



HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

Houses Management Board

www.hhgera.com



Annual General Meeting 2021

PROPOSED CHANGE TO THE PERMITTED USE OF KEY DEPOSIT MONIES

Proposal - it is proposed to transfer the key deposit monies into the Gate Replacement Fund, and it is further proposed that the Gate Replacement Fund may be used to cover temporary shortfalls in service road special projects.

Background - In 2008 gates were installed on all the HHGERA managed service roads. To help pay for that project residents were charged £45 for each key which included a £25 deposit refundable if and when the key is returned. We currently hold around £10k of key deposit monies, and that is likely to remain the case for several years to come. In a typical year we sell around 10 replacement keys and hand back one key deposit, so the key deposit monies are slowly increasing.

The only events that may trigger handing back large numbers of key deposits are the replacement of the gates or the gate locks. It is therefore proposed that all of the key deposit monies be transferred into the Gate Replacement Fund, on the understanding that if the replacement of the gates or gate locks necessitates handing back key deposits, then this will be funded out of the Gate Replacement Fund. However, if the gates can be replaced and the existing locks and keys re-used, then the key deposit monies may be used in part or in whole for these works.

The Houses Management Board holds around £43k of monies in reserve of which about £30k is held as general reserves, £3k is held for future gate replacements and £10k of which is the key deposit monies. This proposal means that there will then be about £30k in General Reserves and around £13k in the Gate Replacement Fund.

There are 362 houses on the estate, but only 278 of those have access to a HHGERA managed service road. The other 84 houses either have garages at the front or their service road is owned by the flats. The general reserves have been built up from contributions by all houses whereas the key deposit monies only come from the houses with access to a HHGERA managed service road.

It is appropriate to use the general reserves for projects and expenditure on the communal gardens and matters affecting the entire estate. It is more debateable whether general reserves should be used for projects and expenditure on the service roads including concrete repairs and resurfacing projects. This should not be a problem because our constitution specifies that larger value works on the service roads will become special projects which have to be funded by the houses affected. Ealing Council will not pay for maintenance of the service roads because they're privately owned.

**Hanger Hill Garden Estate Residents Association are the Managing Agents for
Hanger Hill Garden Estate Residents Ltd**

Company No: 01757836. Registered Office: 112 Princes Gardens, London W3 0LJ



In practice when undertaking special projects there may be one or two houses that are unwilling to pay. In order to get these projects implemented the Houses Management Board have agreed that works can start once the majority of residents affected have approved the scheme and 80% of the expected costs have been collected. The remaining costs are put onto our debtors list and action will be taken to recover these costs either through the courts or at the time the house is eventually sold. In the meantime the shortfall is funded from our reserves.

It is proposed that the Gate Replacement Fund monies may be used to make up temporary shortfalls on service road special projects on the understanding that every effort must be made to recover those monies and return it to the Gate Replacement Fund.

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