



Powderhall Village Owners Association

www.powderhallvillage.org.uk

Minutes of Committee meeting Thursday 26th APRIL 2018.

Present: Gordon Chrumka, Duncan Colhoun, Jane Garrett (Minutes), Frans Kooy, Roddy Martine (Chair), Kevin Patch, John Riley, Kathryn Tomlinson.

In attendance: Sarah Wilson of Charles White.

1/ Apologies: Stuart McAllister, Emma Hignant, Ramon Inglada, Richard Ross, Karen Shewan, Mel Shewan.

2/ Approval of Previous Minutes:

The minutes of the meeting held on 18th January 2018 were approved.

3/ Conveyancing of Parking Spaces and Common Land to Powderhall Village Owners Ltd.

Roddy reported that from the Powderhall Village point of view, the issues around conveyancing of parking spaces and common land are all drawn up and ready to go. There remains a hold up due to Taylor Wimpey being unavailable to sign until after May 1st.

Taylor Wimpey has had a legal issue with regard to Hopetoun Village who are in the same position re conveyancing but RM has been informed that this has been resolved. Once Taylor Wimpey has signed the Conveyancing document, it will go to the PVOA committee to sign. RM has asked MBM Commercial (representing PVOA) to advise on the situation..

The allocation and location of disabled parking bays will be discussed when the legal process is completed. There may be 6 spaces allocated across the development but this is to be explored further. Sarah will chase up the plans for proposed painting of car park lines/ spaces agreed at last meeting.

4/ Review of Actions from Sarah Wilson, Charles White, Factors

Issues were addressed by Sarah as below:

- All jobs raised by Powderhall residents had been addressed
- Lighting: where possible the cleaning company will deal with or report lighting issues, but there are occasions where an electrician is required. Lighting outside lifts has been replaced with LED and should be more efficient and last longer.
- Vandalism: There have been no further attempted break-ins to the bike stores. A bike may have been misappropriated by a neighbour at the Rigg.
- Damage caused by a tin of paint being put down the waste disposal chute at 6 The Brae has been cleared to some extent- but there is still residual damage. Residents should note that all rubbish should be wrapped and that paint should not be put in the rubbish chutes or bins but disposed of appropriately at Dumpit sites.
- Sarah reported that there are now 278 members of Powderhall Facebook group (tenants and owners) . There is a process in place for potential members to be approved.

5/ Powderhall Security

Following Sarah's last inspection of stairwells and smoke vent windows on landings, she reported that some windows were still blocked by residents using areas for storage. Clearly if there was a fire then these issues could present serious health and safety concerns. Sarah will be discussing particular issues with insurers followed by written notification to tenants/ owners where there are concerns There should be nothing stored in stairwells and smoke vents must be clear.

6/ Health and Safety: Mice. Menco has set bait stations and the bait has been taken. Nothing more can be done although it has been reported that sonar plugs may help repel mice. Kitchens and surfaces need to be kept clear of food, crumbs etc.

7. Refurbishment.

Repairs of Powderhall development. Sarah has obtained quotes to paint exterior / interior surfaces including back/ front doors of blocks, architraves, cladding, louvre doors, bike shed doors, which all need attention. Work will be charged on a per block basis. The best quote came from Painting the Capital with all work being fully guaranteed. The committee approved this quote. Some joinery work will also have to be carried out alongside the painting. New netting and matting will be required in waste disposal rooms. New door closers will also be fitted. Further details will be supplied to Powderhall home owners soon. Future work may include painting particularly the ground floors of blocks, some of which are looking messy.

Some door stops have been stolen which has caused consequential damage to walls and paintwork. Discussion was held about replacing door mats inside front doors; repairing flooring in some blocks; water ingress damage. Sarah would like a contingency fund in place to deal with such issues. Surveyors will provide a contingency fund quote for the development which will be considered at a later date.

8/ Electric car charging stations.

Sarah will pass on details about this for future consideration.

9/ Waste collection.

There remain issues across the development around waste disposal and what items are left in waste disposal areas including large cardboard boxes (these should be broken up before being put in recycling bin) and dumping of large plastic boxes which should be recycled at Dumpit sites.

10/ Powderhall Social Event:

Committee members have looked at a range of venues for the proposed social event that is being planned now for July/ August. Possible venues include The Orchard pub, Spitaki restaurant, New Chapter and the Water of Leith café. Frans is investigating suitable venues that are close to Powderhall. The committee discussed financial issues relating to this . Food would be provided with adults buying their own drinks. Powderhall Facebook page could be used to gauge interest in the event.

11/ Powderhall Village Gardens

Discussion about whether the garden committee still exists. There are tools etc available for tenants/ owners to use to improve existing gardens. Residents may have noticed the planing of daffodil bulbs in front of 2-5, The Rigg.

The planting of bulbs etc is encouraged with anything larger/ more ambitious to be run by PVOPA Committee first.

12/ AOB

Gordon reported that dormant accounts for Powderhall Owners Ltd would be filed for the 3rd year running

Sarah will write to tenants re storage of bikes in stairwell of 2 The Rigg

Next PVOA meeting:

This will take place at Gordon's Flat, 8/1 Powderhall Rigg, on July 19th 2018 at 7.30pm..