



MINUTES

Draft pending approval by 2019 AGM

ANNUAL GENERAL MEETING

7:30pm on 19th April 2018 at the School Hall, Holy Family School, Vale Lane

The meeting was attended by approx. 45 residents of houses and flats on the Estate.

Welcome and apologies

Bill Bailey, HHGERA Chairman, welcomed those present and introduced the meeting. Apologies were received from Anthea Douglas, MC Tsang, Renate Sohnen-Theime and Janet Simpson. Hanger Hill ward councillors Joy Morrissey, Gregory Stafford and Nigel Sumner were also in attendance.

Crime and security update

The Hanger Hill Safer Neighbourhoods Police team was represented by PC Prabjeet Bhogal and PCSO Ikram Syed. They said the crime rate on the Estate remained much lower than in other parts of Ealing or London as a whole. There had been no burglaries in Hanger Hill since the beginning of the year, but there had been three cases of car crime in January and robberies on Queens Parade and Princes Gardens. Where burglaries had taken place locally, it was usually through back and side windows though there had also been cases where thieves had broken in from the front to grab the keys for luxury cars. The team urged residents to remain vigilant and suggested some common sense measures to deter crime:

- Ensuring that properties are fully secure by locking windows and side gates, and putting something breakable like a trellis on top of garden fences to deter intruders;
- Not leaving car keys near front doors or where they can be seen;
- Not being embarrassed to call the Police if you see something suspicious – dial 999 in an emergency or 101 to report something less urgent;
- Never leaving possessions visible in motor vehicles, including in the boot, even if they have no financial value;
- Requesting a free crime prevention survey by the Safer Neighbourhoods team.

In discussion, residents said drivers were still regularly taking the Vale Lane roundabout the wrong way, despite recent roadworks, especially during the rush hour. This was particularly dangerous given the proximity of Holy Family primary school. The team said they would follow up and invited residents to participate in the community road watch scheme that had caught a large number of drivers in the borough who were driving above the speed limit.

Minutes of the 2017 AGM

The minutes, previously circulated, were approved without amendment.

Annual report

The Chairman outlined some of the highlights of the Association's year in a report that was circulated in hard copy at the meeting and has been placed on the HHGERA website (www.hhgera.com). Some highlights:

- The successful crowd funding campaign for restoration and replanting of the Princes Gardens central reservation followed by extensive consultation of residents about the design, and completion of the pilot phase works within timetable and budget.
- Completion of the new zebra crossing and other road safety measures on Vale Lane, following a long campaign by HHGERA with the support of local councillors.
- Social activities and particularly Playstreet, held monthly throughout the Summer, which had expanded into a Harvest Festival in September and Halloween party in October.
- The sharing of news and features about living on the Estate via the newsletter produced by Japan Services and delivered to all flats and houses; the Association website www.hhgera.com; and a new Twitter feed [@hhgeranews](https://twitter.com/hhgeranews).
- Input to consultation exercises such as the enormous Old Oak and Park Royal development plan and planning applications on the Estate, which had reduced in number recently as the property market had slowed down locally.
- Co-operation with Ealing Council over registration of Houses of Multiple Occupancy (HMOs) and the carrying out of remedial works where needed. Residents were asked to engage with neighbouring HMOs to help minimise potential nuisance (mostly over recycling) and to [contact HHGERA](#) in case of problems.

Residents were invited to support the Association's work and participate in meetings such as the Hanger Hill Ward Forum, where our local councillors made themselves available to respond to local concerns.

Princes Gardens Restoration Project

John Ward outlined the work completed so far, covering about a quarter of the central reservation, after the project achieved its funding target through the generosity of more than 70 individuals as well as local businesses, Car Giant, Ealing Council and the Greater London Authority. The design had changed a lot during the consultation period to take account of environmental concerns. All mature trees and as many as possible of the shrubs had been pruned and retained. Dead, dying and over-congested material had been removed and the undergrowth cleared. Five new trees and many new shrubs had been planted in the pilot area, chosen to give year-round colour and food for wildlife. Three areas of wildflower meadow turf would be laid once the perennial weeds had been sprayed off, and some more bulbs would be planted in the Autumn, but otherwise the pilot was complete. Planning was under way for the remaining, main section and work would be carried out next Autumn and Winter.

There were no questions from the floor, and a round of applause for the team that had taken the project this far. Full documentation and updates can be found at www.hhgera.com/gardens-project.

Playstreets

Kate Crossland outlined the Playstreets scheme, under which local authorities allow residents to close roads to vehicles for agreed periods to allow children to play outside without worrying about traffic. Playstreets had been held regularly on Monks Drive since Summer 2014 and would be happening again

during 2018. They were a fun afternoon that helped neighbours and their children to get to know each other and brought life back to the street. There was usually cake on offer, a chance to meet HHGERA officers, and sometimes stalls and activities built around a theme such as last year's Harvest Festival and Halloween event. Kate emphasised that everyone was welcome, with or without children. Dates would be publicised via the HHGERA newsletter, website and flyers on lamp posts.

