

HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

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Minutes of the Annual General Meeting held on 30th April 2009

The meeting was opened by Chair Bill Bailey who welcomed all residents, particularly those who are new to the Estate and attending for the first time, also Councillor Nigel Sumner and PS Sam Spencer from the Safer Neighbourhoods Team.

Apologies were received from Councillor's Barbara Yerolemou and Diana Pagan.

1. **2008 AGM. Minutes** were approved. There were no matters arising.

2. **Guest Speakers**

2.1. **Community Policing on the Estate - PS Sam Spenser**

Guest speaker PS Sam Spenser gave us an update. A full team is in place; one sergeant, two PCs and six Police Community Support Officers and is delivering the planned service, based at Ashbourne Parade, Hanger Lane. The Ward priorities are: burglary / robbery / motor vehicle crime. Offences on the Estate during January to April 22nd were one robbery, five burglaries and 4 motor vehicle offences, of which three were thefts where items had been left on display. Drug related incidents are not a problem on the ward. The security roads security gates have been an effective crime prevention tool, when the gates are kept locked!!!

Residents interested in joining the Neighbourhood Watch network were asked to contact Chair Bill Bailey or Trudy Prescott.

The Safer Neighbourhood Ward Team run a drop in surgery once a month at their base, an opportunity for residents to discuss any local issues with a team member.

To contact the ward team phone 020 8712 2947 and to report a crime 0300 123 1212

2.2 **The Ward Forum - Councillor Nigel Sumner**

Councillor Sumner gave us an update on progress with the Hanger Hill Ward Forum. The £40,000 fund for local projects in the Ward has now been allocated and includes monies for more bulbs, two orchards including more fruit trees in Garage Road on the Estate and hanging baskets in Queens Parade.

In addition he referred to the imminent review of the CPZ scheme, where all residents will be asked the opinions in a questionnaire. He also asked for a volunteer Tree Warden, who would assist in keeping the Council updated on the state of street trees around the Estate. Finally he spoke of outline plans to ensure local parks at Hanger Hill and Montpellier are kept up to standard.

5. Annual Reports

5.1. Chair's Annual Report - Bill Bailey

The second phase of the **street lights upgrading program** was completed with new Heritage lamps in Tudor Gardens. In addition the lights in Masons Green Lane were also upgraded to improve the level of lighting in the adjacent Princes Gardens service road.

Street Trees Thanks go to Councillor Nigel Sumner for ensuring new trees are planted around the Estate to replace the Sycamores as they die off and to slot in extra trees where there are gaps. You may have noticed some new fruit trees in Garage road. When they mature and fruit, residents should help themselves.

The Safer Neighbourhood Policing scheme became well established in 2008. It's good to see our ward team officers regularly patrolling the estate. A regular newsletter is produced, so watch out for it and do follow all the useful hints about home, vehicle and neighbourhood security.

The Estate's Website has been developed and now contains many links to useful third party websites, including Ealing Council's planning department. So if you want to redecorate your house, change the windows, put on a new roof or extend it; that's the place to find out what you can and can't do; and how to apply for the necessary planning permission.

Many residents have used the on-line chat forum. However there have been some rather salacious articles written anonymously. If you can't stand up and be counted then please don't bother to use the forum otherwise we'll have to close it down.

We are in discussion with the new Flats Board to introduce a Flats section, to make the website more comprehensive.

During the year the Ealing Council undertook **an Appraisal of the Estate's Conservation Area Status**. As key stakeholders, Conservation Panel head Sergei Turceninoff and myself as Chair of the Residents Assn were formally consulted to understand what in our opinion there is that's positive, what that's negative and what can be improved in the future. Our Ward Councillor's were also consulted. In addition a number of Estate residents also submitted their own independent reviews.

The Appraisal forms an important step in assessing the on-going relevance of the Estate's Conservation status in particular, and most importantly the tools available to the Council and Residents to ensure compliance with the pursuant legislation as set out in the Design Guide and the Council's Management Plan. Both of these documents are now being revised and updated.

