



Powderhall Village Owners Association

Minutes of AGM 2007

Venue: Broughton Primary School, Thursday the 10th of January 2008 @7.30pm.

Chair: Roddy Martine.

Secretary: Sharon Grant.

Introductory remarks from the Chairman:

Roddy welcomed everyone to the meeting and acknowledged some of the progress made to the development over the past year.

Approval of last year's AGM minutes and matters arising:

- A working fund has been set up since last year's AGM. This covers administration costs. Bill Scott is the treasurer of the committee and he has provided an independent audit of the account. Copies available on request.
- Recycling bins have been provided throughout the development and have been deemed to be a success. Roddy highlighted some small issues, like people dumping large boxes and not breaking them up before putting into the packaging bin. Unwanted items should not be placed in the bin stores and uplifts should be arranged instead.
- Gordon is regularly updating the website and if anyone has suggestions, feel free to email Gordon at the Powderhall website.
- The minutes were agreed and seconded.

Sarah Wilson- Charles White:

- Sarah introduced herself to residents. She apologised that no one from Charles White attended last year's AGM. This was due to a mix up. Sarah went on to discuss what works have been carried out since she has returned from her maternity leave in May.
- With regards to security proposals, out of 325 residents, 9 residents apposed to these changes. This means that the works will go ahead soon. All latches and services buttons will be disabled and the cleaners and postman will be given a fob, to gain entry to each stair. Unfortunately it will cost more for residents on Powderhall Road, as there are fewer flats in those blocks.
- Sarah acknowledged that the lift contract with Shindlers is quite expensive. However she feels that we get an excellent service for this price. We have a gold contract which means they respond to calls promptly. Sarah was asked by the committee to put this contract out to tender. However after assessing other contractors, the committee decided to stay with Shindlers. If contractors were changed, new auto diallers would have to be installed and this would be very costly to all residents.
- The cleaning contract was also put out tender recently and the committee opted for Annfield Cleaning Services. They have not been as frequent over the Christmas and New Year period but residents can expect service to resume to normal this week.
- The committee also felt that we would continue to use Brian Hunter as our Gardening contract.
- There was recently a fire in 1 Brae. The communal stair is back to normal but Sarah has said that if any residents have any queries they should get in touch with her.
- Powderhall Brae has recently been repainted and it is hoped that works will commence shortly in the Bryant's Rigg and then in the Millers development. Sarah has advised that residents from the Rigg may wish to form sub groups to discuss what works they would like to have carried out. Charles White will advise residents of when the proposed work will commence.
- Sarah provided copies of the income and expenditure account for residents' reference.
- Sarah is still waiting on a quote from Burns and Watson regarding the cleaning of gutters especially at 5 Brae.

- A strip of industrial rubber or steel will be put on the bin store doors to protect them from getting damaged when the refuse collectors remove the bins from the store.
- Rendering has come away from Block 2 the Rigg. The repairs to this building were carried out by Miller Homes so there is no cost to residents.
- Totem Signs are creating signage for the development. This will be directional signage and should help taxis, delivery vans etc to find the correct address. Signs indicating “NO BALL GAMES” will be erected also.
- Some residents raised some snagging issues, which Sarah will follow up.
- Mr. Manganiello raised his concerns about the cost of the lift contract. He has spoken to Omega and they claim to be able to provide the same service for less money. Sarah explained to him that the two men who run Omega, used to work for Otus. This company do not have parts and would have to order them and this could take some days. Sarah had already discussed this with the committee when the contract was put out to tender. Both Sarah and the committee felt we could not risk someone getting stuck in a lift or having the lift out of service for several days. Several residents said they liked the reassurance of Shindler and were happy to remain with them.
- Finally residents thanked Sarah for her ongoing commitment to Powderhall Village.

■ Charles White: 0131 446 6976/ 0131 447 8191

■ sarah.wilson@charleswhite.co.uk

Council issues - Councillor Louise Lang:

Louise Lang thanked the committee for inviting her to attend the AGM. She introduced herself and explained the new structures within the Leith Walk Ward. There are four female councillors all representing the ward. Residents can contact any four of the councillors but they must let a councillor know if they have contacted any of the other three so that they are not all locating the same information on behalf of a resident.

