

Powderhall Village Owners Association

Minutes of the 2008 Annual General Meeting held in Broughton Primary School Hall at 7:30pm on Thursday 15 January 2009

Agenda

- Welcome and Introduction by Chairman
- Formal approval of Minutes of 2007 AGM
- Issues for Councillors Brock and Lang
- Summary of Factoring Issues – Sarah Wilson
- Approval of Accounts
- Election of Committee for 2009
- AOB

Welcome and Introduction by Chairman

The chairman, Roddy Martine, welcomed Powderhall residents to the meeting, and also extended a warm welcome to two of our City Councillors, Deidre Brock and Louise Lang, and to Steven Cuthill, one of the City Council's Environment Managers, whose area of responsibility includes Powderhall and St. Marks Park. Apologies were received from our Community Police Officer, Simon Daley, and Councillor Angela Blacklock who were attending other functions, and from three residents Stephanie Scott, Patricia McMahon and Vicki Stewart.

Roddy summarised the major activities in the development during the year, including repainting of the communal areas in the Brae and Rigg properties, and the successful completion of gutter cleaning by K2 Steeplejacks. Roddy explained that the committee was well aware of the additional costs of these activities that only occur every few years, and that it would be doing its utmost to keep future expenditure as low as possible in these difficult times. A new initiative during the year was the formation of a Gardening Sub-Committee and attempts to get residents more directly involved overseeing and replanting the gardens throughout the estate. The chairman urged any resident willing to get involved in this activity to contact him directly via the Powderhall website.

Formal approval of Minutes of 2007 AGM

The meeting was asked to confirm that the Minutes of the 2007 AGM were an accurate record of that meeting. This was proposed by Cliff Atkinson, seconded by Bill Scott, and approved unanimously.

Issues for Councillors Brock and Lang

Parking - Roddy introduced the main issue for discussion with the Councillors, namely control of parking at Powderhall. This issue has remained unresolved since 2004. The chairman gave a brief overview of the history of discussions between the Association and the Council's Planning Dept., brokered by the then Councillor Trevor Davies. It began when the Council let it be known in 2004 that the Road Construction Consent (RCC) application for Powderhall Road, submitted by the developer and approved by the Council, would result in 168 parking spaces at Powderhall coming under the Council's control on adoption of the road. All residents who had purchased their properties through the developer's agent, DTZ Residential, had been told that there was 103% residential parking at Powderhall (345 parking spaces for 335 properties).

During the next 18 months, the Planning Dept. had investigated other developments in Edinburgh and had found the same misleading information being given. The Planning Dept. accepted that house owners at Powderhall had not been fully informed of the situation regarding parking, and as a gesture of goodwill, had proposed a compromise solution whereby 31 of the parking spaces would be under Council control, and the remaining 314 would be private parking for Powderhall owners. This compromise solution was made with the approval of the then Director of Planning in the Council, Andrew Holmes. In March 2006, the Association accepted this compromise proposal and a letter from the Council's Development Control Manager, Allison Paterson, was received by the Association saying that plans would be amended and sent to us for approval. In August 2006, the Association wrote to the Council formally accepting this compromise plan.

In September 2006, with the extension of the Controlled Parking Zone in Edinburgh, Powderhall became an 'island' surrounded by the new N1 zone. People working in Edinburgh were parking their cars all day in the roads and parking bays at Powderhall, causing dangerous obstructions and denying the use of parking spaces to residents. The dangerous on-road parking was resolved when Councillor Louise Lang arranged for double-yellow lines to be painted on Powderhall Road before it was formally adopted by the Council. To protect parking at Powderhall, the Association entered into a contract with Central Ticketing to check that only cars displaying a Powderhall resident's or visitor's permit were using our parking spaces (The 31 spaces that would be released to the Council were not patrolled). Both the measures mentioned effectively solved the existing problems, and have worked extremely well since.