There were no questions from the floor, and a round of applause for Kate and her team for their work in organising the events.

Presentation of accounts

Levon Agulian, HHGERA Treasurer, outlined the Houses accounts for 2017, circulated at the meeting. These showed a surplus for the year as Association finances due to the service charge increase to £60 per house and greatly reduced outgoings following completion of the 'wheelie bins' project. Levon reported that the service charge collection rate had been around 75% in 2017, and that Association officers were continuing to work on ways of improving this so the costs of maintaining the Estate were shared fairly. Reserves had been rebuilt faster than expected due to postponement of work to service road gates, and were now at a prudent level approximately equivalent to 12 months' routine outgoings (the level needed to cover cash flow as service charge was collected over the second half of the year).

Looking ahead, he explained that the Princes Gardens Restoration Project was funded separately, and that its costs was expected to be fully covered by the cash in the Association's bank account from the crowd funding exercise and credit held with Ealing Council. That should include watering and upkeep for the first couple of years, but ultimately there would be an additional maintenance cost if the central reservation was not to return to its previous overgrown state.

As far as the Flats accounts were concerned, there was little change as receipts from the Harvest Festival had been donated to the Princes Gardens project, along with a £100 contribution from Flats reserves.

The accounts were approved without further comment.

Election of Officers and Committee Members

Following the retirement of Bill Bailey and Anthea Douglas as HHGERA Chair and Deputy Chair respectively, the meeting unanimously elected Hugh Richards and Kate Crossland as their successors. There was warm applause for the vote of thanks offered to both for their contribution over many years to the Association's work.

All those nominated to the Houses and Flats Committees were elected unanimously to serve until the next AGM:

Houses Committee

Hugh Richards	11 Links Road	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
Neil McNair	193 Princes Gardens	Service charge collections
Bill Bailey	134 Princes Gardens	
Nicholas Kassapakis	150 Princes Gardens	

Harriet Lalor	9 Monks Drive	
Amir Sadjady	61 Tudor Gardens	
MC Tsang	167 Princes Gardens	
John Ward	9 Princes Gardens	
Quentin Phillipps	2 Queens Drive	Co-Opted (Landlords & Agents)

Flats Committee

Anthea Douglas	2 Buckingham Hse	Treasurer
Renate Sohnen-Theime	11 Devon Court	Secretary
Kate Crossland	6 Ayr Court	
Carole McLoughlin	2 Essex House	
Robin Bowden	11 Essex House	
Julia Wong	21 Oxford Court	
Aleksandra Turner	12 Ayr Court	
Janet Simpson	2 Devon Court	

Houses 5-year budget

The Chairman provided an update on the plan agreed at the last AGM for maintenance and improvement of the Estate over the medium term:

1. The basic running costs for the Houses part of the Estate were around £12,000. This paid for keeping service roads clear and the gardening contract (covering all green spaces on the Estate apart from the Flats' gardens and the pond area).
2. A one-off outlay of £1,500 would be necessary in 2018 once planning permission had been received to fell the Horse Chestnut tree on the corner of Monks Drive and Queens Drive, which was dying and unsafe.
3. On further investigation, it had been decided to develop a rolling plan for maintenance of service road gates, some of which were in much worse condition than others, rather than repair them all at once. £1,000 had been set aside for this in 2018, following discussion with the contractor.
4. An additional £1,000 would be set aside for legal and other costs associated with discussions over responsibility for the service road behind houses on Links Road, Monks Drive and Queens Drive. Bill reported that he was hopeful of a good result from renewed talks with the Flats management company about this long running matter, which had made it impossible to gate or repair this service road. Once it had been resolved, it would be possible to organise both gating (which should largely be self-financing through Ealing Council funding and key deposits) and repairs (which the affected residents would be expected to contribute to).
5. As outlined in the Treasurer's report, funds had been set aside separately from the main Houses budget for the Princes Gardens Restoration Project.

The meeting unanimously endorsed this plan and approved service charge of £60 per house in 2018. There will again be no HHGERA membership fee for Flats, service charge for which is collected separately by the Flats management company.

Any other business

1. Nim Maradas outlined the Association's proposed approach to data security in light of the General Data Protection Regulation, which is available online at www.hhgera.com/data-protection. The meeting unanimously agreed this.
2. The meeting's attention was drawn to a breach of the planning guidelines for the Estate, which had been *upheld* by Council officials. Nigel Sumner, ward Councillor, said he shared the speaker's frustration with inconsistent application of the rules, which even Council members were powerless to address. Sergei Turceninoff, Conservation Panel member, agreed decision making was very inconsistent. However, he said there had been some success with appeals against the worst abuses, and that some enforcement notices had been issued. It was nevertheless an uphill struggle and HHGERA would be contributing to the Conservation Areas review that had recently been announced by the Council.

The Chairman thanked residents for their support and closed the meeting at approximately 9:30 pm.