

HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

Minutes of the Annual General Meeting held on 4th May 2005

The meeting was opened by the Chair Bill Bailey who welcomed all attendees including: Councillors Barbara Yerolemou, Diana Pagan, Nigel Sumner, Home Beat Officer Martin Gibson-Watt and local Neighbourhood Watch representative Leo Colgan.

Bill Bailey then proposed a vote of thanks to Derek and Iris Fenton following their resignation from the Houses Committee following nearly 20 years service. Sergei Turceninoff presented Derek with a Dartington glass Admirals Decanter and a bouquet of flowers to Iris.

1. **2004 AGM Minutes** were approved. There were no matters arising.

2 **Annual Report: Houses** – Bill Bailey presented his annual report. .

The Gardeners continue to be supervised by Sharad Parmekar. At the end of the year we were advised our contract with SUKE Gardeners would be terminated this spring. A new Gardens Maintenance contract has now been negotiated, which, as the old contract price had been held for five years, has increased by 25%. Your Committee believes the contract based on 30 man-hours per month at £20 per month represents excellent value for money.

The Service Roads

The major project in 2004 was to repair the Monks Drive / Princes Gardens service road, the worst on the Estate. Nearly 300sqm of broken surface was excavated and replaced with new re-enforced concrete. The three rain water drains were cleared and a new drain gully was cut at the lower end of the service road. The cost was £21,215 net of vat, which was raised through a charge to each house accessing this service road. We are delighted at the support and response from everyone involved. To date 87% of the £21,215 cost has been met by your voluntary payments.

Service Roads Entry Controls

Residents of Monks Drive / Princes Gardens service road were consulted on entry controls. The majority are in favour.

Household Rubbish Collection

A lot of time was spent chasing the Council over the collection of the weekly rubbish collection. The Monks Drive / Princes Gdns service road was badly effected over a number of weeks. A new company ETC has taken over from Cardinal and after some initial teething problems they are hopefully settling down.

Noisy Neighbours

Many Houses are let to groups of younger single people. Some tend to party a lot and can be very noisy. Get to know your neighbours and then it's easier to deal with such problems. If the problem persists call the Council noise pollution hotline on 020 8825 6633. During 2004 the Government introduced legislation to deal with this problem, called Anti Social Orders, which provide Ealing Council with far reaching powers. A number of incidents were successfully dealt with by the Council and the Police last year.

Traffic Calming

The Residents Association liaised with Ealing Council about reducing traffic speed throughout the estate. All residents were consulted on this proposal. 74% voted in favour of a 20mph zone.

Parking Control Zones

The Council consulted all residents at the end of the year and a majority 65% yes vote was received.

The Roundabout at Vale Lane Monks Drive

This continues to be a dangerous junction and also the nearby PG / Hanger Vale Lane junction. We asked Ealing Council to urgently look at the problem.

Conservation & Planning: Derek Fenton continued his invaluable role in reviewing planning applications and coordinating enforcement by the Council. Please help by advising neighbours of the need for planning approval should you see any works in process. The contact number at the Council is 020 8825 6600.

The Uxbridge Road Tram project

We continued to support the Save Ealing's Streets Campaign - the local action group set up to ensure the impact of diverted traffic into Queens Drive is minimised if the proposed Uxbridge Road tram goes ahead. At the end of the year the scheme was under review as costs had escalated and as the Tram appears to be a bit of a dinosaur compared to more modern transport systems.

Vote of Thanks

Bill Bailey thanked members of the Houses Committee for all their hard work and support in the last year.

3. Annual Report: Flats – Carole McLoughlin presented her report

The Flats Residents Association

The role of the Flats Residents Association has changed considerably since the freehold purchase from Freshwater a few years ago. The Committee maintains close links with the Flats Company Board and Gross Fine the Managing Agents and represents residents at their meetings, holding a monthly meeting of its own.

Local Issues

Your Committee continued to liaise closely with the Houses Committee in respect of local issues such as Traffic Calming (20mph scheme) and the CPZ scheme. The implementation of both schemes are of particular importance to Flats residents due the lack of garage parking available.

Service Roads

On the flats service roads dumped cars were a particular problem. Carole noted the support received from our local Home Beat Officer and the Council in clearing them.

Major Works

The roof repairs have now been completed and all the scaffolding and site facilities removed. The lawns and gardens have suffered considerably. A competition has been set up for new gardens designs. Work is scheduled to start around October. A party was held in the Greystoke pub to celebrate the completion of this major project.