The Association thought that it was just a matter of time (for the developer to rectify a problem with some street lighting and replace a faulty sluice valve) before the Council would adopt Powderhall Road. It was only after enquiring about progress of the Road Adoption application that we found out that there was a new Development Control Manager, Andrew McBride, and he is of the opinion that our use of Central Ticketing to control parking at Powderhall is illegal. Moreover, he was prepared to tear up the agreement we had already reached with the Council about the number of parking spaces that would be for the sole use of residents and their visitors. Roddy Martine and Ian Corbett met Andrew McBride, Brian Torrance and Brian Butler in April 2008, and we asked if there was an imaginative solution to the situation that would satisfy both the Association and the Council. The Council personnel agreed to go away and discuss this with colleagues and inform us of the outcome. We have heard nothing since the April meeting.

It was only when we enquired again about the progress of the adoption of Powderhall Road to report to this AGM that Andrew McBride telephoned the Chairman and advised him that the Council was intending to proceed with the original plan that would result in the loss of 168 parking spaces to Council control. After four years, we appeared to be back to square one.

Councillors Brock and Lang said that they were at this meeting to be briefed of the situation and to listen to the views of residents. A number of those present confirmed that they had bought their properties on the understanding that there was 103% residents parking. One comment from the floor was that although the meeting was being conducted in an atmosphere of calm, the Councillors should be aware that there was a strong feeling of anger and frustration among residents at the way we have been treated by the

Council, particularly the fact that a change of personnel in Council Departments can apparently result in an agreement, approved at the highest level in the Council, being overturned without consultation. The Councillors have arranged a meeting with Andrew McBride on Friday 17 January, and have promised to report the outcome to the Association. The meeting urged both Councillors to put pressure on the officials to come up with a practical, workable solution that would be acceptable to both the Council and the Association. In reply to a question about the situation if Powderhall Road were not to be adopted by the Council, Steven said that it was his belief that the Council would still have total control over access to Powderhall Road, but that the developer would remain responsible for the upkeep of the road. Both Roddy and Ian expressed their willingness to meet with Councillors and Council officials in the future if this would help resolve the issue.

Action **Ian to send a summary of the last four years' discussion on this topic to Councillors Brock and Lang in advance of next Friday's meeting.**

Action **Councillors Brock and Lang to report the outcome of next Friday's meeting to the Chairman.**

Timescale for implementation of Water of Leith Flood Prevention scheme

Deidre Brock outlined the timetable for this work on the section of the river bordering the Powderhall development. She also provided copies of a progress report on the Flood Prevention Schemes, dated November 2008, at the meeting. Preliminary riverbank clearance work on this section will start on 19 January, and the main work on the Powderhall side of the river (comprising removal of the existing wooden fence, the construction of an 18-inch high concrete wall and the re-erection of the fence on top of the wall) is expected to be completed by Spring 2010.

New Footbridge in St. Mark's Park. Deidre said that completion of this new footbridge is likely to be delayed until about the end of March due to some unresolved issues with the contractor and extra time needed by Scottish Power to re-route a high voltage cable.

St. Mark's Park. Steven said that the Council was aware of cars being parked in St. Mark's Park all day to avoid parking charges in the CPZ. Proposals for restricting car access to the Park road were currently under consideration.

In reply to a question, Steven said that the creation of a new path from the Powderhall site bridge to the road in the park was, in principle, a good idea but budget constraints meant that projects had to be prioritised. Deidre told the meeting about the existence of Neighbourhood Partnership Schemes in Edinburgh, and Steven is closely involved with the Leith Scheme that includes our area. The schemes provide funds for projects to enhance neighbourhoods. Further information and details of meetings can be found on "www.edinburghnp.org.uk".

Local transport. Louise reported that the police were monitoring traffic speed in the vicinity of Broughton Primary School after a number of complaints from parents.

Louise also reported that meetings with Lothian Buses have been arranged to see whether it's possible to re-introduce the 13 bus service to its original route, and to see whether more capacity can be provided on the 36 bus service during the peak morning and evening times.

