

HHGERA

NEWS

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



Japan Services

This edition of the News is sponsored by Japan Services

The Residents Association owns and maintains the gated service roads and most of the communal gardens on the Estate. Our Constitution outlines all the activities we undertake on your behalf. The Constitution together with a host of information and news can be found on www.hhgera.com. We hope you enjoy this edition of our Newsletter which forms part of our commitment to keep you informed and to promote a stronger community. If you would like to help out contact: volunteer@hhgera.com.

HHGERA Annual General Meeting decisions

Our AGM took place on zoom on the 25th March. Full minutes can be found on our website:

<https://www.hhgera.com/2021-agm>

Key things to know are:

- Service charge for house remains at £60 per year.
- Service road repairs are needed this year.

Noise disturbance update

Noise from the industrial estate has a huge impact on residents nearby. Some of you will have received a letter asking if you can keep a log of noise disturbance. Please complete this, and also let us know at noise@hhgera.com. We will update in our next newsletter.

To report noise problems you can contact the council's Noise Nuisance Team on 020 8825 8111.

OBITUARY: Graham Flowerdew

Graham Flowerdew was passionate about Hanger Hill Garden Estate while he was working as the Estate Manager for the Flats, and after. He was a friendly presence, always available to deal with problems that residents had at any hour, day or night.

Even after he had left the job, he remained on the Estate for the rest of his life. Graham died suddenly on 6th May. He will be greatly missed by our community.

The family's fundraiser for Graham Flowerdew can be found here:

<https://www.justgiving.com/fundraising/graham-flowerdew>

School Streets update

Holy Family School Street is now back in operation. This means access to Hanger Vale Lane from Monks Drive to Boileau Road is restricted at school drop off and pick up times.



Ornamental Rose Garden

The garden at the top of the Princes Gardens loop has been used much more this year than in the past, for understandable reasons!

Please remember to follow the rules - dogs, ball games and picnics are not allowed. This will allow us all to enjoy the space together, while respecting those who live nearby.

Electric cars are coming! Clean out those garages and check out our tips below:

With the expansion of the Ultra Low Emission Zone (ULEZ) coming later this year, many of you will be thinking about a change of car, and that might be to an electric one. From 25 October 2021, **ULEZ is expanding** from central London to create a single larger zone up to the North Circular Road (A406) and South Circular Road (A205). The North and South Circular Roads themselves are not included in the zone. For more information please see here:

<https://tfl.gov.uk/modes/driving/ultra-low-emission-zone/ulez-where-and-when>

On street charging is available near to North Ealing and West Acton stations. Tesla owners can use the Tesla garage, just off the A40. Current live EV point locations can be found at <https://www.zap-map.com/>.



Charging at home: you can charge on a driveway or in a garage - many of the smaller models fit in the Estate garages - but you might need a clear out first!

What if I don't have off street parking? Running a cable across the pavement from your house or flat is not permitted by the council. The service roads behind the houses cannot be used for charging, as they are not wide enough.



We need to make sure that refuse lorries and emergency vehicles can get through.

Front gardens cannot be converted into parking, because we live in a conservation area. (Front gardens are also very important for wildlife and drainage.)

What you can do: Find a neighbour who has off street parking and ask about sharing. There are apps available to help you do this too; try <https://co-charger.com/faq/> We are working with the council to get try to get lamppost charging points across the Estate as a long term solution.

If you'd like more information, or to speak to one of our residents who has already has an electric car, please contact us at mail@hhgera.com.



SERVICE ROADS REPAIRS UPDATE

The owners of houses on the Princes Gardens outer loop will shortly receive invoices for their share of the cost of repairs to the service road running behind their homes. Some odd numbered houses on Vale Lane and Tudor Gardens will also receive bills.

The reason for the extra invoice (i.e. on top of the £60 annual service charge) is that repairs like this need to be paid for by the properties directly concerned, in order to be fair to those who don't have a service road. This service road needs to be fixed so rubbish and recycling trucks can get through and residents can access their garages safely.

Our working group has identified the areas most in need of repair and met six specialist contractors. Three companies have been invited to tender and once we have checked their references one will be chosen for the job.

We will update residents and owners of the houses concerned once we have a firm price and are ready to issue invoices. To make sure we have enough collected enough money, the work will not start until at least 80% of the cost has been received. We will do everything possible – up to and including court action – to ensure everyone pays their fair share.

Some or all of the service road will be closed during the work, which we expect to take place in the second half of this year. Full information and updates will be put online at www.hhgera.com/repairs.

You can email any questions to serviceroads@hhgera.com. In the meantime, please support the HHGERA volunteers who are organising this work by:

- taking note of this information and any HHGERA circulars that come through your door
- paying the invoice promptly when it comes; OR:
- if you are a tenant, forwarding this information to your landlord or agent, and sending their details to serviceroads@hhgera.com.



Community Litter Pick Sunday 13th June

Our first community litter pick of 2021 will be on Sunday 13th June, from 2 til 4pm. Meet at the south junction of Tudor Gardens and Princes Gardens.

We will have a supply of litter pickers and bin bags available for use. Please note we will of course need to comply with covid restrictions, so will have social distancing measures in place.



COMMUNITY LITTER PICK

Sunday 13th June 2-4pm

Neighbours, friends, and family all welcome!
Litter-picker and bags will be provided



Meet here:

south junction of
Princes Gardens
and Tudor Gardens



地域の清掃活動に、参加してみませんか？

日時：6月13日(日) 14時～16時
集合場所：プリンセスガーデンとチューダーガーデンの南側交差点付近

お友達やご家族、ご近所さんをお誘いあわせのうえ、お気軽にご参加ください。ゴミ拾いのために使う道具やゴミ袋は、こちらでご用意しています。皆さまのご参加を、お待ちしております！

(清掃活動は、コロナ感染症対策のガイドラインを遵守して行ないます)

(event will comply with Covid restrictions)



Next PlayStreets are in July!

You may have come along to one of our PlayStreet sessions which have been held on Monks Drive since July 2015, until we had to stop because of COVID-19.

We have now been given permission by the council to re-start. We have decided to hold one this summer, which will be on Sunday 11th July between 2-4pm. The road will be closed between Queens Drive and Links Road to through traffic, with stewarded access only for residents who need to use their car during the sessions.

PlayStreets provide a great chance to bring a real sense of community spirit to the whole street. Everyone will be welcome to come and join in – bring a cup of tea and enjoy chatting with neighbours while our children play and have fun.

We look forward to seeing neighbours, young and old, old and new!

