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HHERA NEWS

The Newsletter Of The Hanger Hill East Residents'
Association - Addressing Residents' Needs and Views

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LETTER FROM THE CHAIR

In this, my first newsletter writing to you as Chair of the Residents' Association Committee, I would like to begin by placing on record appreciation for my predecessor – Simon Reed. As Chair for about 10 years, Simon made outstanding contributions in all aspects of life at HHERA, in a period when we have had a number of burning issues to deal with. He took a very balanced and fair approach and brought a sense of clear thinking and sound reasoning in dealing with these matters.

There are over 1,280 homes currently covered by your Association – the area bounded by Hanger Lane, Western Avenue, the Piccadilly line between Park Royal and North Ealing stations and Queen's Drive. The local issues affecting residents are at the heart of your Committee's agenda. Whenever local concerns are discussed in our neighbourhood – crime and home security, rat running of vehicles on the estate, fly tipping, pavement and road conditions always come up. These will continue to be key objectives of your new Committee. I will touch upon each one of them.

Security - Over the past year, we have had a number of aggravated burglaries (robberies involving a direct threat to the occupants), thefts of motor vehicles and attempted break-ins on the estate. It's good when local people get involved in working together for the good of our community, and this is what a Residents' Association is for. Like all voluntary bodies it isn't always easy to find people willing to step up and take responsibility. The Alert WhatsApp group is a positive initiative to bring the community together. Some of us have been willing to go out to check on alarms going off or suspiciously parked vehicles and bring reassurance to those who were worried. I hope more people will be willing to undertake this quiet vigilance. In addition, various security measures including private security patrols funded by residents, CCTV cameras and increased policing have all been discussed in different forums and are beginning to come to fruition. I am pleased to report the council in consultation with the police has commissioned the installation of CCTV cameras at strategic points on the Haymills estate - static and pan zoom tilt cameras have now gone up. Further, the local police team now have a third PC, who joined the ward earlier in the summer. Progress continues to be made on introducing a pilot private patrol scheme on the estate in consultation with your Committee. Hopefully, all this will contribute to improved security, monitoring and security on our streets.

Traffic - There has been a significant increase in rat-running traffic due to the use of traffic navigation apps. Guiding motorists to avoid the clogged parts of the A406 and Western Avenue by cutting through the Estate has become common. Your Association is continuing to look at ways to work with the local Council and Transport for London to seek traffic calming measures, as was achieved some years ago by the introduction of entry restrictions on Connell Crescent. On the subject of traffic, there have been a lot of road surfacing programme across Ealing this summer and we have had our share of it around the estate. The micro-surfacing programme of Boileau Road is finally complete, and after a significant regeneration programme, Madeley Road has also re-opened after a few months of road works preparing it for the 112 bus route. You will also notice that as part of re-surfacing the carriageway and the footway, a number of other changes have also been introduced.

Fly tipping - Our estate has several entry and exit points and often an easy target for fly-tipping. There are regular cases of white goods, mattresses, furniture and building material sacks left by the roadside on our estate. May I encourage you to report all incidents that you see. I have been actively raising this with our Councillors to bring this to the attention of Ealing Council. However, if you see cases of fly tipping, report it via the Love Clean Streets phone app – it's worth it and the Council typically tends to get it cleared within a day.

The Hanger Hill Wood project is an initiative to improve our ancient Hanger Hill woods, a pleasant amenity for our neighbourhood. This was taken up by the past Chair, Simon Reed and continues to be on the agenda of the Committee in 2020. It is our intention to consider some signage and/or railings to make the southern Chatsworth Road entrance more welcoming and attractive and thereby to discourage those who use it as an easy fly-tipping location.

As winter sets in and the hours of darkness get longer, let's continue to look out for one another and to work together to make our neighbourhood a cleaner and safer place for us all.

I would welcome views and suggestions from fellow residents – feel free to email with any views, observations and suggestions to mail@hhera.com or post it on the HHERA Facebook page or via Twitter. We are a wonderfully diverse neighbourhood. Most of our various faith communities have celebrations over the next few months and we all have a holiday period to look forward to.

Season's Greetings!

