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HHERA NEWS

The Newsletter Of The Hanger Hill East Residents'
Association - Addressing Residents' Needs and Views
www.hhera.com

CHAIRMAN'S LETTER

Dear Residents,

We are not far away now from our Annual General Meeting on Wednesday 25 April. Apart from the routine business of electing the Committee, this is an opportunity to raise any matters of local concern and know that they will be taken up and addressed. This year, as I said in our last Newsletter, we also have something a little different.

Membership of HHERA does not require a subscription and every year generous residents make donations to ensure the Association covers its costs. Over time we have accumulated a small pot of money and your Committee agreed to try to find a way to spend some of it. So once again I have a question for you – how could we spend £1,000 to make our estate better?

We have had a few suggestions. A couple of people have suggested organising a neighbourhood summer party so that we can meet and get to know each other on the estate. Another idea is to see if we can find a way to make our woods a more attractive place. They are a precious area of wild nature in an urban area, but sadly neglected. Maybe there is something that needs a coat of paint or a tidy up? What do we need? Please email your ideas via the website. Were you aware that we also have a HHERA Facebook page? Please post ideas there or anything else you think. We will present the ideas at the AGM and decide there what we would like to do.

One aspect of the estate which does need a face-lift is our road signs. It is proposed that the Ward Forum budget

from the Council pays for new “heritage” signs across the estate to identify clearly and attractively our roads and streets.

Another area of change, and one which some regard as less welcome, is the increase in Houses of Multiple Occupation (HMOs), here and on other estates. Your Committee is working to get a clear understanding of the sometimes complex legislation around what is and is not permitted. The legislation exists to protect tenants, landlords and neighbours so if you have any concerns please do get in touch.

Finally you may have heard about changes in Police deployment across the Borough. Our Safer Neighbourhoods Team want to reassure us that they will continue to be here and if you have any concerns please do not hesitate to contact them via the office on Ashbourne Parade. If something seems urgent the advice remains to call 999. Let's all stay safe and look out for each other.

Simon Reed - Chair, HHERA

DID YOU KNOW?

Although located just outside our Residents' Association border the Bohemian delight that is Ealing Village was built in 1934-36. It was designed by R Toms & Partners in a Dutch Colonial Style for the Bell Property Co which was building similar speculative estates in south east London. The conceptual vision was to create a mini-Hollywood based on the actors' enclaves in Los Angeles in order to attract film stars from Ealing Studios. It had a clubhouse, swimming pool, tennis court, bowling green and croquet lawn and the interiors included luxury fitted kitchens and high specification materials such as red pitch pine tongue and groove flooring from Canada.

In practice, many of the film stars preferred to be driven to and from hotels in the West End, so it was mainly rather film crew that lived in the flats. An exception was Pearl Carr of the



1950s' singing duo Pearl Carr & Teddy Johnson (see bit.ly/2CvChPu for more information). Pearl's brother Teddy later became a fishmonger on Pitsanger Lane.

During World War II residents of the Village had allotments along the edge of the railway and grew food as part of the “Dig for Victory” campaign. The Village also sacrificed its gates and railings to the war effort and whilst the railway was bombed the buildings were untouched. Part of its mythology is that the Village was spared because it was painted white and the Luftwaffe's bombers thought it was a hospital. Ealing Village's air raid shelters were sealed off after the war but they still exist under the lawns. Although the bowling green and croquet lawns have disappeared the clubhouse, tennis courts and swimming pool are still in use. Until TV became commonplace the clubhouse hosted weekly whist and beetle drives and an annual Christmas variety show performed by residents.

More recently the residents have bought the freehold of the property and are now able to deliver a programme of improvements including the restoration of the original gates and railings lost to the war effort in the original design.

Anthony Lewis

The Hanger Hill (East) Residents' Association

CONSTITUTION OF THE ASSOCIATION (REVISED 1987/1997/2007/2008)

