

Hanger Hill Garden Estate

Living here

A peaceful haven

Our Estate is a quiet place, albeit within easy reach of central London, with a strong sense of community and shared green spaces.

As a conservation area, it has kept its unique Mock Tudor appearance but the houses and flats are great for 21st century living! Do have a browse of this website if you are thinking of joining us here, and if you've already settled in... get to know your neighbours, be considerate about the basics like bins and noise, and if you have time please do get involved. Just email volunteer@hhgera.com if you would like to help run the Estate or organise community events.

There is lots more information on the Residents Association (HHGERA) website www.hhgera.com, including on conservation and planning; a news feed and documents archive; information about selling your house; and a fascinating history of the Estate.

Community events

Watch out for details on Twitter, hhgera.com, the HHGERA Newsletter and occasional posters around the Estate.

Rubbish, recycling and litter

Bin days are Thursday (mostly) and Wednesday, depending where you live. The Association has had frequent contacts with Ealing Council and our local councillors about the service but there's a lot residents can do to help. If you're not sure how it all works, check out the Wheelie Bins page on the website. Please help by NEVER parking on service roads, ONLY putting rubbish into the appropriate bin, picking up any litter you see, and reporting missed collections via the Ealing Council website.

Skip permits

Since 1 July 2019 you have needed a permit from the residents association to put a skip on any of the service roads that belong to HHGER Ltd (broadly, those behind houses on the Estate). The cost of a permit, as approved by the 2019 Annual General Meeting, is £40 for the first month and £10 a week thereafter. Go to hhgera.com for an application form and guidance notes.

Volunteers needed!

HHGERA is run entirely by volunteers and we would love more people to join us and help look after this lovely Estate. Don't worry! It needn't take up much of your time – just an hour or two a month, or we have one-off projects too. It's rewarding and important work. And you will receive lots of support from the neighbours who already co-ordinate these tasks. Email volunteer@hhgera.com to discuss how you can help.

Houses service charge

Every house on the Estate contributes a small amount annually to cover essential items including insurance and routine maintenance of our communal gardens and service roads. The charge for 2022, which was set at the Annual General Meeting, is just £60 a house. Please always pay service charge promptly (invoices are normally issued in May) and by bank transfer if possible, rather than cash or cheque. Email neil@hhgera.com if you have lost the invoice, have any questions about the service charge or wish to pay arrears from previous years.

Nextdoor

You may get a letter through your door inviting you to join something called Nextdoor. This is a commercial outfit (not a scam) but it's nothing to do with the residents association. Like other US-based tech companies, it offers a 'free' service as a way of harvesting people's personal information for marketing purposes.

Local democracy in action

Ward Forums used to be a regular opportunity to meet your local councillors and air any concerns you may have about local services - from schools to street sweeping, road signs to recycling. Our three councillors are Greg Stafford, Fabio Conti and Athena Zissimos. Forum is unfortunately no longer supported by Ealing Council and does not have a budget in 2022. Future meetings are likely to follow an informal model but we will try to publicise them so anyone can attend or suggest issues to raise.

Flats windows

The planning application for replacement windows on all blocks of flats on the Estate was submitted to Ealing Council in April 2018 and had still not finally been decided at the time of writing. New efforts were under way in mid-2022 to agree an acceptable design with the Council's planning officers.

Houses: gate posts

The original mitred black gate posts were oak and the size is currently virtually unobtainable. Japan Services bought a batch from a contact in Lithuania a few years ago but they have all run out. The best option now is to buy treated softwood timber 5" x 5" from one of the local timber merchants and have someone cut the top to match. To give them a long life, the base should not touch the ground and they should be attached to concrete spurs which themselves are set in concrete in the ground.

Data protection

In common with other organisations, HHGERA reviewed its data protection policy in light of new legislation that came into force on 25 May 2018. An outline of our approach was agreed at the Annual General Meeting on 19 April and can be found at www.hhgera.com/data-protection, along with the Association's formal Data Privacy Notice.

Old Oak development

Land bordering our Estate is included in a massive development ('OPDC') that will ultimately bring more than 25,000 new homes and 65,000 jobs to Old Oak and Park Royal. Most of the impact will be north of the A40 but the Association is keeping a close eye on the plans.

Post Office counters

Disappointingly, we have now lost both the Post Office counters at West Acton and North Ealing. The nearest ones are at Park Royal and Ealing Common.

Who owns your drains?

Good news for anyone who has trouble with their drains in future: since a recent change in the law, householders are only responsible for the section of drains that serves only their property. Everything from the point at which that joins the common drain falls to the water company, regardless of whether it's on private land. For the houses on the Estate, that means you can confidently call Thames Water to deal with any blockages beyond the manhole behind your house. We understand they are charming, helpful and efficient when called!

Use of the Church hall

Thanks to some persistent detective work by Ealing Council and former Councillor Nigel Sumner, we have had confirmation that the Church Hall has to be made available, under the school's planning approval, for meetings of the Residents Association and local councillors' ward forums and surgeries.

Our Estate's hidden river

An inquiry from someone who's writing a book about London's hidden rivers has brought to light a stream that runs in an underground culvert through the Estate. We think the Acton Boundary Stream - a tributary of Bollo Brook - originally followed the course of Masons Green Lane and was enclosed in a pipe in the 1930s. If you're interested in following this up, the best reference books are 'The Lost Rivers of London' by Barton and Myers, and Norman Pointing's 'History of Hanger Hill Ealing'.

Historic photos

A new online photo archive includes photos of our Estate in 1968. Go to <http://collage.cityoflondon.gov.uk> and search for Hanger Hill Garden Estate. Apart from the trees being smaller, it's striking how little the view has changed. It's interesting also to see pictures of Greystoke House, whose gateway is still visible on Hanger Lane just before the roundabout. 17 August 2016

Double glazing - houses

Double glazing has historically not been allowed on the front of houses on the Estate. However, Ealing Council Planning Department does now approve like-for-like replacement of windows on houses in the Estate with double glazed timber framed windows at the front and UPVc at the back. Your builder or specialist double glazing company will help you apply for planning permission if needed.

Service road gates

Keys can be ordered from the estate office at Japan Services 2 Queens Drive, near West Acton station, but will only be issued to houses that have a Deed of Easement in force. Full details are on the 'Selling Your House' page on the HHGERA website. No parking signs have been erected at each gate. Residents should please note that parking is not permitted on any part of the service roads, in order to ensure access for emergency vehicles and rubbish trucks. For full details and updates, click the navigation link on the left.