The chairman thanked Deidre, Louise and Steven for giving up their time to attend the meeting, and asked the meeting to show their appreciation in the usual way.

Summary of Factoring Issues – Sarah Wilson

Sarah summarised the main tasks that she, as our Factor, had undertaken during the year. They included:

- Completion of the repainting of the communal areas in all the Rigg blocks
- Successful completion of gutter cleaning by K2 Steeplejacks
- The appointment of Annfield Cleaning to replace Hann Cleaning Services for the weekly cleaning of all the communal areas at Powderhall. The general consensus is that this move has improved the quality of cleaning.
- The formation of the gardening sub-committee has resulted in better communication with our gardening contractor Brian Hunter.
- Charles White has successfully prevented Scottish Power from billing the occupants of 7 & 9 Rigg, 16 & 18 Road and 2 Brae for arrears on unpaid communal electricity charges in these areas over the past 6 years. Bills were either not sent or sent to non-existent addresses. The total arrears amounted to £42,000.
- Deacon Insurance will take over from Bruce Stevenson as Insurance Broker for the Powderhall development on 1 May. Deacon has already approached several large insurance companies and asked them to quote for the buildings insurance at Powderhall from that date. So far, Allianz, AXA and Zurich have indicated that they will quote for this cover. The existing insurer Norwich Union increased the excess charge for claims from £100 to £250 for Brae and Rigg blocks because of the large number of claims. Most claims are to make good water damage caused by leaks from flats above. Sarah will be sending a note with the next bill highlighting the need to reseal baths and showers now that settlement of buildings has stabilised.
- There is a persistent problem with dripping overflows at Powderhall. Sarah pointed out that her responsibility is to ensure that the facing stonework is not damaged and any deposit or discolouration is cleaned. Ensuring that water tanks have an air bubble to allow for expansion of water as it heats up and so avoiding overflowing is the responsibility of individual owners. A good central heating maintenance engineer should check this. It was suggested that the Powderhall website Recommended Services Link should be completed as quickly as possible so that owners can have ready access to proven, reliable maintenance contractors. Sarah told the meeting that she has a long-term project to identify the position of all overflows at Powderhall for each flat.
- Sarah said that the issue of new parking permits had gone relatively smoothly, and after a few initial cancellation requests, mainly from tenants who had not received their permits from the owner or the leasing agency, things are running quite smoothly now. Sarah reminded people selling their flat or terminating their lease to give their parking permits to their solicitor or leasing agency as appropriate.

Questions to Sarah were invited, and one comment was that during the recent gutter cleaning, the facing boards were cleaned, but the soffits underneath were not. It was suggested that the next time the gutters are cleaned in a few years time, the soffits as well as the facing boards should be cleaned at the same time. Sarah agreed to keep this in mind.

Sarah provided copies of the Charles White accounts for the management of Powderhall Village in 2008 and a copy is appended to these Minutes. The chairman thanked Sarah for taking the time to attend the meeting and asked those present to show their appreciation in the usual way.

Approval of Accounts

Copies of the Association Accounts, prepared by Bill Scott the Treasurer and independently examined, were available at the meeting, and a copy is appended to these Minutes. The meeting was asked to approve the accounts. This was proposed by Susan Corbett, seconded by Mhairi Whiskerd and approved unanimously.

Election of Committee for 2009

Roddy explained that all the existing members of the committee were prepared to serve in 2009, but that Ian, although willing to remain on the committee, was resigning as Secretary. Roddy also stated that anyone willing to join the committee would be most welcome, and if anyone was prepared to take minutes of the meetings, that would be a bonus.

