



Powderhall Village Owners Association AGM – Tuesday 7th March 2017 7pm

**The Annual General Meeting of the PVOA was held at
The Capital City Church, McDonald Road, Edinburgh EH7 4NW**

1/ The Chairman welcomed Powderhall owners and residents.

Apologies from Councillors Blacklock, Donaldson, Gardner and Ritchie.

The Chairman also welcomed PC Paul McNiven, representing PC Colin Spence, Powderhall Community Beat Officer, who was unable to attend.

2/ Approval of 2016 AGM Minutes and Accounts

The Minutes of the 2016 PVOA AGM, and for the 2016–2017 PVOA Accounts prepared by Treasurer Karen Shewan, were formally approved.

3/ The Chairman reported that 2016 into 2017 had passed relatively smoothly in Powderhall Village, although there have been incidents of vandalism and bicycle thefts. The main issues have been the ongoing Conveyancing of parking spaces and common ground to Powderhall Village Owners Ltd, building repairs, security and dog fouling.

The introduction of the Powderhall Residents Facebook Page has proved an invaluable tool for bringing the community together and keeping everyone in touch with what is going on. We now have 203 Facebook members out of 335 owners, which is not at all bad although we would naturally like to see everyone in the village sign up. (But then not everyone has personal access to the Internet).

With so much building going on around us, security is an obvious concern. The Chairman therefore called upon PC Paul McNiven to say a few words.

4/ PC Paul McNiven

PC McNiven began by explaining that there had been changes in police procedure. Community police numbers had been cut to 10 at Leith, but the 10 left were now 95

per cent available to do local tasks and provide a better service. He reported that over January and February, statistics for domestic house break-ins across the Leith area were exceptionally low compared with other areas of the City. But one house break-in is one too many. The police are now offering Community Safety Advice. He suggested that Powderhall consider a Neighbourhood Watch Scheme and that advice as to how to set this up is on-line. The Chairman responded by saying that this had been discussed in the past but that not enough interest was shown. If there is anyone in the village interested in progressing this, please will he/she get in touch with the Chairman.

Reference was made to incidents earlier in the year and that a resident had taken a photograph of one of the suspects. PC McMillan stressed that it was important for residents not to confront individuals but to call 101 immediately. Anyone with relevant information should e.mail: edinburgleithcpt@scotland.pnn.police.uk

5/ Residents Parking and Common Land.

The Conveyancing has now been drawn up and is awaiting signature from Taylor Wimpey. A Limited Company has been formed to take ownership of the parking spaces and common land on behalf of the 335 owners at Powderhall.

It is very much hoped that the transfer will be resolved in the next few months. **It was stressed by those who attended the AGM that this entire business has been going on for far too long.**

6/ Sarah Wilson – Charles White, Factor

Sarah Wilson from Charles White reported that the installation of CCTV in the Underground Car Park appears to have been successful with no recent incidents reported. An abandoned car, owing to the death of its owner, is to be removed within the next month.

New Resident and Visitor Permits will be issued within the next 10 days. P4 Parking has been asked to be more vigilant and to make sure that they get details. P4 is currently unable to police certain parts of the road owing to a long ago arrangement with Edinburgh Council. This is being abused by workmen from the Springfield Powderhall Gate site. However, the situation is expected to change in the not too distant future and it was suggested that P4 Wardens might start a weekend patrol once the parking spaces were conveyed to PVOA.

Trees at 7-11 The Rigg have been cut back and a Maple Acer has been planted at the Rigg in memory of former PVOA member Dougie Brown.

Insurance pre-renewal letters have been sent out by Charles White and the individual property information will be sent within the next 30 days. Also, over the past year, £21,000 was claimed for water damage in Powderhall Road alone. Residents are asked to regularly check all their appliances. Sarah Wilson is currently looking into setting up a service whereby residents can ask for a plumber to conduct a plumbing check for a modest fee. We will keep you notified about this.

At the suggestion of a former member of the PVOA Committee, it was proposed that a contingency fund be set up for each block. This was also proposed by Sarah Wilson. The buildings at Powderhall Village are getting older. It was not the intention to alarm anybody, but it was agreed that a small annual charge might be made and kept in a separate account to cover future unexpected costs such as redecoration of common areas, parking space and garden repairs, lift replacement (not applicable to road which has no lifts), etc..

Every block is different and Sarah was instructed to prepare a report for the PVOA which will be circulated before any action is agreed.

The switch to LED, as the current lighting needs replacement, is expected to bring lighting costs down.

The Chairman emphasized that the Committee is well aware of the costs involved in maintaining 335 properties and the surrounding gardens and common ground. Over the coming months the PVOA and Charles White will be doing their utmost to keep future expenditure as low as possible.

7/ Dog Fouling

The responsibility of dog owners was again “doggedly” raised by Richard Ross who had apparently been subjected to a Twitter Storm on the subject (which was perhaps rather ineffectual as he does not have a Twitter account).

The situation has improved but there are strong feelings on both sides – dog walkers who protect the freedom of their pets and PVOA residents who wish to have their gardens kept to as high a standard as possible, especially in areas where children play. However, it is important that residents remain mannerly when approaching dog walkers seen not to pick up and at all times they must not be considered to be offensive.

8/ Election of PVOA Committee for 2016/17

The current Powderhall Village Owners Association Management Committee members are Adam Clarke and Frans Kooy (Town Houses); Joanna Bytheway (Brae); Gordon Chrumka (Rigg); Emma Hingant and Ramon Inglada (Rigg); Roddy Martine – Chair (Rigg); Stuart McAllister (Brae); Dr Andrew Nisbet (Brae); Kevin Patch (Rigg); John Riley (Rigg); Richard Ross (Brae); Karen Shewan (Treasurer) and Mel Shewan (Brae), and Kathryn Tomlinson (Rigg).

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 Group.

Conclusion of AGM

The Chairman 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.