



**HANGER HILL GARDEN ESTATE
RESIDENTS ASSOCIATION
Houses Management Board**



To the property owner
Hanger Hill Garden Estate
BY HAND to the houses named below

Tenants please forward to your Landlord or Agent

February 2021

Dear Neighbour

**NOTICE OF INTENTION TO CARRY OUT REPAIRS TO THE SERVICE ROAD
behind odd nos. 3-11 Vale Lane, 41-231 Princes Gardens and 49-83 Tudor Gardens inclusive**

The service road behind your house is managed by Hanger Hill Garden Estate Residents Association (HHGERA). We have to maintain the road so it safe for residents, emergency vehicles and the Ealing Council refuse collection lorries. No money has been spent on your service road for many years and it is gradually falling into disrepair.

This is to give notice that repairs are planned for this year. The cost of these will be shared between the 118 houses with access to the service road, in accordance with the HHGERA Constitution. A similar funding method was used for previous repairs elsewhere on the Estate in 2004.

1. We expect the repairs to cover around 150sqm of the worst damaged surface at the places shown on the map overleaf. This will mean breaking out the old concrete, excavating the holes and replacing with mesh reinforced concrete.
2. The work is planned in the second half of 2021 and to take 2-3 weeks to complete in phases, with the relevant section/s closed at the time.
3. We are obtaining quotes from at least four contractors and requesting alternative repair solutions. We expect the cost to be well below £500 per house.
4. We will put the final specification, the quotations received, the cost per house and our reasons for selecting the successful bid online at www.hhgera.com/service-road-project.
5. We will then invoice you for payment of your share before work begins.
6. The work will start as soon as 80% of houses have paid and 80% of the cost is covered. Unpaid shares will be recovered through the courts if necessary.
7. The project is on the agenda for discussion at the Annual General Meeting of the Houses Management Board on 25 March 2021.
8. This work is a special project under the HHGERA Constitution (www.hhgera.com/residents-association), so it cannot be paid for by annual service charge or HHGERA reserves.
9. Please make any comments within 30 days by email to serviceroads@hhgera.com or in writing to 227 Princes Gardens, W3 0LU.
10. If you are a Tenant email your landlord or agent details to serviceroads@hhgera.com.

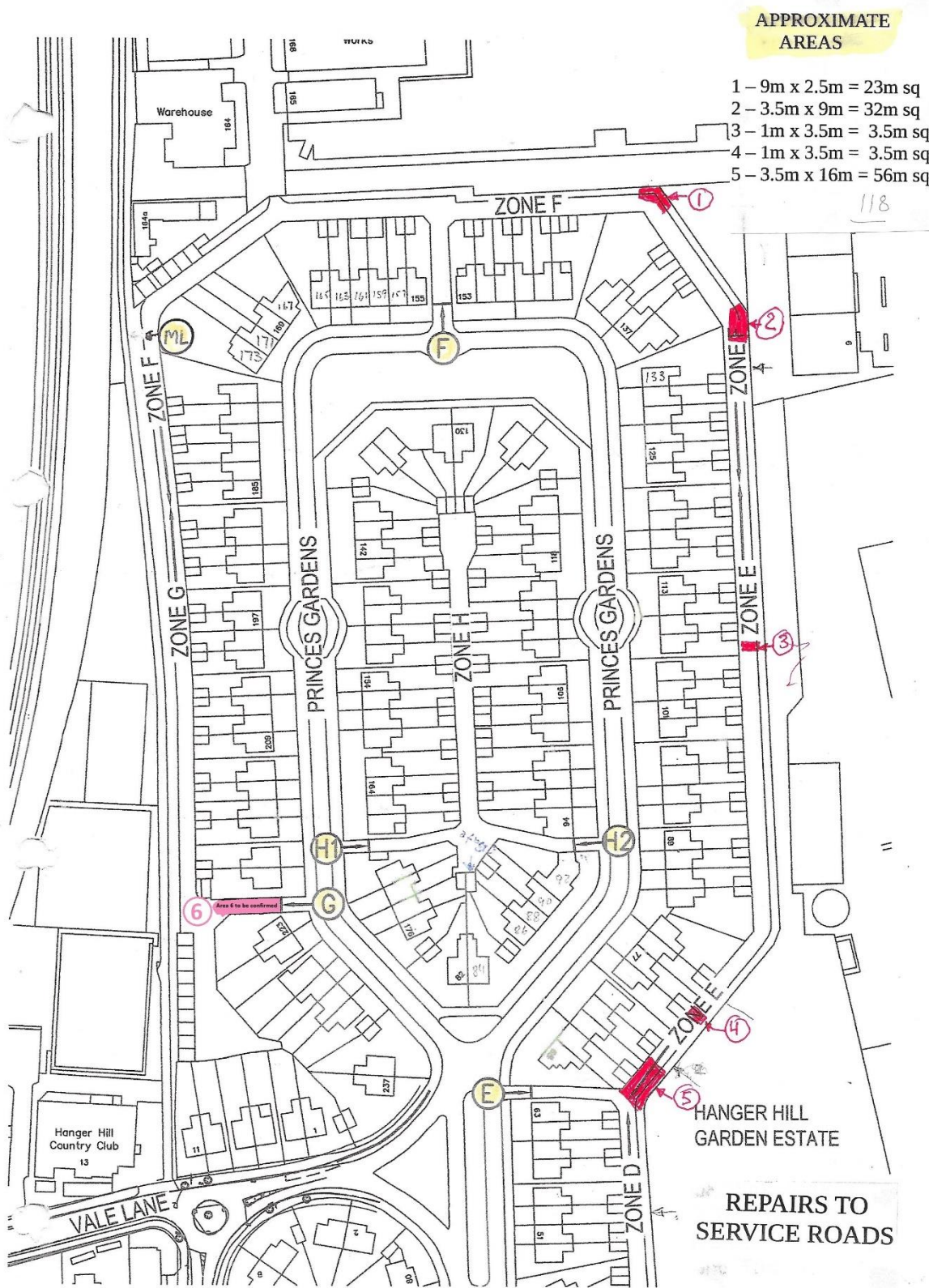
Kind regards

Nim Maradas/Hugh Richards
for HHGER Ltd and HHGERA Houses Management Board
serviceroads@hhgera.com

**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

Map showing proposed areas of repairs



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