Turning now to **The Housing Market, Conservation & Planning** the Estate remains popular, however the current economic crisis is affecting sales and demand for rentals, which are down significantly. Nonetheless Houses & Flats continue to be bought and sold regularly and conversions and building works are ongoing. The number of Planning Application being handled by the Conservation Panel has declined in 2008

Is everything under control? I would ask everyone to help by notifying the Conservation Panel of any works which may not be covered by a planning application.

We are still looking for a new Conservation Panel member to join Sergei Turceninoff, ideally someone with a design or architectural background.

Finally in addition to activities directly concerning the Estate, **your Residents Association is involved with many Borough wide activities**. It is represented on the Ealing Council Development Services User Group which reviews Borough wide planning and conservation matters and is a panel member of the Hanger Hill Safer Neighbourhoods Ward Team. It was consulted on the future of Neighbourhood Governance in Ealing out of which the Ward Forums were set up, the application of the Licensing Act 2003 and Ealing Town Centre regeneration.

5.2. Houses Annual Report - Bill Bailey

The Gardens: We renewed our maintenance contract with Abel Gardeners for a second year. They are now familiar with the seasonal requirement and have put in a better performance. John Stone has been responsible for supervising the gardeners for the past few years. He is retiring from the post and on behalf of the Houses committee and the residents I would like to thank him very much for his dedication and support. We are now looking for

someone keen on gardening to take over his responsibilities. So if anyone here this evening would like to volunteer or if you know anyone who you think fits the bill please let me know.

The Boundary Fences & Hedges: At our request, John Lewis have repaired various sections of their boundary fence to the east of the Estate, as have owners of houses in Groveside Close, which front onto the Tudor Gardens service road.

The blackthorn hedge along the West Acton / Tudor Gardens boundary fence has been allowed to grow upwards to create a better sound barrier between houses in Tudor Gardens which back on the Central Line railway.

The Houses Service Roads Gates have been installed for a year now and we have seen the benefits expected – a reduction in burglaries to houses and garages, nil graffiti, no fly-tipping, no abandoned cars. The investment is already saving the Residents Association £1000 a year in previous clean up costs.

I must state how important it is that everyone closes and locks the gates immediately after use. If you have builders working from the service road, it is your responsibility to ensure they also comply with this requirement.

Unfortunately one or two residents have been uncooperative and as a result we had a number of burglaries on their patch. I must thank the Safer Neighbourhoods team for their support in counselling those concerned.

The gates have been serviced and in a few cases have been re-hung. Future maintenance is down to us so please look after them. My apologies for the delay in getting Gate D Tudor / Groveside Close lock repaired, this was because it was unclear who was responsible.

Finally again a big thank you to the **Houses Subscription Collectors** without whose efforts we would not have the funds to look after the gardens and service roads. My particular thanks to Victor Jundi, our Treasurer, whose tenacity in coercing collectors to collect and residents to pay up, is without comparison. This past year, as we have been short of collectors, he has personally covered the gaps. He still needs more volunteers, so can I ask all Houses residents to seriously consider putting yourselves forward and doing your bit. Or if you know someone more active perhaps than yourself, who is keen to support the residents Association, let Victor know.

5.3. Flats Annual Report - Carole McLoughlin

The Flats Association Committee meet roughly every other month throughout the year to see how we can enhance the good of the Estate but hold no powers to make major changes.

Comings and Goings As is appropriate changes in the personnel have taken place with people leaving the Estate. This is good as it has brought in new people who have recently moved onto the Estate bringing fresh ideas, is a good representation of the changing face of those living here in terms of tenancies and age groups. It has also seen the benefit of closer links with the houses committee members.

The Flats Association's Activities have been curtailed somewhat, but that doesn't mean we have been asleep and the following activities have been pursued and are at the work-in-action stage:

A stroll down memory lane of the Estate. We are pursuing having a historical tour and talk relating to our 1930's Estate and a social get-together for a specific group and groups on the Estate eg young families and the elderly.

Flats Board Meetings: One of our other roles was an invitation to attend the Board of Directors' meetings as an independent but interested observer. Unfortunately, since the Board of Directors has totally changed, no-one has been invited along. We are pursuing this with the Chairman.

Flats Site Supervisor In the last few days we have learned that Graham Flowerdew our on-site supervisor has been made redundant by the Board of Directors. In his place will be a caretaker appointed. No job description has yet been completed, but the person will not live on the Estate and will only be available during normal working hours. Any concerns should be addressed to Azad Ali. Graham has been on the Estate some 6-7 years and has been an excellent support to everyone. We shall miss him.