It was also noted that 1 Brae, 2 Rigg, and 12 & 18 Road do not have a stair rep for 2009. Information of interest to all Powderhall residents is distributed to stair reps. by e-mail, and these volunteers then print a copy and pin it to their notice board. Since the service buttons on the door access systems were disabled for improved security, committee members can no longer get access to properties to pin notices on the boards. Unless someone from each of those properties mentioned is prepared to volunteer to perform this simple task, all the residents at these addresses will miss out on information circulated within the development.

AOB

Roddy said that over the years, attempts to form a social sub-committee at Powderhall had failed, but was convinced that it was worthwhile trying again. The aim would be to organise one or two activities per year (summer BBQ, etc.) to try to generate more of a community spirit than exists at present in Powderhall. Experience suggests that if one person were prepared to take the bull by the horns and organise such a sub-committee, other people would then join in and help out. If any resident is willing to try to do this, please contact the chairman directly or via the Powderhall website.

A question was asked if we could anything about the unsightly barbed wire on top of the fence round the fuel storage tank in B&Q. The committee will consider this at its next meeting, but there was some suggestion that B&Q may not extend its lease when it expires in a few years time. Sarah is currently interfacing with B&Q to drastically cut back the trees that are blocking sunlight light from many properties in 1 and 2 Brae.

There being no further questions, the meeting closed at 9:15pm.



**CHARLES
WHITE
LIMITED**

Property Management
Established 1840

Powderhall Village accounts for the year ended 31st December 2008

Income

Factoring and insurance fees	273764.70
Interest	9.44
	<u>273774.14</u>

Expenditure

Lift telephone charges	2604.95	
Brian Scott - painter	11374.00	
Lift maintenance	54730.29	
Stair cleaning	26439.95	
Block Buildings Insurance	49217.06	
Gardening - Hunters	24619.02	
Hann Property Services	3585.98	
Debt fees	980.27	
Room Hire for Association meeting	34.00	
Management fees	38320.92	
Powderhall Village Owners Association Working Fund	670.00	
Communal Electricity	22843.74	
Repairs	<u>29039.01</u>	
		-264459.19

Surplus for year

9314.95



PROPERTY MANAGERS
ASSOCIATION
SCOTLAND LIMITED

92 Morningside Road Edinburgh EH10 4BY
Tel: 0131 447 8191 Fax: 0131 452 8671 • Web: www.charleswhite.co.uk

Directors: Edwin Backler BEng (Hons) ACMA (Managing), John Purves BSc (Hons) DipFd MBIE
Katie Backler LLB (Hons) ACA, David Hutton BSc (Hons) MRICS

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Powderhall Village Owners' Association

Statement of Accounts for the year to 31 December 2008

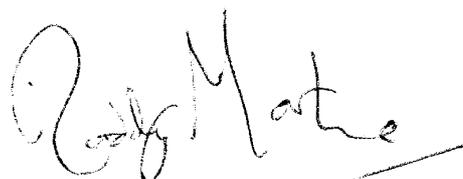
INCOME & EXPENDITURE STATEMENT

Income:	£	2007 £
Residents Fees	670.00	670.00
Replacement Parking Permits	70.00	120.00
Bank Interest	5.62	6.34
Compensation from Bank		50.00
	<u>745.62</u>	<u>846.34</u>
Expenditure:		
Website annual hosting fee	107.68	107.88
Secretary's honorarium	100.00	100.00
Additional planting	96.00	
Donation (Broughton PS)	20.00	
Parking Permits purchases		156.00
Stationery and postage		61.04
Parking disc covers		44.65
	<u>323.68</u>	<u>469.57</u>
Surplus for the period:	<u>421.94</u>	<u>376.77</u>

CASH FLOW STATEMENT

Opening Balance at 1 January 2008 (2007)	376.77	0.00
Surplus for the year	421.94	376.77
Closing balance at 31 December 2008(2007)	<u>798.71</u>	<u>376.77</u>

This Statement of Accounts for the period to 31 December 2008 was approved by the Committee of the Powderhall Village Owners Association at a meeting on 15 January 2009



Roddy Martine, Chairman



Bill Scott, Treasurer