

# HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

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

## Minutes of the Annual General Meeting held on Thursday 26 April 2012

The meeting was opened by Chair Bill Bailey who welcomed residents from both the Hanger Hill Garden Estate and from the Haymills Estate, Cllrs Nigel Sumner and Benjamin Dennehy. Apologies were received from Cllr Diana Pagan.

### **1. The Holy Family School in Vale Lane (Panel Session)**

Chair Bill Bailey welcomed Special Guests attending on behalf of the School Project and asked Mrs Ward the new Head Teacher to introduce herself.

Evelyn Ward – newly appointed Head Teacher  
Andrew Etherington – Architect with DHP Limited  
Jenny Bresner – Senior Building Surveyor, DHP  
David Norman – Buxton Building Company

He then explained how the Panel Session would work and requested questions were put forward under the following categories:

Construction Traffic  
Design of Planned School Premises  
Landscaping of Site  
Traffic Flow around the Estates  
Longer Term plans for the Parish Centre

#### **1.1. Construction Traffic**

Andrew Etherington reported that construction had now started with the first phase of site clearance. Ealing Borough had instructed that Corringway should be used by all the construction traffic and had defined the following hours: deliveries not between 8.30-9.15 and 3-3.45 and site work to take place only between 8-6 Monday – Friday and 8-1 Saturdays. Buxton had been requested to deliver equipment between the hours of 10-3 only. David Norman said all those using delivery and access routes had been briefed.

#### **Issues from the Floor:**

It was noted that site clearance lorries from Thames materials had been using Boileau Road, the Ridings and Ashbourne Road; also that the instruction given to drivers travelling north up Hanger Lane (A406) to turn right into Corringway was incorrect as there is no right turn into Corringway from Hanger Lane. Low load lorries delivering site removal equipment had been stuck in Princes Gardens.

It was also stressed that Residents, who could bring local knowledge to the discussion, had not been consulted about the Construction route. Could the panel assure local residents that the contractors would now be informed correctly.

It was added that two hot spot problems are in Boileau Road where lorries going over the humps, made the houses vibrate and with site vehicles attempting to go around the small roundabout at the Vale Lane - Monks Drive junction.

**Response from David Norman:**

He would speak to the contractors and seek to rectify this as soon as possible.

**1.2. Design of planned school premises****Issues from the Floor:**

The main issue raised concerned the external TECU finishes, for which it was understood the Conservation Officer had requested colour changes. It was understood the Architects had made final recommendations to the Planning Department. Could the Residents Association have details.

**Response from Andrew Etherington:**

There are still some contradictions to be resolved, but details of the proposals would be sent to Bill Bailey.

**1.3. Landscaping of Site****Issues from the Floor :**

More trees had been felled on the site than expected and could there be assurance that these would be replaced and if so by semi-mature trees.

**Response from Andrew Etherington:**

All the trees that were to be felled had been done so and the remaining silver birches currently there would stay. Most of the trees that had been cleared were of a poor quality, including the boundary trees along Masons Green Lane. Here they are to be replaced with nine semi-mature trees and by new hedging. Some of the current planting would need to go as it is unsuitable for children's school grounds. Full details of the planting plans is displayed at the back of the Hall.

**Response from Chair (Bill):**

Bill stated that a lot of thought had gone into the Planting plans and the properly designed scheme would generally show a great improvement on the unkempt grounds we have lived with for many years. In particular the fronting along Vale Lane would be a major improvement. He also added that he has spoken to Cllr Sumner about additional planting along the Estates boundary onto Masons Green Lane, to create both a visual barrier and better sound screen.

**1.4. Traffic Flow around the Locality once the School Exists****Issues from the Floor:**

Most residents felt this issue had not been thought out when the decision to build a school was made. It was noted the area is already full of schools – Ellen Wilkinson, West Acton primary and Japanese Schools in Queens Drive and Creffield Road, which with commuter traffic along Queens Drive, Twyford and Noel road and rat running through Corringway and Vale Lane, already produced significant traffic jams in the area.

Both Estate's residents would have to suffer and manage an additional traffic flow problem interfering with their own needs to drive away from their homes on the Estate to work etc., plus parking issues when parents drop off and pick up children, especially when the full complement of students in the school reaches 450 and on top teaching and support staff. There was also the issue of the restricted car parking zone on the Estate imposed by the Council: 10-11am and 3-4pm and there was concern that this would be abused outside these times.

**Response from Evelyn Ward:**

She would do everything she could to work with the local community. September 2012 would see a two class intake aiming at 60 pupils using two temporary classrooms in the Church Hall, which would be out of action to residential activities. The school is planned to open in September 2013 and will grow to its full complement over the next few years. Priority would be given to children from

Catholic families not necessarily living in the immediate area and she appreciated and had experience of the issues relating to this. These had included bussing children and using a meeting point away from the school and walking the children to the gates of the school.

