



HHGE News Sheet

News Sheet – apologies for not being in touch sooner.

During the past few months, we have met with many flat owners and discussed numerous HHGE related matters. Various issues have been discussed, most of which are summarised below.

- **Windows:** The principal planner (Gareth John) at Ealing Council made it very clear current policy would not permit uPVC windows or fixed framed aluminium to the front/side elevations. We are therefore finalising an estate wide planning application for aluminium double-glazed windows (FENSA certificated for energy efficiency purposes) in wooden frames. We have made very good progress and some of you may have seen notices from Ealing Council attached to lamp posts around HHGE regarding our proposal – fingers crossed for approval before Christmas. We will then consult with you all to discuss timing and costs, and how best to proceed.
- **Repairs & Maintenance:** after an extremely hot summer and a very wet month or so, water ingress and deterioration issues have been reported on HHGE. As some of you will have seen, contractors are dealing with the resulting repairs. Most reliable contractors are very busy at present, but we are hopeful most of the repairs should be carried out as soon as possible. Thank you for your patience and understanding while the work is dealt with.
- **Major Works:** When will phase 2 commence has been a frequently asked question. There have been concerns about the contractors who carried out phase 1, but a new contractor could result in a significant increase in costs and our resulting service charge. The contract is currently on hold (not cancelled) and we will update you all soon. All options are being explored and you will be consulted through a Section 20 process in the new year before the works re-commence.
- **Gardening:** A firm started working on HHGE in the spring of 2022 but despite being patient and understanding with the management and workers, we have decided to use another contractor from November 2022. The new contractors have been more active and are gradually fulfilling the needs of our gardens and grounds. Work has also started on pruning bushes and trees, and our flower beds will also be worked on.
- **Website:** it should be live soon and will enable us to communicate more effectively with you all. It will also provide you with a way of sharing your views with us – watch out for an announcement shortly.
- **Award for Ola:** We are delighted to announce that Ola Awe was presented with the ‘Concierge of the Year’ award at The Property Management Awards 2022 on 24 November 2022. It is well deserved and recognition of the dedicated help and assistance he has given to all on HHGE for the past 18 years. Ola is well respected and appreciated by all on HHGE and we look forward to working with him for many more years.

HHGE Directors: Alun Rowlands, Janis Dodd, Mutsumi Motomatsu, Athar Fatemi, Mo Reza Moatter. Caretaker and HHGE’s ‘Concierge of the Year’ for 2022: Ola Awe.