Louise highlighted some council responsibilities:

- Education
- Social Services
- Housing matters
- Local community health facilities
- Large city events
- Transport/Infrastructure
- Environmental issues
- Planning applications

- Street trading/ Taxi's

Local issues:

- Louise was pleased that finally the double yellow lines are in place on Powderhall Road. She said that residents were most vocal on this topic. She is aware of the two spaces on the Road that have not been painted and she has been in touch with the relevant department about this.
- There is a large student development being built on Mc Donald Road. Residents can officially object to it by contacting the planning applications department.
- With regards to school rationalisation, a forum has recently been set up to examine criteria. This will soon be made public. Schools will be considered against these criteria.
- There will be continuing disruptions to Leith Walk as a result of the moving utility lines and the laying of the tramlines. However the project should be on time and on budget. The clock at the roundabout has been removed and will be restored and re-sited close to the Roundabout.
- Louise has asked residents to contact her if we need more recycling collections or if we spot overflowing bins elsewhere in the neighbourhood. She will contact the Council about Christmas trees that have not been uplifted in the development and in Broughton in general.
- Louise has a surgery at Broughton Primary School on the first Wednesday of every month at 7.45pm at term time only.

■ louise.lang@edinburgh.gov.uk

Community Police Officer- Simon Daley:

Simon introduced himself and acknowledged the hard work that Louise Lang has done on this ward since she was elected.

- Signs stating "NO BALL GAMES" have no legal backing. If however a car or property gets damaged, then Simon can step in. He would hold parents responsible for not supervising their children properly. Residents raised their concerns about children playing close to the ledge over the underground garage. They worried it was dangerous and children could be seriously hurt. Simon has spoken to the family involved and hopes this won't happen again.
- Simon has asked residents to be careful about leaving valuable possessions in cars i.e. stereos and GPS systems. There have been several cars broken

into to claim such goods. Simon provided some posters to be erected on notice boards and in the underground car park.

- Several residents have been in touch with Simon and Gayfield Police Station regarding motorbike racing at St. Mark's Park. It appears they are youths from Drylaw who are causing noise disturbance in many areas. There are extra patrols in place to monitor this problem.
- A diversion project called the Youth Action Team has been set up. £25,000 has been raised for amenities and a mobile football pitch. It has proved to be very popular with young people in the area and it is something positive for them to engage with.
- If residents are having problems with tenants living in their stair, they can contact the Council. Landlords must be registered and if their tenants are causing problems, tenants can be evicted under the Anti Social Behaviour Order (ASBO) and landlords may lose their licence.

■ simon.daley@lbp.pnn.police.uk

City Car Club:

Keith Stark from City Car Club came to the AGM to give a short presentation about the scheme. This scheme is self-service car hire with a twist. For every one car placed throughout the city it is thought to get 6 cars off the roads. You must firstly register with them and get an account and membership number. They are hoping to extend this scheme to Powderhall Village and place two cars at either end of the development. They are currently negotiating with Edinburgh City Council re: spaces. It is usually £75 to join but Powderhall Residents would be offered membership at a once off fee of £25. The committee will keep residents updated on any developments.

■ www.citycarclub.co.uk

Road Adoption:

At present, the Council has not formally adopted Powderhall Road. There is still remedial work to be carried out on a valve. The Committee had negotiated to give the Council 31 spaces, which appeared to have been accepted. However the person from the Council who agreed to this is on sabbatical so Roddy and Ian will continue to pursue this so we can get some resolve ASAP. We will ask Louise Lang to help us with progressing this and Roddy will also contact our old councillor Trevor Davis who was privy to the original agreement with the Council.

Powderhall Parking:

Residents have been asked to supply their details to committee via their stair reps. This information has been used to compile a database about all landlords and owners. This year we hope to distribute all parking permits to owners and landlords only. It is hoped that new permits will be distributed to all residents by March. Charles White will take over co-ordinating the Central Ticketing (CT) scheme in Powderhall. All queries about parking should now be directed to Sarah Wilson at Charles White or to Central Ticketing direct. The committee will no longer be dealing with cancellations, issuing of lost permits etc.

- Central Ticketing: 0870 1110061
- www.central-ticketing.com

Election of Secretary and Committee Members:

- Sharon is stepping down as Secretary, however Roddy and Bill agreed to remain as Chairman and Treasurer. Dougie Brown is stepping down from the committee due to work commitments. Ian Corbett, Peyman Taheri, Gordon Chrumka, Kathryn Tomlinson, Stephanie Scott, Joanna Bytheway, Matt Watts and Sharon Grant will remain on the committee for next year.
- The position of Secretary is still vacant.
- New committee members are welcome to join. We especially welcome residents from Powderhall Road who have no representative on the committee at present.
- Replacement stair reps are required for: 2 & 5 Powderhall Brae and 18 Powderhall Road
- New stair reps are required for: 4 Powderhall Brae and 12 & 14 Powderhall Road
- If anyone is interested they should email the Powderhall website.

- www.powderhallvillage.org.uk

AOB:

Nothing else was raised so the meeting came to an end at 9.20pm. Next committee meeting will be held on the 19th of February at 4/6 Powderhall Rigg @ 7.30pm.