There would be approximately 56 staff and 20 car park places only were planned, so double parking would take place on the premises. When asked if at her previous school in Watford she had seen the local demographics change. She agreed they had, although, if there was not a full complement of catholic families wishing their children attend the school, other local children could apply. She assured everyone that she would keep a careful eye on this major issue and would do everything she could to liaise and consult with local residents.

**Response from Andrew Etherington:**

Another school in Ealing (St Gregory's) had issues with parents dropping off / collecting children with a count of 150 vehicles.

**Response from the Floor:**

The problems at St Gregory's had been given wide publicity when a number of incidents had taken place in the surrounding area and was not a good example to quote as it just added to the concern of Residents.

A suggestion that had already been made was, instead of a congested route through our Estate, the possibility of a drop off and pick up base on the Park Royal Leisure car park, with pedestrian access via Dukes Road and Masons Green Lane. This should be discussed further by the Residents Assn, Cllr Sumner and the parties concerned as part of the Green Travel Plan with the Head Teacher.

**1.5. Longer Term Plans for the Church Hall**

**Comment from the Panel:**

It was noted that, once the school accommodation had been completed, the Church Hall would undergo a major refurbishment and would then become available again for the Community. This should be by the end of 2013.

**Response from the Floor:**

A vote of thanks was given to the Chair Bill Bailey and the Panel for giving residents the opportunity to expound their concerns at this Forum.

Chair Bill Bailey then closed the Panel Session and thanked the Panel members for joining the AGM. He agreed with Head Teacher Evelyn Ward that going forward it is important the Holy Family School becomes an integral part of the community.

**2. Minutes of 2011 AGM**

These had been circulated and posted on the website and were accepted. Proposed by Sergei Turceninoff, seconded by Mrs Szelepet

**3. Chairman's report for 2011**

Your Committee and various sub committees - Gardens, Conservation and Planning, have met regularly since the last AGM, during a year where the main topic has been the new Catholic School in Vale Lane. I am pleased to report progress on some of the issues raised at last year's AGM.

**VAS Speed Camera**

The long awaited VAS 20mph speed cameras were finally installed in Queens Drive: one at the eastbound end just before West Acton Underground and a second at the westbound end on the bridge over the Piccadilly line. They have a good line of sight and are in action all the time; which suggests drivers are constantly exceeding the speed limit.

### **Queens Drive & Boileau Road Junction**

The upgrade to the Queens Drive & Boileau Road junction was completed. This involved re-siting the traffic island and introducing a Keep Clear yellow box. We are pleased with the result which now makes the junction more efficient and safer for both motorists and pedestrians.

### **Street Trees**

A new tree has been planted to replace the diseased red chestnut tree at the top of Monks Drive at the junction with Vale Lane. Four more diseased chestnut trees in Queens Drive have also been felled. We are liaising with Ealing Council on eventual replacements and have requested an avenue of trees is maintained rather than all sorts of different varieties.

### **Queens Drive Main Sewage Drains**

During the year we had on-going discussions with Ealing Council and Thames water about the regular flooding from the main drains in Queens Drive after heavy rains. This affected houses in Queens Drive, Princes Gardens, Monks Drive and Garage Road. Thames water finally agreed to a major cleaning of the siphons at the West Acton bridge, which they found virtually completely blocked with grease and debris. As a result the flooding problem appears to have been resolved.

### **Service Road drains**

A number of drains have been cleared this year and were found to be blocked with builder's material. Can everyone instruct their builders not to pour on throw any items down the service road drains.

### **Hanger Hill Ward Forums**

The Residents Association attended the two Ward Forum meetings during the year.

### **Proposed Catholic School**

Your Residents Association has taken a lead role, supported by the Hanger Hill East Residents Association to ameliorate plans for the proposed Primary School.

In January we had a lengthy meeting with Ealing Council Planning and Highways departments, the Architects and the diocese of Westminster to review the building design the landscaping and the traffic implications. One outcome is that the Planning Department has agreed to our request for a softer colour scheme for the three facade panels. The final landscaping drawings were recently approved. The travel plan was outstanding pending the appointment of the Head Teacher,

### **The Estate's Website [www.hhgera.com](http://www.hhgera.com)**

Nim Maradas will be resigning as webmaster. A vote of thanks was proposed to her for the really excellent job she has done in creating the new website, in particular the creation of many links to third party sites, especially the Council's and the chat Forum. Her work has given the Estate a very professional shop window for both residents and the world at large. Mr Heronim Rutkowski has volunteered to look at taking over from Nim.

### **West Acton Station**

Your Residents Association has recently been formally consulted on proposals to improve pedestrian safety at and around West Acton underground station, which we have been asking for. This included: re-designing the Princes Gardens / Queens Drive road junction to include a traffic island, widening the footpath alongside the station and creating a bike park; also removing the guardrail outside the newsagent so that passengers can get out of their cars at the parking bays.