Social Events

A very successful summer party was held in the paddock and plans are in hand for a repeat this summer, hopefully with House Residents.

Pond Garden There was no progress on this project despite a joint working Group having been set up between Houses and Flats Company members to steer the Pond Garden refurbishment forward. However work is scheduled to begin on Monday 9th May to repair the boundary fence – soldier bricks, posts and chain link fence. Following which the gardens will be tackled. There is no news on the refurbishment of the pond itself.

Vote of Thanks

Carole McLoughlin thanked Graham Flowerdew the Estate Manager for all his hard work during the year. She also thanked Derek Fenton for all his work on external affairs on behalf of the Estate as a whole, Bill Bailey and Paul Douglas.

4. Treasurer's Reports:

Houses – Victor Jundi presented the Audited Accounts

Flats – Anthea Douglas presented the Flats Accounts

5. Election of Officers

The Meeting unanimously re-elected Bill Bailey as Chair and Carole McLoughlin was elected as Vice-Chair.

6. Election of Committee Members

The Meeting elected members of both Committees unanimously.

Houses Committee

| | | | |
|---------------------|------------------------------|-----------------|------------------|
| Bill Bailey | 124 Princes Gdns - Chair | Barbara Young | 7 Monks Drive |
| Sergei Turcheninoff | 43 Monks Drive - Secretary | Isabel Mahoney | 20 Princes Gdns |
| Victor Jundi | 187 Princes Gdns - Treasurer | Gill McCaffery | 195 Princes Gdns |
| Harriet Lalor | 9 Monks Drive | Sharad Parmekar | 155 Princes Gdns |
| Gary Richards | 39 Princes Gdns | Alan Merrett | 15 Queens Drive |
| MC Tsang | 167 Princes Gdns | Nigel Sharman | 22 Princes Gdns |

Flats Committee

| | | | |
|-------------------|--------------------------------|----------------------|-----------------|
| Robin Bowden | 11 Essex House | Hein Du Toit | 8 Rutland Court |
| Carole McLoughlin | 2 Essex House - Secretary | Renate Sohnen-Theime | 11 Devon Court |
| Anthea Douglas | 2 Buckingham House – Treasurer | | |

7. Subscription Rates

Flats Subscription to remain at £2, except for new members. Houses Subscription voted to increase to £35.

8. AOB

Vodafone Mast

Bill Bailey reported a planning application for a Vodafone Radio Mast to be sited at the junction on Hanger Vale Lane and Hanger View Way. Councillor Yerolemou is opposing it with the Council and will ask for a consultation if necessary.

Mr Thakar noted there is ample evidence of the radiation / cancer dangers in particular to young children and suggested a single issue councillor. Councillor Yerolemou deferred in light of Government legislation. The meeting voted unanimously against the mast and a petition was signed.

Traffic Calming & Controlled Parking Zones (CPZ)

Derek Fenton updated progress. Traffic calming tables are being built in Queens Drive and the Pelican Crossing at Ellen Wilkinson School is due by the end of May. Prior to the 20mph speed limit being implemented. The Council will be shortly on site to plan the specifics of the parking zones and signs with implementation intended for July this year.

The replacement of the Estate's old street lamps is now due for financial year 2006/7.

Service Road Gates- Houses

A general discussion was held on the merits of entry controls against full gating. PC Martin Watt said the Police and Crime prevention recommendation was full gating, particularly as virtually all burglary was to the rear of Houses. Options will be prepared with particular note of maintenance costs.

Pond Garden

Sergei Turceninoff will progress the working party to draw up recommendations for the garden and pond itself. The main issues are funds and maintenance costs. Houses have already ring-fenced funds in support.

Poplar Trees

John Alderton has surveyed the tree population on the boundaries. Two years after felling of the poplars, new tree growth is very robust, also on the adjacent John Lewis and Park Royale banks. He recommended planting a number of new trees, laurels and hawthorns to fill gaps, which will be paid for from funds.

Policing the Estate

Pc Martin Watt updated the meeting on Home Beat Officer cover, which will be a little sporadic until the Safer Neighbourhood Scheme is put in over the next 18 months. A local police station is planned for the Church Hall at this church.

9. The Meeting closed at 9.15pm. Bill Bailey thanked all those for attending and supporting the Residents Association and in particular our local Councillors and Home Beat Officer.