

HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

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Minutes of the Annual General Meeting held on 14th April 2011

The meeting was opened by Chair Bill Bailey who welcomed all residents, also Councillors Benjamin Dennehy and Diana Pagan. Apologies were received from Cllr Nigel Sumner and Committee members Harriet Lalor, MC Tsang, Quentin Phillipps, Anthea Douglas, Robin Bowden and Renate Sohnen-Theime.

2. **2010 AGM Minutes** were approved. There were no matters arising.

3. **Guest Speakers**

Neighbourhood Policing

PS Darren Gray introduced two new Ward PCSO's Emma Lamping and Emma Green who is specifically responsible for the Hanger Hill Garden and Hanger Vale Neighbourhood Wards. The team is now at full strength.

He highlighted the main crimes in the Ward are household burglary and car crime. The former is at its highest level for six months however in real terms the numbers are small, compared to other Wards in the Borough. He advised that with the warmer weather that residents should be more aware - keeping windows and garden doors closed. A burglar had recently been caught and was responsible for a large number of burglaries in the Acton / Ealing area.

He advised residents to invest in the Smartwater pack, displaying the sticker itself acts as an excellent deterrent. He also reported that cannabis farms were increasingly springing up in residential neighbourhoods. So if anyone notices a house or flat where the curtains are always drawn he would be interested to know.

He recommended personal attack alarms, which although in short supply he would be obtaining some.

In reply to a question on the Flats entry system PS Gray said he had recommended the Flats Board to limit the open entry time to one half hour period and to advise residents to improve their use of the system.

A further question was raised on vehicles going west along Vale Lane going the wrong way round the Monks Drive / Vale Lane roundabout. It is planned for a camera team to attend and also at a roundabout in Corringway.

For all information contact HangerHillSNT@met.police.uk or The Safer Neighbourhood Policing office, Ashbourne Parade, Tel: 020 8721 2947.

The proposed Catholic School

There was a lively debate on the proposed Catholic primary school in the grounds of the church site in Vale Lane.

Cllr Benjamin Dennehy gave the Councils view that: new schools are necessary with the increasing birth rate in the Borough and they have a legal obligation to provide school places. Existing catholic schools are being expanded at St Gregorys and St Vincents. Also that with the Diocese of Westminster offering the land, this represented a major budgetary saving to the Council. He felt that the school would likely go ahead. Asked about contesting the proposal he said that legal issues are complex with regards Conservation Areas and we might want to take legal advice which would be expensive; although legal aid could be explored. He advised Residents to look to get involved in order to try to mitigate the impact.

While most Residents accepted the need for new school, the general consensus was that the size at 450 pupils is too large and that this will have a negative impact on the Estate in terms of increased traffic and congestion. Residents whose houses are adjacent expressed their concerns at the impact of such a large building and the likely noise when the children are outside at play. Overall most residents objected to the building design which paid scant regard for the HHGE Conservation building regulations.

Bill Bailey advised that the Residents Association along with the Haymills Estate and their Conservation Panels would be objecting to the school and seeking pre planning application meetings with the Planning Department. They would be objecting on the school size, building design, the traffic impact and the subsequent loss of amenity in the Hanger Hill Garden Estate.

4. Annual Reports

Chair's Annual Report - Bill Bailey

The Residents Association's activity in the Borough.

The Residents Association acts as the Estate's official representative in the local community acting on behalf of everyone living on the Hanger hill Garden Estate.

- Implement on-going measures to improve Resident's personal and property security, working with the local Hanger Hill Safer Neighbourhoods police team and the Community & Police Consultative Group
- Protect the interests of the Estate as a Conservation Area via the HHGE Conservation Panel and as a member of the Conservation Area Forum panel
- To review all planning applications on the Estate and the adjacent industrial parks and oppose any detrimental developments It is represented on Ealing Council's Development Services Planning User Group which reviews Borough wide planning and conservation matters
- Represent the Estate at Ealing Council meetings of the Hanger Hill Ward Forum,
- Represent the Estate with the Council and Transport for London on local transport development – CPZ, street lighting, commuter traffic controls, etc.
- Finally we are regularly consulted on Borough wide plans and in 2010 were consulted on the Council's Primary Schools Report on the expansion of primary places required across the Borough to meet expected population growth over the next few years.

What happened on the Estate in 2010

Street Lights Upgrade

The final phase of the street lights upgrading program was completed with the last lights in Vale Lane.

Street Trees

John Stone has liaised with Cllr Nigel Sumner to replace street trees as they die and fifteen were planted in 2010. We have requested no nut trees and more ornamental flowering varieties. Unfortunately the beautiful red chestnut tree at the top of Monks Drive at the junction with Vale Lane had to be cut down as it had the same disease that has hit many trees on Ealing common. Once the bore has died off a replacement tree will be planted. We are advised that more chestnut trees on the Estate can be expected to be affected by the disease.

Hanger Hill Ward Forums

The Residents Association attended the two Ward Forum meetings during the year.

CPZ review

We were consulted as part of the CPZ review and our recommendations to increase the car spaces in the parking zones and to reduce double yellow lines was actioned. We are still waiting for old white lines to be removed so that residents don't park in the wrong places and risk getting a parking ticket.

Width restrictions in Queens Drive and Vale Lane

I reported last year that we had asked the Council to renew these two traffic control items. This was agreed and we were asked to review the proposed designs. Our aim was to make them look more attractive for the Conservation Area and yet still be effective. I hope you are pleased with the results.