Flats Chair Role: I have been on the Board now for a number of years and will be standing down as Chair, although I would like to still be involved with social events.

5.4. Plans for the Estate in 2009

Street Lights

Monks Drive is scheduled for completion in May when the Heritage lamps arrive from the manufacturer in France. Queens Drive is scheduled for later this summer.

Lights in the Houses Service Roads will also be upgraded in 2009 and we have asked the Council to add additional lights where visibility is poor.

VAS Speed Camera

We are working with the Council and our Councillors to have a 20mph speed camera erected in Queens Drive

Street Resurfacing

The Princes Gardens loop road will not be resurfaced in 2009 as there are greater priorities elsewhere in the Borough. Pothole repairs will be done on an ongoing basis.

The West Acton Controlled Parking Zone

The West Acton CPZ was implemented in 2006 and will be reviewed this year. Residents will all be consulted on how they feel the zone is operating and if any they feel any changes are necessary. The Council will also be reviewing the zone to identify areas where improvements can be made.

Welcome To HHGE signs

Discussions are well under way with Ealing Council to erect "Welcome to the HHGE" street signs at the three entrances to the Estate to highlight its conservation status. The signs will be illuminated and jointly paid by the Council and the Residents Association. This move is part of our strategy to enhance the perception and value of the Estate.

No parking in Service Gateways

A number of gateways have been partially blocked by indiscriminate parking of cars and service vehicles. As a result signs will be erected advising they must be kept clear for the Emergency services and the area will be a Clamping Zone. No regular or long term parking is allowed in the service roads and the company reserves the right to clamp or remove offending vehicles. In addition the Council will be extending double yellow lines into the gateways.

Service Road Gates – Links Road / Queens Drive

This item was not progressed in 2008 but will be brought forward for 2009, in discussion with the new Flats Board.

Repairs to Houses Service Roads

We again plan to continue selective repairs to the worst areas and are re-costing repairs to the entrance at Gate G (223 PG), which was initially too expensive. Now with the worldwide recession we hope to buy concrete and mesh re-enforcement at cheaper prices.

Width Restriction Barriers

We have asked the Council that both the Queens Drive and Vale Lane width restriction barriers are renewed, as all the posts have been misaligned. Funding is available in 2009.

6. Treasurer's Reports

Houses – Victor Jundi presented the Audited Accounts for Houses. Copies of the accounts were issued to attendees. House Residents who did not attend the AGM may obtain a copy from the Treasurer.

Flats – Carole McLoughlin presented the Flats Accounts which reflected a slight growth in funds to £5659.

7. Election of Officers

The Meeting unanimously re-elected Bill Bailey as Chair and Carole McLoughlin as Vice-Chair.

8. Election of Committee Members

The Meeting elected members of both Committees unanimously.

Houses Committee

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|---------------------|---|
| Bill Bailey | 134 Princes Gdns - Chair |
| Sergei Turceninoff | 43 Monks Drive - Secretary & Conservation Panel Chair |
| Victor Jundi | 187 Princes Gdns - Treasurer |
| Harriet Lalor | 9 Monks Drive |
| Nim Maradas | 227 Princes Gardens |
| Quentin Phillipps | 2 Queens Drive |
| John Stone | 223 Princes Gardens |
| MC Tsang | 167 Princes Gdns |
| Nicholas Kassapakis | 150 Princes Gdns |

Flats Committee

| | |
|----------------------|--|
| Carole McLoughlin | 2 Essex House - Chair |
| Anthea Douglas | 2 Buckingham House – Secretary & Treasurer |
| Robin Bowden | 11 Essex House |
| Peter Newton | 10 Fife Court |
| Renate Sohnen-Theime | 11 Devon Court |
| Julia Wong | 21 Oxford Court |

9. Subscription Rates

No increases to the annual membership subscriptions were proposed. Houses £30, Flats £3.

10. The Meeting closed at 9.pm.

Bill Bailey thanked all those for attending and supporting the Residents Association and in particular our local Councillors and Safer Neighbourhood Officers.

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