



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 May 2023 issue!

Police give priority to our Estate

We're lucky to be in a low crime area by Ealing and London standards but your Residents Association has been working closely with local Police following a recent spate of burglaries, antisocial behaviour and car crime. We're pleased to report that our Estate has been given top priority for car crime prevention over the next three months. That means you should see more of our local officers in coming weeks, and there will also be undercover cops watching for criminals.

There's a lot we can do to protect ourselves and our neighbours, too. There was a timely reminder from Police *always* to keep service road gates locked, in the leaflet which Residents Association volunteers delivered to 200 houses in areas affected by recent burglaries (it can be downloaded at www.hhgera.com).

We were able to draw on Houses Management Board reserves to replace one of those gates, which was destroyed by thieves driving a stolen car from someone's back garage (see photo). The gate held up the thieves for very nearly long enough for Police to arrive, and we understand there since has been at least one arrest.

The Houses' and Flats' management boards are discussing options to put gates on the remaining service roads, which are owned and managed by the flats. Gates certainly did a lot to reduce crime and antisocial behaviour when they were installed on the houses' part of the Estate in 2008.



Simple things you can do by way of "target hardening", as Police call it, include never leaving valuables or electronic equipment in your car (scanners can detect laptops etc left in the boot). Ensure the side passage, if you live in a semi-detached house, is as secure as possible. And, of course, lock doors and windows when you're out.

Last but not least, cameras and video door bells may well be a deterrent to thieves, and can help Police to identify the culprits if you're unlucky enough to be targeted.

It's No Mow May!



If you think some of the lawns are looking a bit shaggy, it's not because gardeners have forgotten to cut the grass.

We're deliberately letting areas grow longer this month as part of a national campaign called 'No Mow May' to encourage insect life. Look out for areas outside Essex House, behind Oxford and Rutland Courts, and on Vale Lane.

Boileau Road Surgery

The GP surgery on the corner of Boileau Road and Vale Lane is expanding from July 1 as doctors and other staff move over, following merger with another surgery in Pitshanger.

A Patient Participation Group meets practice managers twice a year to feed back on patients' experience. Go to www.boileauroadsurgery.nhs.uk/patient-participation-group/ if you'd like to join.

Some ideas for replacing dying hedges

Some of the Privet hedges around both houses and flats on the Estate are feeling their age. This makes them vulnerable to Honey Fungus, which has left ugly gaps around some of our most attractive gardens.

Replanting with Privet may work if you use fresh soil and look after the young plants. Two other good varieties that offer some resistance to Honey Fungus are Portuguese Laurel and Griselinia Littoralis – look carefully and you'll see both on the Estate.



Pond renovation – the options

The 'village pond' on the corner of Monks Drive and Links Road is leaking and the fence needs repair... but before the Flats board can begin the expensive job of renovating it, a solution has to be found to the safety risks it presents in its current form.

The green space around the pond is not supposed to be used but the chain link fence has failed to discourage families – and sometimes unsupervised children or vandals – from going inside.

The Flats board, which owns the land, is talking to Ealing Council and weighing two options: to fence off the area more securely, or to fill in the pond and turn it into a flower bed. Residents will undoubtedly have strong views, so watch out for the consultation coming around shortly!

A busy HHGERA Annual General Meeting

Around 50 residents attended the Association's annual meeting on March 30, the most since before Covid.

The AGM is effectively two meetings in one – the first part covers community issues of interest to everyone who lives here, whether in houses or flats; and the second covers management of the houses part of the Estate. Invited guests this year were Hanger Hill ward Councillor Fabio Conti and PCs Christopher Delargy and Traei Dale, who all made themselves available to talk to individual residents.

The meeting approved a change to the HHGERA Constitution removing the requirement for decisions to be taken at physical meetings and allowing voting by post / electronically. And there was good news for house owners as their service charge has been held at £60 in 2023, despite a big increase in costs, rising to £70 next year.

Several of those present said Ealing Council needed to align its conservation policies more closely with climate change objectives – for instance by being more flexible about the materials used in replacement windows – while preserving the look of the Estate.

As usual, there was also routine business to cover at the meeting, such as approving the report and accounts, and electing Association and Houses Management Board officers. The agenda and all the papers can be found online at www.hhgera.com/2023-agm.



Playstreet returns in 2023 – on Sundays 11 June and 29 October, from 2-4pm on Monks Drive. This is a lovely chance for children to play safely outdoors while adults chat. Watch out for other events on hhgera.com.

Find out more

Stay up to date with everything affecting our Estate via www.hhgera.com, on Twitter [@HHGERAnews](https://twitter.com/HHGERAnews), or at www.facebook.com/groups/HHGERA/. Contact us via mail@hhgera.com.



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