Tarun Wasan - Chairman

ESTATE MATTERS

Shared Parking

The proposed shared parking road markings are in place along flank walls on some streets on the estate and signage has now been erected. The parking charges for those without residents' permits vary from £1-3 depending upon the number of hours parked. Earlier, objections by a number of residents were not accepted by the Council. We will have to wait and see if the bays are used by commuters to park for the entire working day and what effects it has on the neighborhood. The Association will continue to monitor this.

Boileau Road – Micro-surfacing and Other Developments

The surfacing work on Boileau Road has been completed and, after some delays, the road markings have also been re-instated. This should improve journeys for those using the road.

Two other significant developments are taking place around the estate -

Work continues on the Park Royal Hotel located on Connell Crescent. The design will involve retention of the facade of the existing building (locally listed) and erection of new blocks in the car park and behind the existing building. It was initially due to open in 2019, but is now scheduled to open in Spring 2020 and operate under the Hampton by Hilton brand.

Building work at the Ada Lovelace CofE High School on the west side of Hanger Lane is progressing at pace. The steel framework is going up and the building fast taking shape. The school is due to open in September 2020.

Community Roadwatch

Hanger Hill Safer Neighbourhood Team have drawn our attention to a new scheme called Community Roadwatch under which local people are encouraged to sign up to volunteer to monitor the speed of traffic in the vicinity.

The main objective of the scheme is to reduce the speed of vehicles in a location which either has a history of collisions, or where a community concern has been raised. It is not about detecting offenders. Volunteers, under the supervision of police, will monitor and note down vehicle details that are exceeding ACPO guidelines. Any motorist travelling in excess of these guidelines will have their details recorded and an advisory letter will be sent to the registered keeper.

If you would like to take part in Community Roadwatch, or wish to suggest a residential area where there are community concerns around speeding, please contact the local MPS Safer Transport Team through our website (see link on left hand side). Please note that if you are successful with your application you would be sent to another area in the Hanger Hill Ward.

Street Issues

If you see graffiti, dumped rubbish, potholes or are concerned about a non-working streetlight or damaged footpath, you should contact the Council. There are various ways of doing so:

by telephone on (020) 8825 6600

through their website (www.ealing.gov.uk) using the "report a problem" on the home page.

Those with smartphones or tablets may now use the Council's free app, Love Clean Streets (replacement for the Ealing 24/7 app) which allows you to report street environmental issues quickly and easily using your smartphone. Search for "Love Clean Streets" app and download from your phone's app store.

Security Tips:

Doorstep Safety Guide - Occasionally people may try to trick their way into your home so they may steal money or valuables. They sometimes have an accomplice who will seek to gain entry via the back whilst the other keeps you occupied at the front door. Be alert and cautious when someone you do not know calls at your door:

- Do not open your door to unexpected callers and check to see who it is through a spy hole or window
- Find out what they want by speaking to them through the door, an intercom or a window.
- Install an outside light
- Never be persuaded into opening the door – if in doubt keep them out.
- If you decide to open the door, first put on the door chain/bar and keep it in situ while you talk to the person on the doorstep. If you do not have a door bar or chain consider having one fitted.
- Do not accept packages for neighbours unless they have asked you to.

ESTATE MATTERS continued

- Do not allow strangers inside on behalf of your neighbours.
- Do not keep large amounts of money in your home.
- If someone you do not know asks you to help them outside the house, only go if you have somebody else with you.
- Never allow entry to a workman you are not expecting. If a workman tells you repairs are necessary say that you will get some quotes before coming to a decision. Always use a reputable company to carry out repairs or work to your property and never pay upfront.

HMOs

There has been growing concern in Ealing as elsewhere about what are called Houses in Multiple Occupation (HMOs). These are houses where the residents have individual rooms but share some of the facilities, often bathrooms and kitchens. The original concern was that the residents of HMOs may be exploited by their landlords. Ealing Council like other local authorities have set up a system for licensing HMOs, which applies to all but the smallest. Concern has also been voiced in some areas that HMOs may be associated with anti-social behaviour. Your Association is however aware of only 3 HMOs out of the 18 licensed in our area that have been the subject of this sort of complaint. As the Council does not undertake any systematic monitoring it is keen to hear from local residents and neighbours if it is thought that a house is an HMO but is not licensed or if there is anti-social behaviour. The Council department involved is the Private Rental Sector Licensing section, who can be contacted by phone on 020 8858 9512 or by email at prslicensing@ealing.gov.uk.

