



Annual General Meeting 2021

HOUSES MANAGEMENT BOARD – REPORT ON ACTIVITIES IN 2020

The Houses Management Board looks after the shared gardens and service roads that belong to the houses part of the Estate and are formally owned by HHGER Ltd, itself controlled by the Residents Association. It's a pleasure to report that 2020 was a constructive year, despite the obvious challenges of Coronavirus. We have kept all our routine work going smoothly and made progress on some important projects that will help houses owners in the future.

Service charge collection

We can do nothing without money! Covid-19 and the need for social distancing made it difficult to call on houses safely to make 2020 service charge collections in the usual way. However, we collected over £17,000, almost exactly the same as last year. This was due to the hard work of our collectors finding safe ways to communicate with residents. We have also started taking stronger action to recover service charge arrears from previous years, including taking house owners to court where necessary. So if you are in the minority of house owners who have not paid the £60 charge for 2020 and/or have arrears from previous years, please contact neil@hhgera.com immediately to arrange payment.

In 2020 more than 80% of residents paid by bank transfer which we recommend and is the safest and most convenient way to pay. It is the dedicated work of our volunteer collectors which brings in the funds that keep our estate secure and attractive. We need volunteers to help with collections so if you can help please contact neil@hhgera.com.

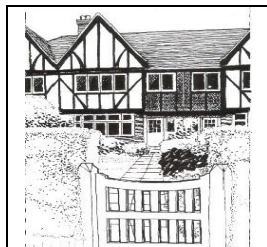
Gardens

Most of the money collected goes on the Estate gardens (though not those surrounding the blocks of flats, which are managed separately by the flats' managing agent). The gardeners have been working throughout and kept the Estate looking wonderful for residents and the many visitors who discovered it during their lockdown wanderings.

Highlights of the year included final replanting of the southern end of the Princes Gardens central reservation, putting in the Spring bulbs that are in flower now. The new trees and shrubs there were watered during the very dry early part of the Summer and happily all survived, as have most of the new street trees planted by Ealing

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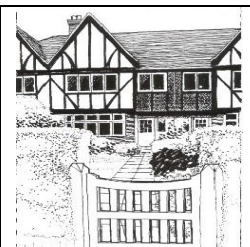
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Council which were adopted and watered by nearby residents. We put new shrubs in the half-moon shaped beds on the Princes Gardens loop, and the gardeners cleared a lot of overgrown vegetation and brambles from the eastern side of the Rose Garden and the triangle where Princes Gardens and Tudor Gardens meet.

On the Estate boundary, we cut back the overgrown vegetation that was beginning to encroach on garage access in the Tudor Gardens service road alongside the Central Line, where we have also put up bamboo screening behind the communal bins to improve residents' security and privacy. We arranged for a tree surgeon to cut back a tree that was overhanging garages and cleared another fallen tree that was blocking recycling lorries' access.

Service roads

The service roads that run behind our houses are privately owned so responsibility for keeping them safe and clear lies with all residents alongside either the Houses Management Board (for the five gated service roads on the Estate) or flats management (Garage Road and the one with access from Queens Drive). A fire was started in dry vegetation on the Estate boundary during the first lockdown by a resident dumping hot ashes and the fire engine only just managed to squeeze by a parked car to put out the blaze: two pieces of inconsiderate behaviour that could have had very serious results.

The new system of skip permits has worked well, ensuring that any skips have been put where they don't stop recycling lorries and other vehicles getting past. We also now have a well-established network of monitors who take responsibility for the service road behind their house – explaining to new residents how the rubbish collection system works, picking up litter and tackling fly tipping/parking issues. Please contact Genevieve Bornor via skips@hhgera.com if you would like to help monitor your own service road or report any concerns.

There is a separate item on the AGM agenda covering repairs to the concrete surface of the service road behind the Princes Gardens outer loop and parts of Vale Lane/ Tudor Gardens, on which we have made good progress since the last annual meeting.

Remember:

- Parking is not allowed on service roads at any time. Electric cars must be charged inside garages. Trade vehicles left temporarily in a service road must clearly display which house they're working in and a mobile number to call.

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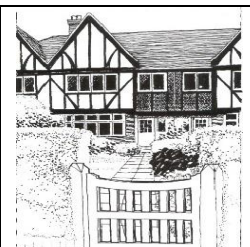
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- No rubbish may be left on the service road – the Council will not take it away unless it's in a wheelie bin. Fly tipping endangers children who play in the service road, attracts vermin and puts the cost onto your neighbours (a skip costs £350 to hire). If you have stuff to get rid of, you can book via ealing.gov.uk to dispose of it free at Council recycling centres in Acton and Greenford, or pay for a bulky waste collection from the front of your house.

Deeds of easement

The first Deeds of Easement (DoEs) were introduced in 1993 and they formalised the right of access for residents to their garages and rear gardens via the HHGER Ltd. owned service roads. In return the house owner covenanted to pay the annual service charge for the maintenance of the communal gardens and a specified share of the cost of repairs to the service roads based on the number of houses affected. Residents were encouraged to take out a DoE when they purchased a house. In theory over time the majority of houses would have a DoE, guaranteeing HHGERA a regular income and simplifying collection of the annual service charge.

Many changes have occurred since 1993 including the installation of gates in 2008 and the collection of refuse from the service roads since 2016. The new constitution approved at the 2019 AGM introduced a number of changes to the DoEs to reflect those changes and to make a DoE compulsory for all houses with access to a HHGER Ltd. owned service road sold from now on.

The updated Deeds of Easement are now being used on new house purchases. All the estate agents operating in this area have been sent an email explaining our requirement for a DoE and Zoopla is being searched on a regular basis to identify houses for sale on the estate. A new database of houses with a DoE has been produced and this now includes a section showing progress of new DoEs for houses up for sale. The individual annual service charge invoices already show whether a DoE is in place on that property and legal action will be taken against the small number of these houses that have not paid.

Information to this effect is included on the HHGERA website at <https://www.hhgera.com/selling-your-house>.

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