1. The Association shall be called "The Hanger Hill East Residents' Association" hereinafter called "the Association" or "HHERA".
2. Membership of the Association is open to all residents of the Hanger Hill Estate, being the area bounded by Hanger Lane, Western Avenue, the Piccadilly Line between Park Royal and North Ealing stations, and Queens Drive (including Queens Parade). At meetings of the Association any person not named on the published electoral roll may be asked to provide a utility bill not more than three months old as proof of residence and a passport or driving licence as proof of identity.
3. The aims and objects of HHERA are to serve and protect the interests of the residents of the Hanger Hill Estate and to protect, improve and further the amenities of the Estate. It will be a principle always of HHERA to recognise the cultural diversity of the Hanger Hill Estate and its residents, appreciating that all residents, no matter their age, race, ethnic origin, gender, religious or political affiliation or financial position, have something positive to contribute to the Estate and the people living here.
4. The officers of the Association shall comprise a Chairman, a Vice Chairman, a Secretary and a Treasurer. Other posts may be designated by the Committee to serve the needs of the Association as occasion demands.
5. The business of the Association shall be conducted by a Committee elected at the Annual General Meeting (AGM). The Committee shall consist of a maximum of eleven members. Every nomination for the Committee shall be proposed and seconded by a member of the Association and shall contain a confirmation by the nominee that he/she is willing to stand. Nominations shall be submitted in writing to the Secretary at least seven days before the AGM. Unless the Chairman considers it to be unnecessary, an election shall be determined by a paper ballot with the eleven nominees who receive the highest number of votes being elected.
6. The officers of the Association shall be elected by the Committee from amongst their members at the first Committee meeting following the AGM. In the event of any member dying or resigning, the Committee may co-opt another member of the Association to sit on the Committee for the period until the next AGM.
- 7(a) The Annual General Meeting of the Association shall normally be held in the month of April each year. Three weeks' notice shall be given of the AGM.
- 7(b) An Extraordinary General Meeting (EGM) of the Association shall be called if 10 or more members of the Association request in writing a meeting stating the purpose of the meeting. Such a meeting shall be held within 28 days of the receipt of such a request or at a time mutually agreed between the Committee and those proposing the meeting.
8. The Committee shall meet as often as the Committee members deem necessary but this should be at least twice a year. If a Committee member does not attend two meetings consecutively without any apology, it will be deemed that he, or she, no longer wishes to serve, will be automatically retired from the committee and he, or she, will be advised accordingly.
9. At each AGM, all members of the Committee shall retire but shall be eligible for re-election. In the annual elections of Officers and Committee members, all candidates will issue brief but relevant biographies, and these will include their age, and the number of years service they have given, if they have already served as Officers or Committee members.
10. At the AGM, all residences within the catchment area of the Association as defined in paragraph 2 above, shall have one vote. The Chairman shall in the case of an equality of votes have a second, or casting vote.
11. Any member wishing to move a motion at the AGM shall give notice in writing to the Secretary not less than 7 days before the date of the meeting. Emergency motions for matters which arise after the last date (7 days prior), including on the night, will only be allowed for debate at the discretion of the meeting.
12. Minute books shall be kept by the Association and the Secretary shall enter a record of all proceedings and resolutions.
13. All funds raised for or on behalf of the Association shall be applied to further the object and aims of the Association and for no other purpose. The Treasurer shall keep proper accounts of the finances of the association. Expenditure above £100 must be authorised by the Committee.
14. The accounts of the Association shall be audited once a year by an auditor elected at the previous AGM each year. The financial year of the Association ends on 31 December.
15. Any funds at the disposal of the Association should be held in a bank or building society. In the event of the Association ceasing to operate, such funds, archives and any other materials or interests shall be made over to an adjacent residents' association, which will be decided by the Committee, and will not be redistributed.
16. The Committee shall have the power to co-opt for the period until the next AGM up to an additional three members of the Association on to the Committee (in addition to the maximum number specified in paragraph 5 above) specifically to aid it with research and implementation of matters that benefit the aims and objectives of the Association.
17. This constitution may be added to, repealed or amended by a resolution at any Annual or Extraordinary General meeting, notice of which will be as set out in paragraph 7 above, and shall have contained particulars of the proposed modifications.

Hanger Hill (East) Residents' Association

Notice of Annual General Meeting

The Annual General Meeting of Hanger Hill (East) Residents' Association (HHERA) will be held **7:45 pm** on **WEDNESDAY 25TH APRIL 2018** at the Church of the Ascension, Beaufort Road, Ealing W5.

(Drinks and light refreshments from 7.15 pm)

Agenda

1. Chairman's report
2. Estate matters
3. Treasurer's report
4. Appointment of independent examiner
5. Election of 2018/19 Committee
6. Ideas for spending Association fund money
7. Any Other Business

NOMINATION FORM for 2018/19 COMMITTEE

I, the undersigned, am willing to serve on the 2018/19 Committee of the HHERA:

Name:	
Address:	
Postcode:	
Telephone:	
E-mail:	
Signature:	

I have been nominated and seconded by the residents below:

<i>Nominator</i>	<i>Seconder</i>
<i>Name:</i>	<i>Name:</i>
<i>Address:</i>	<i>Address:</i>
<i>Postcode:</i>	<i>Postcode:</i>
<i>Telephone:</i>	<i>Telephone:</i>
<i>E-mail:</i>	<i>E-mail:</i>
<i>Signature:</i>	<i>Signature:</i>

Note. All nominations should be submitted to the Secretary, Valerie Giles, 16 Marryatt Court, Green Vale, Ealing, W5 3AU, by no later than 18th April 2018 to be considered for inclusion. Any names received after this date will not be eligible. Photocopy this document as required.

