



HHGERA

NEWS

The Newsletter of the Hanger Hill
Garden Estate Residents Association
www.hhgera.com

This edition is brought to you thanks to the kind support of Japan Services Ltd.

The Residents Association exists to ensure your views on the Estate are heard and works to promote a strong community. The officers are all volunteers. If you would like to help, email us via mail@hhgera.com. Enjoy this Winter 2024 issue!

Annual General Meeting

**Thursday 21st March 2024 7:30pm
at Holy Family School (on Vale Lane)**

Please join us from 7pm for a pre-meeting drink and chance to meet HHGERA officers, neighbours and our invited guests – Hanger Hill ward councillors and our local Police Safer Neighbourhood Team.

Draft AGENDA

1. Apologies for absence
2. Minutes of the 2023 HHGERA AGM (<https://www.hhgera.com/2023-agm>)
3. **HHGERA** – activities on behalf of all residents (houses and flats):
 - Presentation of 2023 accounts and budget for 2024
 - Reports on activities of the Residents Association in 2023
 - Upcoming events and activities in 2024
 - Estate centenary plans
 - Liaison with Flats management company and update on pond
 - Election of officers
 - Subscription rate for 2024
 - Any other business (matters affecting both flats and houses)
4. **Houses Management Board:**
 - Presentation of 2023 accounts and budget for 2024
 - Reports on activities of the Houses Management Board in 2023
 - Proposed gardening and other works in 2024
 - Update on Links Monks Queens service road
 - Election of officers
 - Service Charge for 2024 and 2025
 - Any other business (matters affecting houses only)

At the AGM the people who run the Residents Association are elected. You can also hear about the Estate and ask questions. House owners also elect the Houses Management Board, which looks after the shared gardens and service roads.

Important note: The flats on the Estate have their own different management company and service charge.

Please send any nominations, agenda items or other comments about the meeting to consultation@hhgera.com by **26th February**.

Houses service charge

The houses' charge is £70 this year. Invoices will be issued shortly. Please pay promptly, preferably online, including any arrears from previous years. Email gavin@hhgera.com with questions or if you prefer to receive your invoice by email. The charge for 2025 will be agreed at the AGM.

SERVICE ROADS: Please leave clear for Council bin collections. Rubbish left on service roads that is not in a wheelie bin won't be taken away by Ealing Council. Houses residents can apply for a skip permit via www.hhgera.com/service-roads.

Flat roofs at rear of buildings are suitable for solar panels



Solar Panels for Flats- the start of a long project!

There are a number of Government schemes offering funding for the installation of Community Energy Schemes. Working with the Flats Management Board, Flats residents are hoping to benefit from this and install solar panelling on the flat roofs at the back of the blocks.

We've already had assessments from two specialists who have confirmed the roofs are suitable, and that solar energy could meet the energy needed for the communal lighting and then be shared between the Flats in each block.

This is a big project and we will need help! Please get in touch via kate.crossland@gmail.com

Estate Centenary in 2030

Our Estate was built nearly 100 years ago! We plan to have a series of events to celebrate this, and will also be working to get the gardens looking their very best. We'd like to record memories of the Estate. Do you know someone who would like to help? Get in touch at mail@hhgera.com.



PC Delargy & PCSO Charles from our local Safer Neighbourhood police team

Playstreets- new organisers needed!

In 2015 we first started running a scheme where part of Monks Drive is closed to traffic for a few hours so that children can come and play, and neighbours can meet each other.

We are now looking for some more people to get involved to keep this fun event going.

If you can help, please email:

mail@hhgera.com

Home security this winter

We are aware there have been a lot of thefts of parcels over the last few months. Please make sure the shared Flat doors are closed properly. Look out for your neighbours' parcels.

There has also been a recent burglary on the Estate. If you would like some advice on how to best protect your home, please contact the local Police Safer Neighbourhood team by email Hangerhill.SNT@met.police.uk.

Finally, there was a serious incident in December where people were pretending to be the police. Police officers all carry Metropolitan Police issued I.D. If someone claiming to be police doesn't show this, call 999 or 101.

Find out more

Stay up to date with everything affecting our Estate via www.hhgera.com, on Twitter/X @HHGERAnews, or at www.facebook.com/groups/HHGERA/. Contact us via mail@hhgera.com.



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