



Powderhall Village Owners Association AGM – Tuesday 22nd March 2016

The Annual General Meeting of the PVOA was held at Broughton Primary School

1/ **The Chairman** welcomed Powderhall owners and residents.
In attendance: Councillor Nick Gardner.

Apologies from Councillors Blacklock, Donaldson and Ritchie.

The Chairman also welcomed Stephen McGill, Crime Prevention Officer, West End Police.

2/ Approval of Minutes and Accounts

The Minutes of the 2015 PVOA AGM, and for the 2014/2015 PVOA Accounts prepared by Treasurer Karen Shewan, were formally approved.

3/ **The Chairman** reported that 2015 to 2016 had passed relatively smoothly in Powderhall Village, the main issues being the Conveyancing of parking spaces and common ground to Powderhall Village Owners Ltd, repairs, security and dog fouling.

A/ Residents Parking and the adoption of Powderhall Road.

Jane Ramsay of MBM Commercial, acting on behalf of Powderhall Village Owners Ltd, is currently engaged with Stephanie Hepburn of Shepherd & Wedderburn acting on behalf of Scott Colquhoun of Taylor Wimpey, in the process of conveyancing ownership of the Parking Spaces and common ground throughout Powderhall Village.

The matter seems to have dragged on since last year, but we have now been advised that all owners will shortly be receiving a letter from Taylor Wimpey advising them that the handover will shortly be taking place. Councillor Hinds, Convenor of Transport at Edinburgh Council, has asked to be informed when the transaction is complete.

B/ Household Security

There have been several break-ins and attempted break-ins over the year. Stephen McGill explained that contrary to the widely held image of drug users being the prime culprits, there is a new breed of perpetrators, invariably young and turning to crime to fund their lifestyle.

The Police had identified two groups in particular and were treating them as if they were organised crime gangs. A lot are being caught, but the problem to some degree lies in the system which allows them out on bail after sentence to offend again.

However, curfews have been introduced and every night officers are directed to check on past offenders throughout the night. Stephen admitted that it was all a bit of a merry go round, but that results were being achieved. Various groups were working with offenders to alter their thinking and to get them into responsible jobs

Ground Floor and Main Door flats are the most vulnerable properties; also top floor flats during the day, when access can be gained from a stair. Residents are therefore asked to be particularly vigilant over who they allow into the building. Mortice locks must be used.

House burglars are looking for easy targets, so it was advised that keys should not be left near ground floor windows where they can be seen. Thieves are mainly after cash, small items of jewellery fast sell items. All of the original Bryant (Taylor Wimpey) properties in the Brae are fitted with burglar alarms and if anyone does not, it is recommended that they install one.

Powderhall is to some extent fortunate in not having allocated parking as thieves tend to identify expensive vehicles and identify where the owners live. However, Stephen reported that car break-ins had been rarer than in previous years, although parked Taxis seem to have become a target. Sat Nav systems, rather than the car itself, are usually what thieves are after.

The installation of CCTV in the Underground Car Park appears to have been a successful deterrent. A stolen car with a tracker had been abandoned in the Underground Car Park, and the CCTV appears to have been helpful to the Police. Stephen said that if anyone sees a suspicious vehicle parked in the village, to please report it immediately. To this end, the Powderhall residents Facebook has proved immensely useful.

**West End Police Station 3-5, Torphichen Place. EH3 8DY. Tel: 0131-221 2018.
E.mail: stephen.mcgill@scotland.pnn.police.uk**

Generally speaking, Powderhall Village is well lit and well run, but residents are at all times asked to be vigilant. Police Scotland Home Security Guide booklets were made available to the audience.

On behalf of the PVOA, the Chairman thanked Stephen for attending and for his excellent advice.

C/ Councillor Nick Gardner

Councillor Gardner began by stating that all Council Officers were directly responsible to the elected Councillors, of whichever political party. He then went on to outline the various departments - roads, footpaths, street cleaning and lighting, dog fouling, anti-social behaviour, planning permissions from chopping down a tree to house alterations, licensing issues, multi-occupancy houses, communal projects, markets, fairs and traders, council licences (taxis), waste collection and recycling, schools and youth work, social care and signposting, etc, etc.

1/ With regard to St Mark's Park, Mrs Fleming observed that there was inadequate provision for wheelchair access on the far side of the bridge, where the pathways to both left and right are often muddy and impassable.

Christine Patch drew attention to the state of the bridge itself. The Council had removed some graffiti some time ago, but the entire bridge was now in need of a coat of varnish or paint.

In regard to both matters, Councillor Gardner agreed to organise an on-site inspection with Murray Black, Environment Manager, City Parks Department. The Chairman, Mrs Fleming and Mrs Patch will be invited to take part.

2/ Dog Fouling

The responsibility of dog owners, as minuted at the 2nd March PVOA Committee Meeting, was raised by Richard Ross. The Committee is to proceed with notices and a mesh surround for the Children's Playground. However, owners who see inconsiderate behaviour should take a note and report it accordingly, preferably having established if there is a pattern of offence; ie; every day, what time, etc.

It was underlined that this was not to punish responsible dog ownership, but to underline that Powderhall is our garden and should be cared for.

While Environment Wardens had agreed to visit on a more regular basis, Councillor Gardner pointed out that there were not enough of them to cover the area allocated to them. Any help that residents can give them is mutually beneficial.

3/ Operation of commercial activities from a residential property.

A complaint has been raised and Councillor Gardner is to make the necessary enquiries.

On behalf of the PVOA, the Chairman thanked Councillor Gardner for his attendance.

D/ Sarah Wilson of Charles White

Parking Permits are due to expire shortly and Charles White and P4P will be issuing Resident and Visitor permits for 2016-2017. **Owners are reminded that they should have signed up with Powderhall Village Owners Ltd, and to contact Sarah Wilson immediately if they have not.**

Sarah provided copies of both the Powderhall Village income and expenditure

accounts for 1.3.2015 to 1.3.2016 and also the PVOA Accounts for the same period.

E/ POWDERHALL FACEBOOK PAGE

Powderhall Village now has a very proactive Facebook Page with 101 members to date. To join: Powderhall Village Residents.

The Chairman thanked Sarah Wilson for her attendance.

F/ Election of PVOA Committee for 2016/17

The current Powderhall Village Owners Association Management Committee members were re-elected: Adam Clarke, Gordon Chromka, Emma Hingant, Ramon Inglada, Frans Kooy, Roddy Martine (Chair), Dr Andrew Nisbet, Kevin Patch, John Riley, Richard Ross, Karen Shewan (Treasurer), Mel Shewan, Kathryn Tomlinson.

Any Owner who might like to join the Committee is invited to approach the Chairman directly, or to make contact with him through the PVOA Web Site or Facebook Page. If anyone is prepared to take over the office of Secretary, he or she will be enthusiastically welcomed!

G/ STAIR REP VACANCIES

Will any Stair Rep who has recently changed his or her e.mail address, or who has NOT been receiving the Minutes, please contact the Chairman urgently.

Conclusion of AGM

The Chairman gave an assurance that the PVOA Committee is doing its best to minimise costs where possible and 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.