



Powderhall Village Owners Association

Minutes of Annual General Meeting

Location: Drivers' Sports and Social club (Taxi Club), Beaverhall Road, Edinburgh EH7 4JE

Date: Wednesday 28th September 2022 at 6.30pm

Committee Members Present: Roddy Martine (Chair and acting secretary), Gordon Chrumka, Jane Garrett (Minutes), Sabine Goldhausen, Richard Ross, Kevin Patch, John Riley, Karen Shewan and Kathryn Tomlinson.

In attendance: Sarah Wilson from Charles White Ltd factors.

Number of properties in attendance or represented by Proxy - 56

- 1) Chairman's welcome and overview: Roddy Martine greeted and welcomed those who attended. He introduced members of the PVOA committee and Sarah Wilson of CWL.
- 2) **Powderhall Gate**
 - a. Presentation from developers/ planners of new housing development at Powderhall Gate. This is on the site of the old waste transfer station adjacent to Powderhall Village.
 - b. There have been formal consultations online and at McDonald Road library.
 - c. There are several stages of the proposed plans:
 - i. The old stables which are being renovated as a community provision and are nearly complete.
 - ii. The former bowling greens which will be developed from 2023 as a new Nursery for young children with provision for housing for the elderly being built on the same site.

- iii. Starting in 2025, 233 houses which will be a mixture of tenures: 45 “affordable” houses; 10% wheelchair accessible houses; and the remainder market housing.
- d. The development will consist of 6 courtyard blocks of 3/4/6 storeys and 1/2/3 bedrooms.
- e. These will take the shape of 2 “islands” of housing. The blocks nearest to the river should not be seen from the Water of Leith footpath.
- f. The developers described a “green space” connecting the stables to the riverside aspects of the development. They also outlined development of the current old railway route to the cycle path network from east to west of the development. The railway line will be developed into a pathway as a separate project for which there is no timescale at present.
- g. There will be ZERO parking on the site apart from those in disabled accommodation. There will be a road running through for deliveries and emergency vehicle access however.
- h. Questions arising:
 - i. There was considerable consternation expressed re the possible impact on local services and on parking from this development.
 - ii. Has the council consulted local residents re parking? The presenters advised people with concerns to consult local councilors.
 - iii. What would car owners on the new development do? The factors of the development will have to manage this.
 - iv. Where will contractors park? There will be a dedicated parking zone on the building site.
 - v. Why is there no parking on the development? It is part of the Council’s City Mobility plan.
 - vi. Would there be delineation between the cycle and pedestrian paths?
 - vii. Would there be pedestrian access from the new development to Powderhall?
 - viii. Will there be pile driving? Probably!

- i. The presenters said there would be further opportunities to make comments / raise issues, and the plans would continue to be available online. Final plans would be submitted in 6-8 weeks.

3) Factors report from Sarah Wilson

- a. Unfortunately the meeting was not quorate so actions could not be voted on as 65 properties need to be represented either in person or by proxy. There will be future opportunities to vote online or by post, on any major issues raised.
- b. Sarah asked residents not to report building/ repair issues on Facebook as she is not always monitoring any messages. Please report any issues to the committee or to Charles White directly.
- c. There are now 471 members on Facebook and this platform is proving useful to residents in many ways.

4) Contingency Fund

- a. The estate is aging and building issues are arising. There have been problems with lifts, repainting is needed, and the lighting has been recently renewed. The cost of repairing lifts for example is £45000 for a partial refit and £90-95000 for full replacement. As the lifts are now 22 years old, and in spite of regular servicing, this could become a serious issue soon. These costs may be prohibitive for some in the near future and this is why Sarah has proposed the establishment of a contingency fund.
- b. Many other housing developments use this method of “saving” for future repairs.
- c. CWL is proposing that residents/owners pay £30 a quarter each towards a contingency fund.
- d. The fund would:
 - i. Be paid per block and held in a separate RBS bank account from the main working capital account.
 - ii. Money would only be used with the permission of the owners / PVOA. A simple majority vote per block would be required to release funds for works.
 - iii. If an individual property is sold, owners don't get the funds returned, but while they are owners of the property, they have full access to the fund.
 - iv. CWL will provide at each AGM accounts for the fund.

e. Comments

- i. A resident commented that not having a contingency fund and using it to maintain the estate could reduce the value of our properties and make selling difficult.

f. Action

- i. Sarah was asked by the floor to write up the proposal for a contingency fund in more detail and to post it to every owner, who will be asked to vote on the proposal by mail. If residents wish, they may suggest a higher amount than £30 per quarter.

