



Powderhall Village Owners Association

www.powderhallvillage.org.uk

Minutes of Committee meeting Thursday 6th SEPTEMBER 2018.

Present: Frans Kooy, Roddy Martine (Chair), Kevin Patch, John Riley, Richard Ross, Kathryn Tomlinson.

In attendance: Sarah Wilson of Charles White Ltd.

1/ Apologies: Gordon Chrumka, Duncan Colhoun, Jane Garrett, Emma Hingant, Ramon Inglada, Stuart McAllister, Karen Shewan, Mel Shewan.

2/ Approval of Previous Minutes:

The minutes of the meeting held on 19th July 2018 were approved.

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

Roddy reported that yet again there has been a delay in the conveyancing of common land and parking spaces to Powderhall Owners Ltd since Taylor Wimpey is insisting that the documents for Powderhall Village and Hopetoun Village be signed off together. The Powderhall document is complete but a circular letter from Taylor Wimpey to owners at Hopetoun Village, approved in March 2017, has not as yet been sent out.

Shepherd & Wedderburn have, however, indicated that their client (Taylor Wimpey) is “still minded to complete the conveyance .” Again, we shall have to be patient.

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

Issues were addressed by Sarah as below:

Lifts

The Schindler contract has been renewed for the next 3 years. The auto diallers which connect the lift to the lift line and then to the emergency contact centre are now out of date and require to be replaced at a cost of £1268+ VAT per lift.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 there are 16 lifts in Powderhall which require these works to be completed Schindler have agreed a 55% discount to £535 + VAT per lift.

Bike Stores

After a major clear out, it has emerged that there are bikes in the Bike Stores which have been abandoned by tenants/owners who have moved away. In Block 11 Powderhall Rigg, three bikes are being stored in the Meter Cupboard. Sarah has mentioned this on Facebook but has been reluctant to dispose of them since they are not her legal property. It was

suggested she contact the Police to ask about how long it was appropriate to hold on to them before making arrangements to have them removed.

Sarah to Action 15/11/18

Items placed on Common Stair Areas and under Fire Windows

During site inspections it has been noted that many owners are using the common areas in the blocks as private storage areas. This has been an ongoing problem since it often prevents access to smoke vent windows and impacts upon the abilities of the cleaners to do their job.

This is contrary to the Deeds & Conditions and it creates a Fire Risk for the other stair occupants. Home owners and tenants are politely requested NOT to store or abandon items in the block hallways or stairs.

For Sale Signs

Despite numerous requests, solicitors/ estate agents are failing to remove their signs when a flat is sold. The Committee agreed that after a suitable period has passed, these should be removed and placed in the Bin Stores.

Facebook Page

Sarah reported that there are now 287 members of Powderhall Facebook group (tenants and owners). A process is in place for all potential new members to be approved.

5/ Maintenance

Complaints have been received concerning the higher Factoring Charges demanded for the latest quarter. However, 88 per cent of these charges relate to water damage incurring high insurance claims.

Owners are responsible for ensuring that their appliances are properly plumbed in, bath and shower trays are sealed, etc, and therefore Charles White is offering an annual non-invasive plumbing inspection service through Watson & Gordon Ltd at a cost of £20+VAT per flat.

An annual inspection would be a way of lowering insurance premiums or excesses over a period of time.

Although it has been suggested, absentee landlords and short let Air B&B lettings, this has proved not to be the case.

The Committee agreed that this was a sensible proposal.

Powderhall Waste Disposal Plant Clearance

Stuart has been monitoring this on our behalf but was unable to attend tonight's meeting but sent an update extracted from the New Town & Broughton Community Council Minutes. N. McLachlan (Collective Architecture is working with Edinburgh Council to produce a plan. Essentially, two Consultations have taken place, one in McDonald Road

Library and the second in the Primary School. Approximately 300 were in attendance. And 92 questionnaires collected.

(a) Further Consultations are to take place before December.

(b) Three core opportunities: Social Housing, Nursery and Creative Spaces/ Cafe.

(c) No contact has to date been made with the Powderhall Village Owners Association.

6/Gardens

The bark from the trunk of a fledgling tree in front of 4-6 The Rigg has been deliberately stripped off, and similarly from a tree close to the Children's Play Park. It has not been possible to identify the culprit responsible for these acts of vandalism but a suggestion as to who might be responsible has been made. Residents of Powderhall are asked to keep an eye on the gardens and to report anything untoward.

7/ Powderhall Social Event

It was agreed that the Powderhall Social Event should be postponed until next year. Frans has been investigating the cost of a small tent (to either purchase or rent), and a spring or summer barbecue was proposed. The lazy alternative is to let residents bring all their own food.

Maybe such a very informal set-up could even become more regular, say 2 or 3 times a year?

It was agreed that the matter be further discussed at a later PVOA Meeting.

7/ AOB

Tree at rear of Town Houses

A huge tree has pushed over the concrete posts holding up the fence behind the Town Houses. Through the Land Registry, Sarah has ascertained that the tree belongs to house holders in 2-4 Dunedin Street. She has written to them individually about this. So far there has been no response. Should no response be forthcoming, she will ask Edinburgh Council to enforce a Statutory Notice.

Sarah to Action 15/11/18

Key Safes

If any resident of Powderhall notices that a Key Safe has been introduced into the common area of their property, will they please notify Sarah Wilson immediately. Since these are in contradiction of the Deeds & Conditions, two have already been removed. The committee agreed that they might be acceptable in the case of access to an owner receiving palliative care, but certainly not for Air B&B.

St Mark's Park Bridge

The noise of bridge works has been impacting upon residents in The Brae. This is not something that Charles White Ltd can control and complainants should contact Edinburgh Council.

Fallen Fence on the Brae Car Park

The concrete at the base of the fence needs to be replaced.

Sarah to Action 15/11/18.

Next PVOA meeting:

**THURSDAY 15th November 2018 at 7.30. At Roddy's flat
(4/6, Powderhall Rigg).**