



HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

www.hhgera.com

Minutes of the Annual General Meeting held on Wednesday 24th April 2013

The meeting was opened by Chair Bill Bailey who welcomed residents from the Hanger Hill Garden Estate and Ward Councillor Nigel Sumner. Apologies were received from Cllr Diana Pagan and Benjamin Dennehy.

1. Special Guests

Mrs Evelyn Ward, the Head Teacher of the new Holy Family School introduced herself and one of the Governors, and updated the Meeting with the inception and progress of the new school. There were now currently 60 children attending, children from Catholic families living outside the immediate area take preference. The School were taking careful note relating to the extra traffic and parking issues around the Estate due to the families bringing their children to the school. Once the school building was completed, Mrs Ward would liaise with the HHGE committee and arrange a Welcome Walk around the Building. Bill Bailey thanked Mrs Ward for her co-operation and care about the area.

PC Stella Constantinou from the Safer Neighbourhood Team gave the Meeting an update of changes to Police Station venues in the Borough – Acton Police Station would stay as a full service, although both Ealing and Southall Stations would become day-time only centres. All Safer Neighbourhood Centres will stay but with limited hours of opening to the public. Our most local one, in Ashbourne Parade, Hanger Lane, will be manned by local police. PC Constantinou gave the Meeting an update on local reported crime, which had dropped in our area, and reinforced the telephone number of 101 for non-emergencies. Thanks were given by the Chairman for her informative talk.

Trudi Prescott – our representative on the Neighbourhood Watch Team stressed that volunteers were still needed and that meetings would be more local. Trudi also asked those gathered if, as well as the website, a mail shot newsletter was preferred. The majority agreed.

2. Minutes of 2011 AGM

These had been circulated and posted on the website and were accepted. Proposed by Sergei Turceninoff, seconded by Mrs Szelepet

3. Chairman's report for 2011

Your Committee and various sub committees - Gardens, Conservation and Planning, have met regularly since the last AGM, during a year where the main topic has been the new Catholic School in Vale Lane. I am pleased to report progress on some of the issues raised at last year's AGM.

North Ealing Parade Pedestrian Crossing

The new raised pedestrian crossing was completed connecting the stairs from Station Road to the shops in Queens Drive.

Queens Drive & West Acton Station

Most of the works have recently been completed to improve traffic flow at the junction of Queens Drive and Princes Gardens and to improve pedestrian congestion on the narrow pavement outside West Acton station. There remains the installation of a new sinusoidal hump (sleeping policeman) on the northbound stretch of Princes Gardens (outside 8 PG) which we have requested to reduce vehicle speed and improve safety for pedestrians crossing over the dual carriageway between Tudor and Princes Gardens.

Princes Gardens HGV access

The Council has agreed to our request for a new 'no through road' sign at the entrance to the Princes Gardens loop to deter large lorries from trying to drive through to Western Avenue.

Queens Drive Street Trees

In the autumn sixteen new mature trees were planted to replace the diseased chestnut tree, which had to be cut down. I would like to thank Cllr Nigel Sumner whose speedy action ensured the quick replanting, to maintain the wonderful avenue of trees.

Hanger Hill Ward Forum

The Residents Association attended the two Ward Forum meetings during the year. minutes of meetings can be found on the Ealing Council website;

http://www.ealing.gov.uk/info/200916/ward_forums/1172/hanger_hill_ward_forum

The Ward Forum minutes for the meeting this March meeting noted the following:

The five post boxes on Hanger Hill Garden Estate were restored

The roads of Queens Drive and Princes Garden are to be resurfaced

Street sign on the HHG Estate are to be renewed with Heritage signs

Proposed Catholic School

During the year the building works started and the fitting out will soon start. We won a battle with the Planning Dept and the Architects to have the metal external finishes toned down. As part of the landscaping, seven trees were planted on the Estate side of Masons Green Lane, to provide additional screening of the buildings for residents opposite. Thanks again to Cllr Sumner for arranging this.

Conservation Area Status / Planning Applications

After much lobbying, our Conservation Panel Chair Sergei Turceninoff has achieved a breakthrough with the Council at last agreeing to allow replacement double glazed windows in wood – see the Latest News on the website for details.

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

The Estates Gardens

Both the Flats and Houses gardeners have been working hard. The gardens around Princes and Tudor Gardens were given a heavy clear, cutting out dead trees and shaping shrubs to open up the view and to deter dumping of rubbish. Last autumn lots more daffodils and some new shrubs were planted. Now finally spring has arrived and the flowers are looking beautiful

Houses Service Roads Gates

Many residents have said how pleased they are with the security gates and that there is now almost no burglary and enviro crime. But do ensure the gates are always closed and locked. Information about the gates is on the website. No regular or long term parking is allowed in the service roads. The company reserves the right to clamp or remove offending vehicles. I have been asked by the

Emergency Services to remind residents that the service roads must be kept clear and unobstructed for their vehicles.

The only service road not gated between Links Rd and Queens Drive has unfortunately been subject to a lot of crime: break ins to garages, dumping of rubbish, illegal car parking. The House & Flats Company, who own it, are in discussion to gate it.