Queens & Boileau Parade Upgrade

We were consulted on the plans to upgrade Queens & Boileau Parade, designed to improve the amenity for both Pedestrians and Stop & Shop users. These works have now started and we look forward to a much improved facility.

Proposed Catholic School in Vales Lane

This was the bombshell which hit the Estate at the end of last year, when a Consultation by the Architects was held at the Church Hall. The Residents Association submitted a formal reply objecting to the size of the development and its unsympathetic design for our Tudor Estate and which can be viewed on our website. We also conducted a survey of Residents, the results are also posted in the website.

The Estate's Website www.hhgera.com

Webmaster Nim Maradas has worked hard to keep the site up-to-date and has added many links to the Council's website. There has been plenty of inter-activity on the Forum recently, particularly about the proposed Catholic School.

Conservation Area Status / Planning Applications

After much lobbying, our Conservation Panel Chairman Sergei Turceninoff has achieved a break though with the Council at last agreeing to allow replacement double glazed windows in wood. We are still looking for a new Conservation Panel member to join Sergei, ideally someone with a design or architectural background.

Houses & Flats Report

Houses Gardens

The triangle garden at the junction of Princes Gardens and Vale Lane was planted with daffodils and three flowering cherry trees. Overgrown shrubs and dead trees in the central reservation were cleared.

Houses Service Roads Gates

There have been relatively few problems with the gates and I am well pleased that they are generally always being kept closed. To remind you information about the gates is on the website.

I have been asked by the Emergency Services to remind residents that the service roads must be kept clear and unobstructed for emergency / security access. And that no regular or long term parking is allowed in the service roads. The company reserves the right to clamp or remove offending vehicles.

Houses Service Road drains

Were inspected, cleaned out as required and no problems were found.

Treasurer

Our long serving Treasurer Victor Jundi retired at the end of last year. On behalf of the Residents Association I would like to propose a big vote of thanks for all the hard work and dedication he has brought to the job. Thanks to his efforts the level of Houses Subscriptions are at an all time high at around 95%.

I am delighted to advise that Janet Ford, who lives at 40 Princes Gardens, has joined the Committee as our new Treasurer.

What's planned for the Estate in 2011

VAS Speed Camera

We are still pushing for the installation of the proposed 20mph VAS in Queens Drive. (These have since been installed at each end of Queens Drive.)

Lights Upgrade Houses Service Road

Due to Council budget cut backs funds are currently unavailable and the work has been postponed indefinitely. We are looking for a compromise and to find alternate funding. One option is to pay for selective upgrades jointly funded from the Ward Forum budget and the Residents Association funds.

Repairs to Houses Service Roads

We are re-costing repairs to the entrance at Gate G (223 PG), which was initially too expensive. Subject to support from local residents we plan to continue selective repairs to the worst areas.

Proposed Catholic School

The Residents Association is taking a lead role, together with the Hanger Hill East Residents Association and the Flats Board to resist the current plans for the proposed Primary School. We recently submitted a letter of objection in response to the Ealing Council Education Department consultation, which you can view on our website. We will continue to petition the Council in the interests of the Residents who live on the Hanger Hill Garden Estate.

The Residents Association

The Residents Association is run by a team of volunteers, who are committed to everything that makes living on our Estate so great. There are some 750 houses and flats so we are a community of about two thousand residents. I hope you all feel well rewarded for the efforts put in on your behalf, both on the Estate and in the Community.

6. Annual Accounts

Houses – Janet Ford presented the Audited Accounts for Houses, copies of which were tabled. House Residents who did not attend the AGM may obtain a copy from the Treasurer. She highlighted the main items of income, subscriptions and a contribution from Ealing Council for the “HHGE Welcome” signs and expenditure, gardens maintenance, gate repairs and 3rd party liability insurance. Budgeted expenditure for 2011 has been set at just over £11,000 including provisions for additional gardens planting following the hard winter and a contribution towards the cost of repairs to service roads.

It was noted that bank accounts would be moved to Santander in order to save on bank charges costs, to obtain at least 1% interest on funds and to access on-line banking. None of which are available with current bankers Barclays.

She advised changes to the collection of subscriptions. The number of collectors has been increased to twenty to reduce the number of houses each collector is responsible for. Each collector will be resident in the zone they collect, thereby creating a stronger neighbourhood involvement. Long term resident owners will be invited to pay by standing order, with a three year fix.

Flats –the Flats Accounts were tabled and which reflected a marginal increase in funds on last year, due to a small amount of interest paid on the bank accounts and a number of voluntary subscriptions.

6. Election of Officers

The Meeting unanimously re-elected Bill Bailey as Chairman and Anthea Douglas as Vice-Chairman

7. Election of Committee Members

The Meeting elected members of both Committees unanimously.

Houses Committee

Bill Bailey	134 Princes Gardens - Chairman
Sergei Turceninoff	43 Monks Drive - Secretary & Conservation Panel Chairman
Janet Ford	40 Princes Gardens - Treasurer
Victor Jundi	187 Princes Gardens
Nicholas Kassapakis	150 Princes Gardens
Harriet Lalor	9 Monks Drive
Nim Maradas	227 Princes Gardens
Quentin Phillipps	2 Queens Drive
John Stone	223 Princes Gardens
MC Tsang	167 Princes Gardens

Flats Committee

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

8. 2011 Annual Subscriptions

It was agreed to increase the House subscription to £35 from £30 which it has been for five years
There is no increase in the Flats subscription

9. 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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