



Powderhall Village Owners Association

www.powderhallvillage.org.uk

Minutes of Committee meeting held on Thursday 22nd May 2019.

Present: Elaine Ennis-Blunt, Roddy Martine (Chair), Frans Kooy, Stuart McAllister, Kevin Patch, John Riley, Richard Ross.

In attendance: Sarah Wilson of Charles White

Apologies: Gordon Chrumka, Jane Garrett, Sabine Goldhausen, Emma Hignant, Ramon Inglada, Mel and Karen Shewan, Kathryn Tomlinson.

1/ Approval of Previous Minutes:

The Minutes of the meeting held on Thursday 14^h March 2019 were approved.

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

Roddy reported that the Dispositions between Powderhall Village Owners Ltd and Taylor Wimpey had been signed and that Jane Ramsay of MBM Commercial is awaiting their return from Shepherd & Wedderburn in order to finalise the Conveyancing.

Once the transactions have been legally completed, it is the Committee's intention to authorise the relocation of one or two of the Disabled Parking Spaces to be in closer proximity to where they are needed. Some of the blocks in Powderhall do not have bike storage provisions and it is suggested that extra al fresco units be introduced.

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

Issues were addressed by Sarah as below:

- For Sale and To Let Signs. Sarah has been in touch with the solicitors and estate agents who have still not removed their signs after a flat is either sold or let. The cleaners have been instructed to remove redundant For Sale signs and to place them in bin stores.
- Maintenance: Insurance claims relating to water damage are an ongoing problem. Owners are asked to make sure that their bath and shower sealants and boiler pressures are properly updated. Non-maintenance of properties inevitably leads to all kinds of communal problems.

A number of flats have already had plumbing inspections from Watson & Gordon. These inspections check shower seals, sinks, toilets etc at a cost of £20 per flat and are available on an ongoing basis. Contact Sarah at Charles White to arrange.

- Owners and Tenants are continuing to cause problems by storing items in common areas. This is causing a fire risk and various other safety issues and it is contrary to the

Powderhall Deeds & Conditions. Owners and Tenants are requested to retain their items within their own premises.

- Sarah Wilson reported that there are now 322 members of the **Powderhall Facebook Friends** (tenants and owners). Nevertheless, there is a process in place for potential members to be approved, ie: an address must be offered. It has been proving an invaluable communications vehicle.

However, **Powderhall Facebook Friends** are asked **NOT** to send messages to Sarah or Charles White via Facebook. They should instead contact Sarah and Charles White direct by telephone on 0131-446 6976 or e.mail: sarah.wilson@charleswhite.co.uk

5/ Canonmills Garden development: Suggestions were made as to how to deal with the thin strip of land in front of the Artisan Canonmills Garden development fence on Powderhall Road up to the edge of Powderhall Brae. Options were discussed and the PVOA will discuss the options with our lawyers and seek to initiate a valuation.

Gordon to Action 218/08/19

6/ Perimeter matters: The tall trees where Powderhall Brae meets the Canonmills Garden development need to be maintained and some poplars may have to be removed. Sarah has spoken to the developer about the encroachment of trees onto Powderhall Brae . There is a Fountain Forestry Report from the previous initiative and this needs to be located to hand over to Artisan. Although the printed version of this appears to have been mislaid, it was suggested that it still exists as an Electronic File.

Sarah/Roddy/Gordon to Action 16/06/2019

7/ Powderhall Gardens improvements: Frans, Sabine and Roddy have introduced some bulb and seed plantings at the Rigg, and other owners/tenants are encouraged to join the Garden Committee. The Committee (which as yet is very casual) is keen to encourage all Powderhall owners/tenants to help improve the appearance of the village, and Brian Hunter Garden Contractors are available to consult if necessary.

8/ Mandatory Lift Inspections. Under recent legislation, these will be introduced in the near future.

9/ Vibration from Powderhall Waste Disposal Site

John expressed concern at the level of noise, vibration and dust coming from the regeneration of the Powderhall Village Waste Disposal Site. We have been assured that Edinburgh Council is conducting weekly tests to make sure that the levels are within the acceptable ratio.

10/ Waste Collection. While this service has undoubtedly improved, there are still problems with the re-cycling bin collections. On a number of occasions waste has been dropped by the vans in the car park areas. Also, the rubber-faced protector boards have been damaged at 6, and 7, The Brae, and 4, and 10, The Rigg. Some years ago, the Waste Department initiated a Site Survey and Stuart proposed that we ask for a repeat survey.

Sarah/ Stuart to Action 16/06/19

11/ Canonmills Garden and Road Traffic

Stuart suggests that we approach CEC traffic division to ask them to improve the speed prevention measures along the stretch of Powderhall Road where it adjoins the corner of Logie

Green Road. Through traffic, in particular commercial vehicles, has been building up and it is of increasing concern.

Stuart to Action 23/05/2019

12/ Dog Fouling

The gardens at Powderhall are PRIVATE and they are maintained by the PVOA, which is something that outsiders sometimes need to be reminded of.

The PVOA politely reminds all Owners and Tenants that dogs NOT kept on a lead are a contravention of the Powderhall Village Deeds & Conditions. Also, that dogs should at all times not be allowed to foul on common areas and if so doing, the fouling must be cleaned up by the owner as soon as possible.

While the situation has improved dramatically since the introduction of signage, it has been noticed that some dog walkers (presumably non-resident) still allow their dogs off the lead, and pick-up bags are being regularly discarded at two or three off-pavement locations in the village. This is both inconsiderate and wrong. The regularity of this leads us to the conclusion that somebody either living in the village or passing through with their dog daily, is culpable. Any observations as to who are welcome.

Next PVOA Meeting: 7.30 pm on Thursday 18th July 2019 at Roddy's flat (4/6, Powderhall Rigg).