



Powderhall Village Owners Association AGM – Wednesday 10th April 2013

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

1/ The Chairman welcomed Powderhall owners and residents.

In attendance were Councillor Angela Blacklock, Councillor Deidre Brock, and Councillor Nick Gardner. Councillor Maggie Chapman sent her apologies.

In addition, the Chairman welcomed Councillor Lesley Hinds, Convenor of Transport and Infrastructure for Edinburgh Council.

Martin Wilson (Chair) and Richard Preston, representing the Owners of the Hopetoun Village were also in attendance.

2/Approval of 2012 Minutes and Accounts

Approval of Minutes of the 2012 PVOA AGM, and for the 2012/2013 PVOA Accounts prepared by Treasurer William Mackie. **Both Motions were Forwarded and Seconded.**

3/ **The Chairman** reported that 2012 into 2013 had passed relatively smoothly in the Village, with the exception of the tragic fire at No 4, The Rigg.

Tributes were paid to the watchful eye of the resident who had spotted the smoke, and the rapid response of the Lothian & Borders Fire & Rescue Service. Our cleaners were also thanked for the speedy way in which the debris was cleared. Our sympathies were extended to the family of the fire victim.

Water of Leith Flood Prevention Scheme

Thankfully the Powderhall stretch of the Water of Leith Flood Prevention Scheme has been completed, and the Chairman extended the PVOA's thanks to committee member Ian MacMillan, who has kept a close monitor on the work, and liaised over the renewal landscaping which is now complete.

Residents Parking/ Road Adoption

For some years the PVOA has been in negotiation with Edinburgh Council over the Council's forthcoming adoption of Powderhall Road from Messrs Taylor Wimpey, and the proposed acquisition of the parking spaces on Powderhall Road, which would leave the owners of the village with less than two thirds of the 103 per cent residential parking allocation stipulated in the original property purchase documents.

After nine years of negotiation, legal advice, the departure of two Convenors of Transport & Environment at the Council, and joining forces with the Hopetoun Village Owners Association, who have a similar problem, the Council is now offering the owners at Powderhall two options:

- (1) The Partial Adoption of the roads and pavements, excluding the parking bays which will continue to be retained and managed by the Owners.
- (2) A City Parking Permit discount arrangement which would involve full adoption (Road, Parking Bays and Pavements).

Councillor Hinds explained that on taking office she had thought that this would be a simple matter to resolve, but had discovered otherwise as Council Officials were unhappy about making compromises.

The Council will shortly be sending out Voting Forms to all owners to ask for their preference of the two options above.

To avoid any confusion that might occur between Owners and Tenants, it was agreed that Voting Forms will be sent out by the PVOA Factor, Messrs Charles White, who hold an up-to-date list of all Owners.

4/ Councillors and Questions to Councillors

In response to comments on the ongoing smells and noise from the Waste Disposal Plant, Cllr Blacklock reported that a site a Millerhall had been procured by Edinburgh Council and Midlothian Council, and it was hoped that this would come into operation in 2017.

Cllr Brock mentioned the Cleaner Leith Forum and the Council's Neighbourhood Management Scheme, and the advice that they can offer. Some Owners are concerned about the increase in Dog Fouling on footpaths and grass areas, and she suggested that the PVOA invite Paul, the Council's Environmental Warden, to a meeting to discuss ways in which we can co-operate.

In the meantime, if people spot offending individuals, Environmental Wardens would like them to make a note of the time of day, and to give a description of the person and/or their dog, to the City Centre & Leith Team on 0131- 529 7061.

Cllr Gardner informed us about the Feeling Safe Forum, the next meeting of which will take place on Saturday 22nd June from 11am until 2pm at the McDonald Road Library. He will forward more details nearer the time.

The FSF has been set up to give residents from across the Leith Walk and Leith Wards, the chance to vote on, and comment on, local priorities for the Community Safety Team for the coming quarter. The Community Safety Team is made up of local CEC staff and police officers, who are assigned to community focused duties.

The Chairman thanked the Councillors for their attendance.

5/ Factoring Issues – Sarah Wilson

Sarah Wilson reported that a wet course will shortly be installed to cover up the flooded area at the Children's Play Area.

The on-going Power Contract has been allocated to Scottish Power, and significant reductions have been negotiated with Schindlers, the lift contractor. The Stair re-painting programme will shortly be announced.

Following several incidents, it is proposed that Stair Reps be given instructions on how to close the automatic windows on the Communal Stairs. Sarah Wilson is to arrange for Robert from Sequel Fire and Security Services to contact the Committee.

Following complaints about refuse lying around, and oil spills, It was agreed that the Underground Car Park at Powderhall Rigg be cleaned monthly, as opposed to bi-monthly.

The seemingly abandoned bike frames and the car with the off-road tax disc which has been parked in the underground garage for over a year were noted. Sarah was asked to take action.

Complaints were received about cigarette ends being discarded in doorways and other communal areas. It was recommended that NO SMOKING notices be placed on the

Stair Notice Boards, and that residents be asked to be more considerate about their neighbours wellbeing.

Election of PVOA Committee for 2013/14

The current Powderhall Village Owners Association committee consists of :

Dougie Brown, Gordon Chrumka, Dr Aamer Khan, Frans Kooy, Andrew Logue, Roddy Martine (Chair), William Mackie (Treasurer), Ian MacMillan, James Marsden, Dr Andrew Nisbet, John Riley, and Kathryn Tomlinson.

Formal approval was sought and approved for these members to continue to serve on the Committee for the coming year, and owners wishing to join the Committee were invited to approach the Chairman directly, or to make contact through the PVOA Web Site.

Stair Rep Vacancies

We are enormously fortunate to have Stair reps for the majority of the properties in the village, a very useful support mechanism. However, there are currently vacancies for Stair Reps at 12 and 18 Powderhall Road. If there is anyone from these Stairs willing to take on this responsibility, could they please make themselves known. It is, after all, in their interests to keep informed. **Will any Stair Rep who has recently changed their e.mail address, or who has not been receiving the monthly Minutes, please contact the Chairman directly.**

Internal Boilers

This concerns the problem facing owners with Internal Boilers and the legal necessity (after 12th December 2012) to introduce Inspection Hatches. This is the responsibility of the individual Home Owner, but if anybody has not been following the Minutes, the Committee can offer advice on the subject.

Garden Committee

Over the past year, a Garden Committee has been formed as part of the main PVOA Committee Generall speaking, the gardens are in good order, but we are currently taking steps to improve the entry approaches to Powderhall at both ends by planting ivies on the fencing opposite the Town Houses, and by shoring up the long bed against the fence at B&Q.

The Chairman gave an assurance that the PVOA Committee is doing its best to minimise costs, but there are inevitable expenditures necessary for the greater benefit of the village.

Conclusion of AGM

The AGM concluded with the Chairman thanking all concerned, and a pledge that the

PVOA Committee will continue to do its best to look after the best interests of Powderhall Village.