



Powderhall Village Owners Association

**Powderhall Village Owners Association
Annual General Meeting
2018**

**Thursday, 15th March 2018 @ 19:30
Capital City Church International
107b McDonald Road, EH7 4NW**

1. Chairman's Welcome and Overview

- a. Roddy Martine welcomed everyone, owners and residents, to the Annual General Meeting for 2018.
- b. The minutes of the 2017 Annual General Meeting were formally approved.

2. Community Police Officer, PC Colin Spence (CS)

- a. PC Colin Spence introduced himself.
 - i. 9 years as Police Officer.
 - ii. 4 ½ years as Community Police Officer.
 - iii. 2 – 3 years in local area.
 - iv. Walks the beat.
 - v. Based at Leith Police station.
 - vi. Call or email if any issues.
- b. Questions
 - i. Attempted Break-Ins

1. Main concerns are over past year have been the attempted break-ins by what appears to be groups of youths.
 2. There have been at least 5 attempted break-ins and 1 successful break-in of a bike store. Although it appears that they didn't manage to take anything.
 3. Judicial system is a problem as it does not adequately deal with the offenders.
 4. CS advised as follows:
 - a. Phone 999 if you witness an attempt to break in to any premises, including bike stores.
 - b. It is not a problem to take photos of anyone attempting to break in as long as they are in a public place. However, PC Spence warned that mobile phones/cameras could be seized by the police as evidence for court.
- ii. It was asked whether it is worth it to form a Neighbourhood Watch at Powderhall Village?
1. In the past, the response by residents was lukewarm.
 2. CS advised that it IS worthwhile as any official Neighbourhood Watch organisations get notifications from the police about any issues in the area/city.
 3. CS also advised that the PVOA Facebook group is also as effective as a Neighbourhood Watch. The only real difference is that the group does not get any notifications from the police.
- iii. It was asked as to whether there has been any progress with the problem of the groups of motorcycles that have at times caused disruption at Powderhall Village.
1. CS advised that the city-wide operation is drawing to a close as it has been successful in reducing the problem.
- c. To close off, CS advised that he holds a Drop-In surgery.
- i. Every 3 weeks on Friday morning.
 - ii. At Costa Coffee in Tesco Broughton Road.

- iii. See Twitter feed Edinburgh Police North East (@EdinPolNE) for details.

3. Introduction of Councillors

- a. No Councillors were available to attend the meeting. This is likely due to the fact that there was a full council meeting on the same day.

4. Conveyancing of Car Parking Spaces and Common Ground

- a. Taylor Wimpey lawyers Shepherd and Wedderburn have agreed Conveyancing terms with MBM Commercial (PVOA lawyers), and with the representatives of Hopetoun Village, who have a similar transaction underway. It is to be hoped that there will be no further delays in bringing this matter to a conclusion.
- b. Documents are currently with Taylor Wimpey to be signed and then they will be sent to us to be signed on behalf of Powderhall Village Owners' Limited, the legal entity that will own the parking spaces and common ground on behalf of the Powderhall Village Owners' Association.
- c. Until the parking spaces and common ground are in our full control, we are unable to make any changes. For example...
 - i. Allocating disabled spaces.
 - ii. Marking space dividers.

5. Factor's Report

- a. Sarah Wilson (SW) introduced herself to the crowd.
 - i. 13th Year as Client Relationship Manager (CRM) of Powderhall Village.
 - ii. Is on-site at Powderhall Village on a regular basis.
 - iii. Monitors PV Facebook group but advised that she is not able to monitor it all the time.
 - iv. If something is urgent, phone the Charles White main number to report the issue and the on-call CRM will deal with it.
- b. SW advised that it had been a relatively quiet year since the last AGM and referred everyone to the copies of the report that were provided for details of the Income and Expenditure of the development.

c. Bikes

- i. Bike stores were deemed to be big enough at the planning stage for the development but most are now full.
- ii. In some cases, bikes are being left behind by tenants/owners leaving and forgetting to take their bikes.
- iii. Unfortunately, bikes are also being stored in communal areas, especially near fire windows. Please note that this is dangerous as it can block escape routes in the case of a fire. **PLEASE STORE BIKES ONLY IN THE BIKE STORE OR WITHIN THE DWELLING.**
- iv. This summer, all bikes will be tagged and owners advised to remove the tags on their bikes to indicate that someone owns them.
- v. All bikes with tags remaining after a specified period of time will then be removed. They will be kept on site for 1 day to allow them to be claimed and then unclaimed bikes will be given to a local bike charity.
- vi. SW advised that CW is not able to remove bikes that are locked as they could be accused of theft.

