



# HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

[www.hhgera.com](http://www.hhgera.com)

## Annual General Meeting 2025

### HHGERA REPORT ON ACTIVITIES IN 2024

#### GENERAL OPERATIONS

I'd like to thank all at Japan Services for their ongoing support with printing and sponsorship of our newsletters; and those who deliver our newsletters and AGM papers – it's hard work and much appreciated. Thanks as well to those residents who have contributed to the smooth running of the Estate – in particular the committee and service road monitors. Many thanks to our gardening team, both the volunteers who organise and our paid gardeners.

#### SPECIFIC ISSUES ACROSS THE ESTATE

**Crime/safety** – We meet regularly with the Police Safer Neighbourhood team, who update us on crime in the area and we share information and our concerns. We know we have had some burglaries and car crime, and at points in the year our local Police team have raised their profile on the Estate to try and prevent this.

Around this time last year we dealt with some offensive graffiti, liaising with Council teams to get this removed. This was unpleasant but we worked well as a community to address it quickly.

**Masons Green Lane** – thanks to our Councillors who have raised the issue of cyclists and school children in the same place and arranged for more bollards to allow us all to share this space better. We liaise regularly with our Councillors – for example over Lime bikes which recently appeared in a less than ideal location and were swiftly removed following residents' protests.

**Vulnerable neighbours** – some of you may be aware that one of our community died at home alone. This has prompted some discussion about how to prevent this happening again; please do look out for your neighbours. We're happy to try and help if we can; but as always... if you have concerns, please call 999 in an emergency, or 101 or raise them with the Safer Neighbourhood policing team – you can search for the Hanger Hill team online or contact us if you're not sure how to do it. Please report any crimes or suspicious behaviour as this helps to build a picture and target police resources.

**Sustainability** – The Flats windows replacements continue, and are managed by the Flats Management board. As some of those in the flats will know, we've also had some government funding to explore the possibility of solar panels on the flat roofs. We'll send out a letter soon with an update and invite all flats owners and residents to another meeting to discuss what we've found out. It could be very exciting, but the key is keeping costs reasonable and affordable.

**Communications** – We continue to produce regular newsletters and update our website. We also have an active WhatsApp group. We'll discuss our X/Twitter use as AOB.

#### WIDER ESTATE

**Flats liaison** – We continue to have a good relationship with the Flats management board, and are pleased that their Chair has now joined the Estate's conservation panel.



We met recently to talk about how we could support them with renovating the pond, and we have allocated some funds towards this.

The strip of land along Vale Lane has been cleared by the Flats gardening team and a small group of residents are working on plans for this- it already looks much better.

**Filming** – Nim will talk about this in some more detail but I hope many of you got the chance to come and see a large production crew on Princes Gardens for the film ‘Pressure’ – hopefully out this year or early next.

**Conservation and planning** – Our members of the Conservation Panel are Bill Bailey, Pat McNair and Alun Rowlands. They reviewed a total of 18 planning applications during the year. There were 11 applications for Houses, of which 7 were granted. Three were withdrawn and re-submitted following objections from our Panel over roof lights in the front of the house, unacceptable front window and lack of drawings. One application is pending.

There were two applications for Flats. One was granted for aluminium windows to the rear. The other was refused for aluminium to the front (a comprehensive planning application has already been granted for Heritage wood replacement windows to the front of all Flats).

There were five additional applications for premises adjacent to the Estate.

- The Yoshien Japanese School in Queens Drive again applied for a new build schoolroom on the playing field – a green field site. This was objected to by your Conservation Panel and subsequently refused.
- In Groveside Close a house owner applied to divide the house in two and create two multi-bedroom Houses in Multiple Occupancy (HMOs). Your Panel submitted a comprehensive objection; the application was refused, appealed and was dismissed by the Planning Inspectorate.
- At the former John Lewis / Car Giant site, Versa Film Studios which leases the premises, applied for a 12-month extension under permitted development rights to continue to operate the film studio in 2025. The site now sits within the massive OPDC planning authority to the north of Western Avenue. It approved the application, which was signed off by Ealing Planning. The main change was to operate an external film studio at the northern end. A comprehensive Noise Assessment was completed. Your Conservation Panel was satisfied with the steps in place to mitigate the potential noise nuisance and to set up a Complaints Procedure for local residents. A subsequent meeting was held when it was confirmed the Production Team would make a letter drop to all houses adjacent to the site before filming. This will advise the times of filming and a contact address for complaints.
- At West Acton underground station the former taxi kiosk has been leased by a company which successfully applied for a change of use to a coffee shop.



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**License application** – Also of note on a related subject, some of you will be aware that a business just north of our Estate – variously known as Anaya Lounge, Anaya Café, Basrah Lounge and now Casa Lounge – has submitted another licensing application. We have submitted an objection and will work to try and protect our residents from this ongoing noise disturbance.

**Events** – Thank you to Elen for taking over running of Play Streets; and to all those who come along and make them a great afternoon. I hope these will continue this year. Anyone who would like to help with organising please get in touch with the committee or with Elen.

At Christmas we organised ‘12 days of Christmas’ windows and posters – perhaps we’ll do something similar this year.

We’ve also had a successful community litter pick, and lots of people have gone out individually when they see the litter building up – this has become sadly necessary because of a reduction in the Council street cleaning programme. There’s a litter picking WhatsApp group if anyone is interested in joining in.

**Centenary plans** – We continue to work on improving the gardens across the Estate in anticipation of the centenary, and are working on a project to replace some of the cherry trees we have lost. Please look out for updates in newsletters!

We’re also keen to record some oral histories as we have such a rich diversity of experiences of the Estate – again, look out for updates and get in touch if you’d like to help.

**Upcoming events and activities** – this is just a provisional list:

- Hopefully more playstreets!
- Future litter picking events
- Oral history project
- Cherry trees
- Outing to see Pressure!

Kate Crossland  
HHGERA Chair for 2024