

HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

MINUTES

ANNUAL GENERAL MEETING

7:45pm on 12th April 2016 at the Community Hall, Holy Family School, Vale Lane

The meeting was attended by 64 residents of houses and flats on the Estate.

Welcome and apologies

Glenn Ellis, HHGERA Chairman, welcomed those present and introduced the meeting. Apologies for absence were received from the three Hanger Hill ward councillors, one of whom usually attends, due to a clash with a full meeting of the Ealing Council.

Policing and security

PC Mark Martin, representing Hanger Hill Safer Neighbourhoods team, outlined crime and security concerns in the area. These included burglary, with intruders most often entering properties through the rear and sides of buildings; ‘distraction burglary’, where criminals impersonated legitimate tradesmen; and thefts of property from vehicles. There had also been complaints about cars driving the wrong way around the mini roundabout on Corringway, and incidences of antisocial drinking in the passage between West Acton tube and Park Royal.

Looking ahead, the team planned to monitor the introduction of wheelie bins by Ealing Council, given fears that thieves might use them to climb into properties. But more positively, there had been no street robberies in the ward during the first quarter of 2016 and persistent problems with ‘squeegie merchants’ at Hanger Lane gyratory had been resolved. Residents were urged to be vigilant about closing side and back gates, and to avoid leaving valuables in their cars. PC Martin also recommended ‘prick-a-strip’ type products for boundary walls as a cheap, easy – and legal – way of discouraging burglars. In response to questions:

- PC Martin promised to provide information on the number of recent burglaries on the Estate, which he did not have to hand at the meeting. **Action PC Martin**
- The Association will pass on to the Head safety concerns about parents letting small children climb out of cars on to the road, when dropping off at Holy Family school. Police will also keep an eye on this. **Action HHGERA** (completed)
- Residents drew attention to drivers going the wrong way around the Vale Lane roundabout, particularly around 6-7pm and midnight – PC Martin noted this and said it would be monitored. **Action Safer Neighbourhoods team**
- The Chairman will raise with Flats management, which is responsible for lighting in Garage Road, safety fears expressed by residents there because none of the lamps there is working. **Action HHGERA Chairman**
- Residents were invited to send a representative, or attend in an individual capacity, the quarterly Hanger Hill Ward Panel. **Action HHGERA**

Guest Speaker – Dr Rupa Huq, MP for Ealing North & Acton

Dr Huq outlined her background as a ‘local girl’ and underlined that she represented everyone in the constituency, even if they had not voted for her. As a relatively new MP, she was still finding her feet in Parliament but was focusing on London issues, especially housing and the NHS, and was a member of the Justice Select Committee. She was anxious to be open and accessible to constituents, including via weekly surgeries currently alternating between Ealing Broadway and Acton Town. Residents were also welcome at public meetings she arranged at the House of Commons to address constituency issues.

In response to questions, Dr Huq said she strongly supported ‘preservation of the suburban character’, which had been the subject of her maiden speech. Her role was distinct from that of our local councillors, so she could not intervene in individual planning decisions – indeed, it would be illegal for her to try to influence the Planning Committee. But she could exert some influence, for instance on the wheelie bins issue where she had been contacted by constituents and had made representations to Darren Henaghan, Head of Environment at Ealing Council. As a result of this he had agreed to visit all conservation areas in the borough to review the wheelie bin plans.

Other areas of local concern raised during the discussion included:

- Health service resourcing and closure of local Accident and Emergency departments – Dr Huq said there were no easy answers but she had opposed closure of the maternity unit at Ealing Hospital, which would ultimately be closed and the site sold.
- London housing costs and the impact on the prospects of young people from outside London, of the lack of affordable accommodation in the capital.
- Inheritance Tax and its impact on Estate householders, given the rise in London property prices.

Dr Huq has an email newsletter, which residents can sign up to receive by emailing her. Her email address is rupa.huq.mp@parliament.uk.

Minutes of the 2015 AGM

The minutes, previously circulated, were approved without amendment.

Annual report

Given the crowded agenda, the Chairman’s report on Association activity over the past year was circulated in hard copy at the meeting and has been placed on the HHGERA website (www.hhgera.com).

Presentation of Accounts & Subscription Charges for 2016

Levon Agulian, HHGERA Treasurer, outlined the accounts circulated at the meeting. The Association’s income had increased last year, with improved collection of subscriptions, and its finances were in a broadly healthy state. However, he highlighted that the cash held in the bank included a significant sum of key deposits that will ultimately have to be repaid to residents. Anthea Douglas outlined the Flats Committee accounts, showing a balance of funds broadly unchanged since last year thanks mainly to generous support from Japan Services Ltd and other local businesses for the social events organised.

The meeting approved an unchanged Houses subscription rate of £40 annually. No subscription will be levied from Flats residents in 2016.