d. Fire Windows

- i. Fire windows are part of the fire protection system in the blocks.
- ii. Fire windows are being opened and left opened. Possibly by residents wanting a sneaky cigarette if not allowed to smoke in flat. **PLEASE NOTE THAT COMMUNAL AREAS ARE NON-SMOKING.**
- iii. SW is to check if Chubb has stickers that can be put on the windows to advise that they should not be opened.

e. External/Communal Area Paintworks and Repairs

- i. SW advised that the following are due for refurbishment and painting.
 1. External Doors
 2. Bike Store doors
 3. Bin Store doors
- ii. Some ground floor walls are also due to be painted due to the level of marking.
- iii. Bin Store doors are to be refurbished with new netting and padding and missing/damaged slats will be replaced/repared.
- iv. Also looking at skirts for bin chutes to help prevent rubbish from missing the bin and landing on the floor.

- f. Cleaners will normally clear blockages on Fridays but it will help if residents will avoid putting items (e.g. pizza boxes, large items) down the chutes.
- g. Fabric Fund
 - i. CW is looking at a contingency fund for the development.
 - ii. This would be a separate bank account and would be used for repairs such as roof repairs, lift renewal.
 - iii. The intention is to build up a fund to spread the cost of repairs over multiple years and owners so that owners are not met with a large repair bill and that all owners who benefited from use will contribute to the cost of repairs.
- h. Water discharges from boiler pipes
 - i. Can cause problems to fabric of external walls.
 - ii. CW can not instruct repairs but writes to owners if discharges are noticed during site visits.
- i. Insurance
 - i. Insurance premiums have gone up this year.
 - 1. Lack of maintenance of shower trays, seals on bath, etc. is causing problems.
 - 2. Excess for water damage has gone up to £1500.
 - ii. 140/325 flats let
 - iii. CW has conducted a pilot on another site.
 - 1. Watson and Gordon produce a report for a minimal fee (£20-£25) by performing a plumbing inspection.
 - 2. Takes approximately 20 minutes and is non-invasive.
 - 3. Done block by block.
- j. Questions/Comments
 - i. One attendee reported that there are cars parked near the Brae, day after day, but not ticketed. SW advised that she will speak to P4 Parking.
 - ii. Are For Sale/To Let signs allowed outside the blocks?
 - 1. SW advised that they are only allowed in flat windows and that CW asked for others to be removed.

- iii. One attendee reported that there appears to be an abandoned car in the underground car park. This is not the same one as the one with the motorcycle.
 - 1. SW asked for the attendee to provide permit number and she will attempt to trace the owner.

k. Parking Permits

- i. SW advised that new parking permits are to be sent out in the new few weeks.
- ii. 114 charges have been issued in the last 3 months.

6. Approval of Accounts and Election of Committee Members

- a. The statement of accounts for PVOA were provided to attendees and approved by those present.
- b. It was agreed that existing members would continue going forward: Duncan Colhoun, Gordon Chrumka, Jane Garrett, Emma Hignant, Ramon Inglada, Frans Kooy, Stuart MacAllister, Roddy Martine (Chair), Dr Andrew Nisbet, Kevin Patch, John Riley, Richard Ross, Karen Shewan (Treasurer), Mel Shewan, Kathryn Tomlinson..
- c. Any owner who might like to join the committee is invited to approach the Chairman directly or to make contact through the PVOA website or Facebook Group.
- d. The Chair advised that we are looking for a new member to act as Secretary. This mainly involves taking and publishing minutes of the committee meetings.
- e. Roddy advised that the committee is also looking to hold a social event, potentially over the summer. Please look out for notices.

7. AOB

- a. AirBnB/Short-Term Lets
 - i. This is currently an issue widely reported in the press. It is not believed to be a problem at Powderhall Village at the current time but the raiser feels that it is an issue that needs to be dealt with before it becomes a problem.

- ii. SW advised that at another of her developments that 13 out of 55 flats are short-term lets. This is causing issues with other residents being disrupted as well as security issues.
- iii. Terms and Conditions for properties at Powderhall Village restrict commercial activities. Raiser advised that we should have a policy as to when short-term lets become a commercial activity (e.g. one 2-week let a year would not necessarily be considered commercial activity).
- iv. SW advised that if key safes appear at Powderhall that they are required to be removed unless they are for medical/palliative care visitors.

b. Dog Fouling

- i. Richard appealed to those present to continue to be vigilant about avoiding fouling by dogs in the grounds of Powderhall Village.
- ii. He indicated that there appears to be an improvement over the past year. However, there is still a problem with dogs being allowed to foul grassy areas, especially near underground garage and central park.

8. Conclusion

- a. The Chairman concluded by thanking all concerned with the pledge that the PVOA committee will continue to do its best to look after the community interests of Powderhall Village.