Summer Social Event

In celebration of the London Olympics the Residents Association held a Community Games Day in the grounds of Ellen Wilkinson School. On a glorious summers day over 100 residents and their families enjoyed a great afternoon. There were three sporting challenges – archery, croquet and goal shooting, egg and spoon and sack races, nail and face painting, gardening advice, Japanese speciality food and lots of exciting raffle prizes donated by local businesses. The Mayor of Ealing Cllr Aslam attended the Mayoress and awarded the prizes. A big vote of thanks to the Social Events Team run by Flats Committee secretary Carole McLoughlin and to Japan Services for sponsoring the printing.

The Estate's Website www.hbgera.com

The Estate's website is a central reference with a large archive on all matters about the Estate. Do check for topical items of information which are regularly posted on Latest News and the Forum.

Finally

To end my report I would again thank members of the Residents Association Committees, who are all volunteers and also to the team of Subscription Collectors. We are committed to everything that makes living on our Estate so great.

Matters arising:

Street name signs: Nigel Sumner advised standard street name signs, in keeping with the original Heritage Tudor style were to be put in place around the Estate. Nigel showed an example to the meeting. All present welcome this move.

Replacement Windows: Ealing Council now approves wooden double glazed front windows for Houses on the Estate. Two companies that are recommended are Henry & Son and City Sounds.

Ayr Court Trees: A Resident asked why the silver birch trees in Ayr Court had been removed. The Chairman said the Committee would investigate with the Flats' Board of Directors, who were not represented at the Meeting.

4. Presentation of Accounts:

Houses: Janet Ford, the Treasurer of the Houses referred to the audited Accounts for 2012 circulated at the meeting, which showed a balance of £14,500 in the current account.

Highlights of the accounts were: Subscriptions income £12,500 with 86% of Houses having paid a subscription. She thanked the Subscription Collectors for their hard work.

The main outgoings for the year totalled £10,500 including Garden Care and Maintenance (£8,700), Service Road Gate Repairs (£600), Summer Social Event (£380). This year there was no cost to cover the AGM hiring of the hall as this was being met by the Flats Committee. This year £7,800 was paid to HM Revenue and Customs for a VAT bill. The Treasurer and Committee had now arranged to de-register, therefore there will be no VAT liability in the future.

Janet ended her Report saying that of the £14,500 in the account, there was an estimate for outgoings for 2013 to the value of £13,500 and therefore she was pleased to report that there would be no increase in subscriptions.

Flats: Anthea Douglas the Treasurer of the Flats' Residents Committee reported that the account showed a balance of £5,000. The main spend had been on the Summer Social Event for which such funds were earmarked. A small amount of money was still being collected from the sale of the notelets, plus any contributions from flat residents at the AGM, which was recommended as £3.

5. Election of Officers

The Meeting unanimously elected Glen Ellis as the new Chairman and Anthea Douglas as Vice-Chairman. Proposed by Nicholas Kassapakis and seconded by Jack Lalor; unanimously agreed by the meeting. Outgoing Chair Bill Bailey introduced Glenn to the meeting.

6. Election of Committee Members

The Meeting elected members of both Committees unanimously, proposed by Trudi Prescott and seconded by John Alderton.

Houses Committee

Glenn Ellis	33 Tudor Gardens	- Chair
Sergei Turceninoff	43 Monks Drive	- Secretary / Conservation Panel
Janet Ford	40 Princes Gardens	- Treasurer
Piers Mahoney	20 Princes Gardens	- Gardens
Bill Bailey	134 Princes Gardens	
Nicholas Kassapakis	150 Princes Gardens	
Victor Jundi	187 Princes Gardens	
Nim Maradas	227 Princes Gardens	
Harriet Lalor	9 Monks Drive	
MC Tsang	167 Princes Gardens	
Quentin Phillipps	2 Queens Drive	

Flats Committee

Anthea Douglas	2 Buckingham Hse	- Treasurer
Robin Bowden	11 Essex House	
Carole McLoughlin	2 Essex House	- Secretary
Renate Sohnen-Theime	11 Devon Court	
Julia Wong	21 Oxford	

7. 2013 Subscriptions

There would be no change to subscriptions for both the flats and houses for 2013.

8. Any other Business

Street Trees: Cllr Sumner Nigel requested that residents adopt new street trees outside their homes and water them from time to time.

Outgoing Chair Bill Bailey (stepping down after 14 years) thanked everyone who had supported him and contributed to maintaining the integrity of the Estate, in particular Sergei Turceninoff, Chair of the Estate's Conservation Panel, Quentin Phillipps for his administrative support via Japan Services and Carole McLaughlin of the Flats Committee for co-ordinating the many Social Events we have enjoyed. Locally support from Bob Gurd of the Haymills Estate, our Ward Councillors especially Nigel Sumner and our local Neighbourhood Police team.

Nigel Sumner proposed a vote of thanks to Bill and all the committee members on behalf of the Ward Representatives. Incoming Chair Glen Ellis also thanked Bill for such a great contribution to the Hanger Hill Garden Estate over many years, before presenting a Hydrangea to Sylvia and a Brass Plaque for their garden bench to Bill,

The meeting closed at 9.15 pm.