



Powderhall Village Owners Association

www.powderhallvillage.org.uk

Minutes of Committee meeting Thursday 19th July 2018.

Present: Gordon Chrumka, Jane Garrett (Minutes), Frans Kooy, Roddy Martine (Chair), Stuart McAllister, John Riley, Richard Ross, Kathryn Tomlinson.

In attendance: Sarah Wilson of Charles White.

1/ Apologies: Duncan Colhoun, Emma Hignant, Ramon Inglada, Frans Kooy, Karen Shewan, Mel Shewan.

2/ Approval of Previous Minutes:

The minutes of the meeting held on 10th May 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 not yet signing. MBM Commercial (acting for Powderhall) has written to Taylor Wimpey to ask for further information as to hold- up.

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
- The lifts have been faulty more often as you would expect from lifts of this age. The auto diallers which are the parts which connects the lift to the lift line and then to the emergency contact centre are now out of date and require to be replaced at a cost of £1268+ VAT per lift. As the lift contract with Schindler is due to expire on August 15th 2018. Sarah has retendered the lift contract with 3 lift companies including Schindler (plus Omega and Otis). Sarah believes that Schindler give good service with annual charges being £ 1456 + VAT per year per lift. The contract goes to tenure every 5 years. All companies have local reps and engineers but Sarah is recommending Schindler for this contract. There is some misuse of lifts particularly when people are moving. Callouts at these times are frequent. Sarah will send the committee an update on the lift situation once the contract is confirmed and also the cost of the auto dialler replacement has been negotiated.
- Lighting: where possible the cleaning company will deal with or report lighting issues, but there are occasions where an electrician is required.
- Bike stores: there remain some issue around bike storage. There are bikes in bike stores that are never used. Bike stores are being used to store other things and bikes have been stored in meter cupboards. Bikes in stair wells must be removed. There

was discussion about tagging bikes or having a bike amnesty. Messages re bikes will be posted on Powderhall Facebook.

- Tiled floors: some tiles are lifting from floors in The Rigg. These can't be stuck down effectively so Sarah will ask a flooring specialist to have a look at replacing tiles.
- For Sale Signs: solicitors/ estate agents are not removing their signs when a flat is sold and they are being stored in common areas presenting a nuisance.
- External paintwork: all quotes have been looked at as discussed at the last meeting. Costs will be allocated on a block by block basis.
- A Health and Safety check re fire windows was carried out by Fire Risk assessors. Fire windows must have free access and some tenants have been asked to clear their belongings from under windows to ensure safety. These windows will continue to be checked by Sarah every 6 weeks.
- Sarah reported that there are now 284 members of Powderhall Facebook group (tenants and owners) . There is a process in place for potential members to be approved.

5/ Powderhall Gardens development: Clearing, piling etc on the Powderhall Gardens site has commenced. Powderhall tenants are advised to check for cracks in their flats when piling starts in mid August. Vibration monitors will be used on the site to ensure that levels are safe.

6/ Powderhall Social Event:

Committee members have looked at a range of venues for the proposed social event that is now proposed for August 26th in the afternoon from 3- 6, but may be deferred to September. A picnic in the Powderhall grounds seems to be the favourite choice with a possible barbecue also being available. All weather permitting. Thanks to those tenants who responded on Facebook re this event.

Action Frans. Duncan

7/ AOB

Discussion re installation of taps for hose attachments on the development. A plumber will be consulted. A weed and feed is due soon once the drought is over. There are tools etc available for tenants/owners to use to improve existing gardens. The planting of bulbs etc is encouraged with anything larger/more ambitious to be run by committee first. **Action Sarah 06/09/18**

Powderhall Waste Disposal site.

Stuart attended an open meeting about proposed developments on the site. There are suggestions re the development of The Stables at front of site- possibly to be used for studios and a café. There is a suggestion that the Bowling Green can be used for children's Nursery and as a green area for the Broughton school. There will be other opportunities to question the developers with a formal consultation later in the year. The majority of housing on the site is to be mid- level housing and social housing. There may be 450 homes on the site. Site clearance starts in 12 months. There was some discussion among the committee about the effects of the new dwellings on the infrastructure of the area including schools, GPs, buses etc.

Dogs and dog waste:

The committee discussed the continuing issue of dogs fouling on the estate and the possible risks to children and residents. Not all dog owners make considerate choices as to where their dog fouls. Opinion was voiced that dogs should be kept on a lead while on the Powderhall development.

Parking permits:

There was discussion about how some tradespeople have got hold of residents parking permits. This is not to be encouraged. Livered vehicles will have a permit.

Next PVOA meeting:

September 6th 2018 at 7.30 in Roddy's flat.