ESTATE MATTERS

Park Royal Hotel:

Work on the site stopped following its change in ownership to Starboard Hotels last year. They say that they have been working with their partners, Hampton by Hilton, to ensure that the design accords with their latest design standards which is likely to lead to minor changes to the interior design. In the meantime, some residents in Haymills Court have received a Party Wall notice but the timescale of work resuming remains unclear.

Holy Family School - Zebra Crossing:

The crossing has been installed near to the Vale Lane roundabout, even though both the Hanger Hill Garden Estate Residents' Association and HHERA opposed the crossing being placed so close to the roundabout. The existing traffic island to the east of the roundabout is being replaced by a pedestrian refuge island and a raised table to allow pedestrians to cross more safely at this point. Unfortunately, experience has shown that these formal crossing points can be ignored by some parents and children who still wander randomly across the road despite the

hazards created to both pedestrians and drivers. The situation is not helped by inconsiderate parking by parents on double yellow lines and even the zigzag lines outside the school.

Dockless Bikes:

Mobike will expand its Ealing operations to 2,000 bikes and create 70 new parking hubs across the borough, in response to increased demand from residents. Unlike the Mayor's scheme, docking stations are not provided but bikes are grouped in "parking hubs" in various locations around the Borough. New locations to be provided near us include at North Ealing and West Acton stations. After registering and paying a deposit, users pay a nominal fee per hour to use the bikes. Users are encouraged not to dump the bikes in public areas after they have finished with them but inevitably there have been cases where the bikes have been left abandoned on the pavement. If you see one it should be reported as fly tipping to the Council in the usual way (the easiest way of doing this is using the Ealing 24/7 app on a smartphone or tablet). More details at: <https://www.mobike.com/uk/> or through their app.

HMO's - Houses of Multiple Occupation:

We apologise for the erroneous statement on the licensing of HMOs in the Autumn Newsletter, and hope that the following note will be of interest. HHERA welcomes your views and feedback.

On 1st January, 2017, LB Ealing introduced two additional types of license for Houses in Multiple Occupation (HMOs) in order to include those properties that may not have qualified for the mandatory HMO license that was already in place. The first of these, is the Additional Licence for smaller houses in multiple occupation. The aim of this license is to include HMOs that do not qualify for a mandatory HMO license due to their smaller size and/or occupancy levels. It would apply to "a landlord or managing agent of a rented property that is two or more storeys high, and has four or more occupiers in two or more households that share (or lack) toilet, washing or cooking facilities. This excludes houses in multiple occupation that require a mandatory licence." A Selective License was also introduced to capture all other privately rented properties in specified wards (not including our ward) that do not qualify under the Mandatory and Additional license categories. The Council's additional licensing initiatives appear to be a response to the proliferation of HMOs in the borough and the consequent need to regulate reported increases in anti-social behaviour and poor property management practices. HHERA's committee considered evidence from our estate and from neighbouring areas on this issue. One clear outcome of the

discussion was that the Council ought to consider engagement with local residents as part of its regulatory process for HMOs. Whilst the licensing system allows the Council to gather data, collect revenue and, to some extent, regulate HMOs, it does not provide an opportunity for local residents to have their say. The exception is in those situations where a physical alteration is required, that is subject to a planning application process. Given the significance of this issue in determining the future character of our estate and the overarching recognition that managed growth is more likely to lead to well-integrated communities, HHERA would welcome your views and feedback on this topic.

NEIGHBOURHOOD WATCH

Please note that next meeting will be held on: **23rd March at 8pm** in the side chapel of The Church of The Ascension, Beaufort Road W5 3EB. Please come and support us.

HANGER HILL
EAST RESIDENTS'
ASSOCIATION

SUBSCRIPTIONS There is no formal subscription for membership of the Association but donations are welcome to cover expenses, such as the newsletter, hire of the hall for AGM etc. £5 per household should be sufficient for normal needs. Please send your donation to: The Treasurer, 8 Ashbourne Road, London, W5 3ED, payable to Hanger Hill (East) Residents' Association. Thank you for your support. Simon Reed - Chairman, Valerie Giles - Secretary, Sally Clarkson - Treasurer 8 Ashbourne Road, London W5 3ED 020 8997 2341 Executive Committee: Robert Gurd, Khalid Jerjes, Inder Uppal, Jackie Plumb, Anthony Lewis, Valerie Giles, Simon Reed, Raj Thukral, Margaret Martin, Sally Clarkson, Elisabeth Hopkins.

John Megson

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