Election of Officers

The meeting unanimously elected Bill Bailey as HHGERA Chairman and Anthea Douglas as Vice Chair.

Election of Committee Members

All those nominated were elected unanimously to serve until the next AGM:

Houses Committee

Bill Bailey	134 Princes Gardens	Chair
Sergei Turceninoff	43 Monks Drive	Conservation Panel
Levon Agulian	112 Princes Gardens	Treasurer
Piers Mahoney	20 Princes Gardens	Gardens
Nim Maradas	227 Princes Gardens	Secretary & Website
Glenn Ellis	33 Tudor Gardens	
Neil McNair	193 Princes Gardens	
Nicholas Kassapakis	150 Princes Gardens	
Harriet Lalor	9 Monks Drive	
MC Tsang	167 Princes Gardens	
Victor Jundi	187 Princes Gardens	
Amir Sadjady	61 Tudor Gardens	
Cosmo Phillipps	2 Queens Drive	Co-Opted (Landlords & Agents)

Flats Committee

Anthea Douglas	2 Buckingham Hse	Treasurer
Renate Sohnen-Theime	11 Devon Court	Secretary
Carole McLoughlin	2 Essex House	Social
Robin Bowden	11 Essex House	
Julia Wong	21 Oxford Court	
Aleksandra Turner	12 Ayr Court	
Janet Simpson	2 Devon Court	

Social events

Residents were warmly invited to attend the free Spring Fest event planned for 7 May at the Community Hall, where there will be a wide range of activities for all the family and a cream tea.

Rats and mice

In response to a question from the floor, residents were asked to alert the Flats superintendent, Ola Awe, if rats or mice are seen on Flats land, and Houses residents to contact recognised pest control experts. The Association will raise this long running issue with Ealing Council, with a view to Estate-wide action.

Action HHGERA (completed)

Most Flats residents left the meeting at this point, at the invitation of the Chair.

Houses refuse collection by wheelie bin

Glenn Ellis outlined the proposals made by Ealing Council plans to move to 'wheelie bin' refuse collections from front gardens from early June, and the actions taken by the Association in response to residents' concerns about the impact this would have on the Estate. An informal poll of more than 70 houses had revealed 95% support for bins being collected instead from the service roads that run behind houses. The Estate's Conservation Panel Chairman had written to the Council, pointing out the adverse visual impact of pavement collection, and was in contact with other conservation areas in the borough. A meeting had been held with Ealing Council officials on site, and the Council's contractor had brought a refuse collection vehicle on site to test access. As a result of this it appeared service road collections would be feasible for all but the handful of houses that have no rear access and two areas where access is too narrow for refuse trucks to get through. The Association therefore proposed further engagement with the Council aimed at securing service

road collection wherever feasible; and kerbside collection or communal bins where it was not. It was expected that this would only cover recycling and general waste, with food and garden waste collections unchanged from the front.

There was a lively discussion of the issues raised by the prospective change:

- Security and gate keys: there were concerns about the impact on residents' security if service road gate keys were released to the Council's contractors – either keys going astray or gates being left open and unattended. It was agreed that strict controls would need to be written into any agreement with the Council on this aspect.
- Car parking and skips: residents acknowledged that great care would have to be exercised not to obstruct service roads on refuse collection days.
- It was acknowledged that some works would be necessary ahead of June and that heavy refuse trucks could cause damage to service roads and that the cost of this would ultimately be borne by residents. One speaker suggested a rolling plan to resurface all service roads, though the cost of this might be prohibitive. The meeting agreed that Association officers should assess the work needed and decide whether to pay the immediate costs from HHGERA funds or (as is customary) seek a contribution from residents of the houses most directly affected.
- In discussion about responsibility for the service roads drains, Association officers confirmed that Thames Water is responsible and was due to inspect one problematic area behind Princes Gardens shortly. With luck, this should reduce the financial burden on residents of making the repairs needed.
- Cases of individual difficulty were raised – neighbours too elderly or frail to manipulate wheelie bins, and houses with a number of steps up to service road level. Residents were asked to draw the attention of anyone unable to manage a wheelie bin to the assisted collection service, or to help their neighbours individually. The Association was asked to ensure suitable arrangements were made for any houses that presented particular difficulties.

A show of hands by houses residents on the Association's proposal to pursue service roads collection with Ealing Council, bearing in mind the issues above, showed:

44 in favour
1 against
3 abstentions

HGHERA officers said they would therefore pursue their contacts with Council officials and provide regular updates on www.hhgera.com. **Action HHGERA**

The meeting ended with a show of appreciation for Glenn Ellis' contribution as Chairman of the meeting and over the past two years. He thanked those present and closed the meeting at approximately 9:45pm.