constitution and lots of other background information, including an interesting history of the Estate, are on the HHGERA website www.hhgera.com.

Please forward any comments about the meeting to consultation@hhgera.com or in writing to 227 Princes Gardens by **Thursday 12th March** at latest.

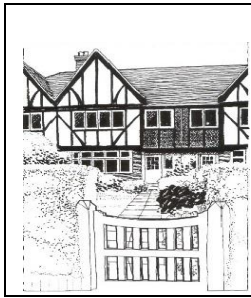
I look forward to seeing you at the AGM on 26th March.

Kind regards

Hugh Richards
Chairman

Hanger Hill Garden Estate Residents Association are the Managing Agents for
Hanger Hill Garden Estate Residents Ltd
Company No: 01757836. Registered Office: 112 Princes Gardens, London W3 0LJ

Appendix 2



HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

www.hhgera.com



CORONAVIRUS

The meeting will go ahead unless there is specific health advice not to hold public gatherings. Please do not attend if there is any chance you have been exposed to the virus or are unwell.

NOTICE OF ANNUAL GENERAL MEETING

HHGERA and Houses Management Board

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AGENDA

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9. Minutes of the 2019 Extraordinary General Meeting to adopt the new HHGERA Constitution and AGM (www.hhgera.com/residents-association)
10. Guest speakers: Hanger Hill ward councillors and police Safer Neighbourhood team
11. Reports on activities of the Association in 2019
12. Presentation of 2019 accounts and budget for 2020
13. HHGERA – activities on behalf of all residents (houses and flats):
 - Election of officers
 - Subscription rate for 2020
 - Princes Gardens central reservation / community day (May 3rd)
 - Other events and activities in 2020
 - Litter and fly tipping
 - Any other business
14. Houses Management Board:
 - Election of officers
 - Service Charge for 2020
 - Rubbish and recycling
 - Links Monks Queens service road
 - Any other business (matters affecting houses estate)

We hope to see you at the meeting but if you are unable to attend, please forward any further comments and apologies for absence to consultation@hhgera.com.

CORONAVIRUS

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NOMINATIONS	
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Vice-Chair	Glenn Ellis
Treasurer	Levon Agulian
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Appendix 3



CORONAVIRUS

We know many HHGE residents are worried about the coming weeks. If you are self-isolating, we are collecting contact details of neighbours who may be able to help with:

- Shopping
- Posting letters
- Collecting medication
- A friendly phone call

We know many of you are doing this already. However, if you do need some help, if you would like to join in this community effort or if you are concerned about someone living on the Estate please:

Email support@hhgera.com or
Telephone Dion Hitchcock on 07515 029725

We will do what we can to help.

The latest NHS information is at <https://www.nhs.uk/conditions/coronavirus-covid-19/>.

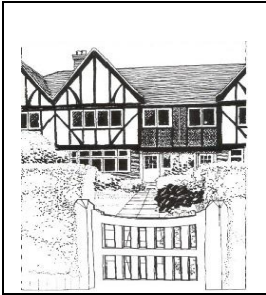
ANNUAL GENERAL MEETING

HHGERA and Houses Management Board

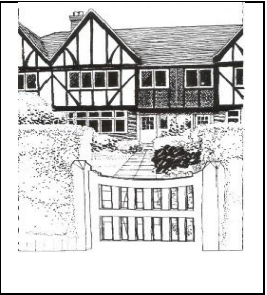
At the AGM, we need to elect people to carry out the jobs of the Association over the next year. We also need to review the activities of the Association, by receiving reports. Accounts from the last year must be reviewed, and a budget set for the year ahead. This also includes agreeing, by vote, on the Service Charge and the Membership Fee.

Due to the Coronavirus restrictions, we are asking residents to read these documents, to vote on the proposals using the form overleaf (also available on our website) and to return it to consultation@hhgera.com or post it to 227 Princes Gardens.

The meeting agenda and nominations for Association officers are unchanged from the versions already delivered to all houses and flats on the Estate. Copies are available, along with all the other meeting documents, on our website (www.hhgera.com). For paper copies, email consultation@hhgera.com or call Nim Maradas on 020 8992 4004.



**HANGER HILL GARDEN ESTATE
RESIDENTS ASSOCIATION**
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The AGM will NOT now be held at Holy Family school on March 26th.
Instead, you can read the AGM documents and vote on the decisions needed from home.
This circular, being delivered to all houses and flats, explains how.

To vote on the decisions to be taken at the AGM, complete the voting slip below and return it to consultation@hhgera.com or in paper format to 227 Princes Gardens. **If you agree all the proposals, you can simply email “Yes” but you must include your address in the email.**

If you have questions or other issues to raise, please contact us at consultation@hhgera.com. We realise that without a meeting, there won't be a way to discuss and debate issues, but we will share a summary of the questions, answers and results of the votes in the next edition of HHGERA News.

Cut/tear here

AGM VOTING SLIP – ONE vote per house or flat – to be returned by Wednesday 1 April

Address:

Name:

Email (or phone number) in case of queries:

- 1. I agree the Minutes of the last AGM Yes No
- 2. I approve the report on activities since the last AGM and plans for 2020 Yes No
- 3. I approve the HHGERA Budget for 2020 Yes No
- 4. I agree the HHGERA subscription rate should be set at zero for 2020 Yes No
- 5. I support the nominations for HHGERA officers in 2020 Yes No

Houses Management Board (HMB – only houses residents may vote on these questions):

- 6. I approve the HMB report on activities since the last AGM & plans for 2020 Yes No
- 7. I approve the Houses Budget for 2020 Yes No
- 8. I agree the Houses service charge should remain at £60 per house for 2020 Yes No
- 9. I support the nominations for Houses Management Board officers in 2020 Yes No

Please return this voting slip to consultation@hhgera.com or 227 Princes Gardens. If you agree all the proposals, you can email “Yes”. You must include your address in the email.