- g. *Note: The Townhouses are exempt as they are responsible for their own fabric repairs.*

5) General Topics / Further Questions from the Floor

- a. Some residents asked for greater clarity/ transparency on the amounts spent as written on the monthly statement (e.g., cost of repairing intercom at The Brae (£181)). Sarah said that residents should examine the Powderhall portal for further detail.
- b. Sarah explained the delay for repairs at The Brae was due to the inability to get materials- this in spite of obtaining 3 quotes and Sarah contacting the contractors weekly.
- c. Repairs to lighting have been completed.
- d. CWL have quotes for completing paintwork. These will be communicated to residents very soon.
- e. Are we getting good value for money (e.g., Zurich insurance costs)?
 - i. Sarah / Roddy explained that proper tendering process was done and that everything went through the committee and was minuted. The committee would gladly welcome new members!
- f. It was agreed to look at ways of improving communications between the committee and residents. Roddy asked for volunteers to be “stair reps” for their blocks who could report issues to the committee and post minutes on block noticeboards.
- g. With regards to parking, would it be possible to have barriers to the development?
Roddy explained that the roads are publicly owned and cannot be

closed. We will continue to use signage, parking charges and patrols to maintain secure parking for residents.

- h. Roddy also raised the possibility of a social event for residents after several years of not being able to have one.

6) Dog fouling and maintenance of communal facilities

- a. On behalf of the committee, Richard thanked residents for looking after the grounds and ensuring that dogs do not foul the garden areas.
- b. The expected management of dogs is written into the Powderhall deeds and most residents adhere to these.
- c. The number of dogs has increased during lockdown and this has presented with some issues around fouling.
- d. It was noted that the signs relating to dog fouling on the estate had been removed by someone unknown.
- e. Richard reminded residents of the health threats that dog fouling can present particularly to children.

7) Gardens

- a. Roddy thanked Sabine and other helpers for planting bulbs and improving garden areas for the Powderhall community.

8) Approval of PVOA and PVOL accounts and re-election of committee office bearers and members.

- a. Recruitment of new members.
- b. The accounts for the funds of the PVOA were made available (as attached)
- c. Powderhall Village Owners' Limited (PVOL)**
 - i. Gordon provided details about the PVOL accounts for information (accounts as of 31/08/2021 as attached).
 - ii. Gordon explained that PVOL is a company by guarantee with all owners as members and that it is the legal owner of the parking spaces, the playground area, paths and other external communal areas.
 - iii. PVOL has some funds available as of the result of the sale of the strip of land next to the old B&Q site.
 - iv. These funds can only be used for the running of the company and projects/costs related to the external communal areas and cannot be used for the blocks themselves.

1. For example, PVOL paid for new car parking lines
 - v. The directors are looking at what repairs and other projects that are suitable.
 - vi. They will be responsible for marking out new disabled bays soon.
 - vii. Gordon asked if anyone would volunteer to be another director of the company, stating that not a lot of work was involved in this useful provision. It was noted that it would be useful for any directors of PVOL to also be members of the committee of the PVOA to make it easier to attend the meetings as they are held in conjunction with the PVOA committee meetings. Those interested should give Roddy Martine their name.
- d. Anyone interested in joining the PVOA committee should contact Roddy Martine.

9) **Any Other Business**

- a. In answer to an enquiry from the floor about repainting the block interiors, Sarah replied that this has to be done as a whole development, and that Charles White have obtained 3 quotes but there may be 6 months delay in starting the work, mainly due to other large works being required for some of the blocks.
- b. In answer to a query from the floor, Sarah and Roddy agreed to look at ways of improving communications between them and residents.
- c. ***A vote of thanks to the committee & Sarah was proposed from the floor!***