THE HANGER HILL (HAYMILLS) ESTATE A BRIEF HISTORY

The estate was developed by Messrs Haymills and designed by a single firm of architects. It was built on the site of Hanger Hill House, home of the Wood Family who owned large tracts of Ealing. The coming of the railway line in 1899 (which led to the building of the houses in Boileau Road before and after World War I) threatened the setting of the house and may have prompted its disposal by the Wood family who unsuccessfully demanded compensation from the railway company. The house was leased to become the headquarters of the Hanger Hill Golf Club between 1901-1933 but in 1927 it was sold to Messrs Haymills for residential development. The estate was designed around concentric crescents in order to follow the contours of Hanger Hill.

Messrs Haymills' permanent offices were erected in Hanger Green opposite the new underground station at Park Royal. It was part of the commercial development of shops with flats and services for the new estate, including a public house (the Park Royal Hotel) and petrol station. The whole development was designed by notable architects, Herbert Welch (who advised Messrs Haymills on the designs of the houses), Nugent Cachemaille-Day and Felix Lander. Lander was an outstanding draughtsman as can be seen from his watercolour drawing of the station from the railway line (illustrated). Messrs Haymills wanted the station to harmonise with the rest of the estate by using their own architects and was listed Grade II in 1991. The garage closed in 1999 and Haymills' offices above were converted into a shop and flats in 2003/4. The former public house is currently being converted into a Hampton by Hilton hotel to open in 2020.

The Church of the Ascension in Beaufort Road designed by Seely and Paget was built in 1939 as the church for the estate. It has also an early Compton electronic organ dating from 1947, which is still in working order. John Compton lived nearby on the estate at 37 Audley Road which has a green plaque marking the connection.

The outbreak of World War II in 1939 brought development to a halt by which time much of the estate south of Hanger Hill had been completed. Construction of the remaining part of the estate restarted in the early 1950s. Building work continued until well into the 1960s in Chatsworth Road and infill sites elsewhere. A strip of woodland on the east side of Hanger Lane was retained by the Council in anticipation of the widening of Hanger Lane which never took place.

The estate was declared a conservation area in 1996 with an Article 4 Direction (limiting changes to front elevations) in force since 1997.

ROBERT GURD*

1996 Revised 2005, 2019

*These notes draw on material from a variety of sources, including the 20th Century Society, Norman Pointing, Kit Wedd and others, whose contributions are gratefully acknowledged.



PRIVATE SECURITY PATROL SCHEME

Following concerns raised by a number of residents on the increase of crime on the Haymills Estate a consultation was held earlier this year to determine interest in implementing a Private Security Patrol Scheme. As a result of this consultation process, it was proposed that a two-car patrol (operating for 8 hours a day) be implemented across the whole Estate for a 4-month trial period, to assess the effectiveness of such a scheme before committing to a longer term contract. At this stage only 119 residents committed to subscribing to the scheme which unfortunately fell short of the minimum number required to make a two-car scheme financially viable. It has therefore been decided to proceed with the implementation of a one-car pilot scheme, as an interim measure, to patrol the southern part of the Estate (where the majority of respondents reside). It is hoped that the pilot scheme will highlight the merits of private security patrols to all residents on the Haymills Estate and will therefore encourage further residents to join the scheme. The intention is that this will facilitate the introduction of a two-car scheme across the whole Estate at the end of the trial period.

The scheme will be managed by the Haymills Security Management Group (appointed by HHERA) who are currently at the final stages of agreeing a contract with the security company selected to provide the patrol service. The patrol will commence once contracts have been signed. Once successfully up and running, the patrol will operate on Corringway, Audley Road, Beaufort Road, Beaufort Close, Rotherwick Hill and the southern part of Ashbourne Road. Therefore, all residents should be aware that they may see a patrol car/guard on the Estate in due course. They will be easily identifiable as the guards will be wearing high vis jackets which will be clearly marked "SECURITY". Similarly, the cars will also be branded to stand out as a security patrol car.

Though the security guard will be patrolling the whole street and will report any suspicious activity to the police if they deem appropriate, their focus will naturally be on those households who subscribe to the scheme, and only those residents will have direct access to the security guard in the event of an incident.

Should any non-subscribing resident wish to join the scheme at any point please contact the Haymills Security Management Group at haymills.sf@gmail.com.

Example illustrative pictures below:

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

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