### **Conservation Area Status / Planning Applications**

After much lobbying, our Conservation Panel Chair Sergei Turceninoff has achieved a break through with the Council at last agreeing to allow replacement double glazed windows in wood.

We are still looking for a new Conservation Panel member to join Sergei, ideally someone with a design or architectural background.

### **Houses Service Roads Gates**

There have been few problems with the security gates apart from re-erecting a gate post for Gate B in Tudor Gardens. To remind you information about the gates is on the website. No regular or long term parking is allowed in the service roads. The company reserves the right to clamp or remove offending vehicles.

I have been asked by the Emergency Services to remind residents that the service roads must be kept clear and unobstructed for their vehicles.

### **Lights Upgrade Houses Service Road**

I am afraid that due to Council budget cut backs funds are currently unavailable to increase and renew the Service Rd lights and the work has been postponed indefinitely. We are looking for a compromise and to find alternate funding. One option is to pay for selective upgrades jointly funded from the Ward Forum budget and the Residents Association funds.

### **Finally**

To end my report I would like to express my thanks to the members of the Residents Association Committees, who are all volunteers and also to the team of Subscription Collectors. We are committed to everything that makes living on our Estate so great.

From the floor it was brought to the AGM's attention that a number of houses were now being used as social housing and, although the contributions to subscriptions was voluntary, many of these residents were not paying. Bill thought the number was about 20 properties and would discuss with the Council.

## **4. Presentation of Accounts:**

**Houses** - Treasurer Janet Ford referred to the Financial Statements for 2011 circulated at the AGM. She noted that nearly £12,000 had been collected from Residents and Landlords. 84% of residents had paid their subscription, with arrears still being chased up. She thanked the subscription collectors for their hard work.

The bank account had been successfully moved from Nat West to Santander, in order to receive more favourable benefits: interest on deposits, on line banking and easier paying in facilities.

A reserve fund was in place to cover £12,000 for key refundable deposits for the Service Road Gates and a contingent balance of £19,000, which was considered one-year's worth of overheads including the costs for gardening and gate repairs.

Two questions was asked from the Floor: Would the New School development have an impact on expenditure? Chair Bill Bailey answered that this would be unlikely. He hoped there would be a joint programme of School / Residents community relations and a possible bi-annual event. Could a congestion charge be made to the school? It was considered unlikely.

**Flats** - Anthea Douglas clarified that the Flats Residential Committee's role was to overview and link with the Houses and that there was a separate Board of Directors who dealt with day to day issues. The committee held £5,000 in the Bank for the Flats' Residential Association for any future activities. No changes were reported to the Flats accounts for the year. Funds would be used for social / community events for the benefit of residents.

## **5. Election of Officers:**

The Meeting unanimously re-elected Bill Bailey as Chairman and Anthea Douglas as Vice-Chairman BB said that he intended to stand down next year after 14 years as Chair. Proposed by Sergei Turceninoff, seconded by John Alderton.

## **6. Election of Committee Members**

The Meeting elected members of both Committees unanimously. Proposed by Guy Evelyn, seconded by Mrs Deborah Richards.

### **Houses Committee**

Bill Bailey	134 Princes Gardens - Chairman
Sergei Turceninoff	43 Monks Drive - Secretary & Conservation Panel Chairman
Janet Ford	40 Princes Gardens - Treasurer
Glen Ellis	30 Tudor Garrdens
Victor Jundi	187 Princes Gardens
Nicholas Kassapakis	150 Princes Gardens
Harriet Lalor	9 Monks Drive
Piers Mahoney	20 Princes Gardens
Quentin Phillipps	2 Queens Drive
Gary Richards	139 Princes Gardens
MC Tsang	167 Princes Gardens

### **Flats Committee**

Anthea Douglas	2 Buckingham House – Chairman & Treasurer
Robin Bowden	11 Essex House
Carole McLoughlin	2 Essex House
Renate Sohnen-Theime	11 Devon Court

## **7. 2012 Subscriptions**

There would be no change to subscriptions for both the flats and houses for next year.

## **8. Any other Business**

Community Games 2012 Carole Mc Loughlin outlined proposals for a Residents Association summer event in conjunction with Pro-Active West London. Details will be posted on the website. The Meeting gave her full support.

Olympic Travel Routes - information about the VIP routes into the Olympic Park include Western Avenue is available on the Olympic website.

A new resident thanked everyone for the opportunity to meet her neighbours and with others wondered if any social event take place on the Estate. Bill explained that a number of events had taken place and that there was a need for volunteers to establish a group to take this further in the future.

Heronin Rutkowski raised the issue that the four 4 parking places at West Acton Parade were permanently taken by the Car Hire Company and was it possible to have more available. Cllr Nigel Sumner said that this was unlikely as there are parking places in nearby Saxon Drive and Noel Road.

Cllr Sumner Nigel also requested that residents adopt new street trees outside their homes and water them from time to time.

**The meeting closed at 9.30 pm.**