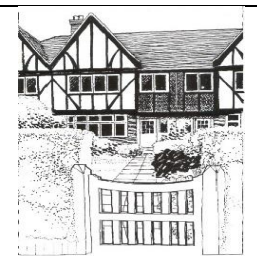


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HANGER HILL GARDEN ESTATE
RESIDENTS ASSOCIATION
Houses Management Board



Annual General Meeting 2024

HOUSES MANAGEMENT BOARD REPORT ON ACTIVITIES IN 2023

GARDENS

One of the main activities of the Houses Management Board is the maintenance and improvement of the communal gardens, and this is undertaken by our gardens contractor Abel Gardeners and managed by our Gardens Co-ordinator John Stone, so I'm going to ask John to let you know what they've been doing (click [here](#) for his gardens report).

GATES

We replaced 2 service road gates last year: the service road gate between 63 and 65 Princes Gardens, which was damaged during a car theft, and the gate next to 79 Monks Drive which was hit by an Ealing refuse vehicle. Both were 15 years old and damaged beyond economic repair. We paid Drayton Fencing £4,457 for the Princes Gardens gate and £4,955 for the larger Monks Drive gate.

Ealing Council's Alley Gating scheme only provides funding towards new gating projects. However, we received £1,320 from Ealing's insurers for the Monks Drive gate which seems fair on the basis that the gates are probably nearing the end of their lifetime. We are still pursuing a claim with the Motor Insurers Bureau for the Princes Gardens gate. The new gates should have a longer lifespan as they are galvanised and constructed from thicker steel.

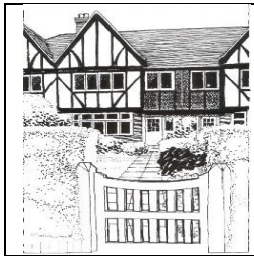
We have been putting £1,500 pa into the gate replacement fund for the last 4 years giving a total of £6k, so this has reduced our gate reserve fund to zero. The insurance funds already received and those we hope to receive should hopefully cover the remaining costs. However, the replacement gates are more expensive than we had thought, so from this year we are increasing the annual gating fund allowance from £1,500 to £2,000pa.

The locksmith that we have been using for the last 15 years in Northfields Ave closed down in June. Fortunately we have found another local one in South Ealing Rd that seems to be capable of understanding our ageing Mul-T-lock system.

SERVICE CHARGE COLLECTIONS

Gavin Anderson took over managing our annual service charge collections last year. Most houses were already paying the charge online and Gavin has made significant progress in issuing the invoices by email, which has greatly improved the efficiency of collections by reducing the effort involved in going from door to door.

The other important change has been to the timing of collections. Our financial year runs from the 1st Jan to the 31st Dec. In previous years we used to set the budget for the year and set the annual service charge at the AGM in March. Last year as an experiment we presented the budget for 2023 and 2024, and you approved the annual service charge for both years. This has been a great success as it means that we now have a full year to undertake the service charge collections for 2024 rather than the 9 months that we had before and has proportionately improved cash flow.



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Our total receipts for 2023 were just under £22k. The gardens continue to improve and their costs increased in line with inflation as planned, but we incurred significant additional expenditure replacing the two damaged service road gates. Overall our reserves fell by around £5,250 and we got two new gates.

BUDGET FOR 2024-2025

The budget proposed by the Houses Management Board for 2024 shows a predicted income of around £23k. The annual Service charge for 2024 was increased to £70pa at last year's AGM and this should bring in around £21.5k. Other sources of income include interest on our reserves which is capped at £1k (after which we would have to submit tax returns), monies recovered from service charges arrears and we are still hoping to recover some monies on the PG gate.

Spending on the gardens is expected to rise by 4% in line with inflation to around £20k. This includes capital improvements of around £2k and tree works of around £1.5k. We are increasing the allocation to the gate replacement fund to £2kpa. We are allowing a further £1k for the LMQ service road legal costs, £500 for insurance and £350 for skip hire. The total budgeted expenditure for 2024 is approximately £22k. This would leave us with a surplus of around £1k plus whatever we manage to recover on the Princes Gardens gate.

The draft budget for 2025 is broadly similar. We propose to leave the annual service charge at £70pa so the income will remain the same. The gardens costs will increase in line with inflation which we have estimated at 4%. All other things being equal in 2025 we expect to break even.

UPDATES: PRINCES GARDENS OUTER LOOP SERVICE ROAD REPAIRS

The outer loop service road carriageway repairs remain on hold. The works are still required but they are no longer so urgent. Amey – the previous council refuse contractor – had threatened to stop refuse collections from the service roads unless repairs were undertaken as they considered the surface to be unsafe. Ealing council brought the collection service back in-house, since when the service has improved considerably. No further issues about the surface being unsafe have been raised. In addition the costs of this work have gone up considerably over the past 2 years so we have put this project on hold.

LINKS MONKS QUEENS SERVICE ROAD

Little progress has been made on the plans to gate the LMQ service road and possibly to undertake surface repairs there as well. There was a break-in at 17 Queens Drive from the service road, so this project has become a greater priority.

Hugh Richards
Houses Management Board Chair for 2023

Hanger Hill Garden Estate Residents Association are the Managing Agents for
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