

Powderhall Village Owners Association

Meeting of PVOA Committee at 7/21, Powderhall Brae; 7.30pm on Tuesday 20th June 2006

Attendees; The meeting was Chaired by Ian Corbett with Roddy Martine as Secretary. Also present were Karen Clark, Stuart McDonald, Marianne Simpson, Kathryn Tomlinson, Campbell Gibb, Gordon Chrumka, and Peyman Taheri.

Apologies: Dougie Brown, Sharon Grant and Frans Kooy.

INSURANCE

There is currently separate block insurance for Powderhall Brae, Powderhall Rigg and Powderhall Road. The division of the £100 excess liability between the separate blocks of Powderhall Road was discussed. The current situation is that in the event of a claim from a resident of Powderhall Road, the £100 excess would be divided among both blocks in Powderhall Road. The feeling is that this is unfair, and it was proposed that in future, the excess should only be divided among the the owners of the block concerned.

Sarah Wilson has confirmed that an alteration to the insurance policy is possible, but it is too late to introduce a change for the current year. However, if an agreement is reached between 75per cent of the owners, an altered liability could be introduced for next yeay, providing prior notice was given.

FENCE AT PLAYGROUND

For some time, cyclists and children approaching the Powderhall Playground from the Water of Leith footbridge have been ignoring the Council owned circular footpath to cross the flowerbed and grass (owned and maintained by the PVOA), immediately in front of the footbridge. The result is that bushes and plants have been irrevocably damaged.

It has been formally agreed, in consultation with Simon Daley, Community Police Officer, that a fence be erected to protect the flowerbed until such time as the existing hedge has grown to a sufficient height and density to provide natural protection.

PAINTING

Campbell reported that the painting of the stairs at Powderhall Road, so far as he is concerned, has been successfully completed, and is what was required. However, there is still time to register inconsistencies. **In the event of anyone being dissatisfied, would Stair Representatives please notify Sarah Wilson (direct line: 0131-446 6976) immediately.**

SMOKE DETECTORS and EMERGENCY LIGHTING

Bi-annual checks of Smoke Detectors and Stair Lighting is mandatory by law. The following quotes have been received from Sequel Fire Security amounting to £5.50 per household for maintenance of Smoke Detectors; £11 per household, for maintenance of Emergence Lighting. Sarah Wilson has been instructed to proceed with both.

Charles White proposes to introduce a new generation of General Electric 28w T-5 15,000 hour bulbs, but these will cost an extra £1 per bulb. However, they should last 5000 hours longer (ie: 28 days). **Would Stair Representatives please indicate their preference to a Committee member.**

The cost of replacement light bulbs was queried, and Sarah Wilson is to be asked to provide clarification. Ian is to ask Sarah for a breakdown of costs.

COMMUNAL CARPETS

Sarah Wilson is currently waiting upon quotes for the shampooing of communal hall/stair carpets to coincide with repainting work. This will be discussed at the next meeting.

LAST ATTEMPT TO SET UP NEIGHBOURHOOD WATCH

A positive response of 40 per cent from owners/residents is required in order for a Neighbourhood Watch Scheme to be formally set up. Stuart has the necessary information required to draw up a questionnaire which will then be sent to home owners/ residents, and he will pass this on to Roddy.

The Committee will then agree a simple questionnaire which will be circulated with the next mailing from Charles White.

WEB SITE

Gordon has now made contact with Steven Bolland, and will begin the process of reinstating the Powderhall Village Web Site. Dougie Brown has intimated that he would be willing to help.

PVOA PARKING AND LONG TERM CONTROL OF RESIDENTS' PARKING

Bryant Homes have now re-submitted the amended proposal for the Council's take-over of Powderhall Road with the agreed changes regarding PVOA parking (the Council is to take over 31 spaces on Powderhall Road). The Committee is aware that the Council's expanded parking controls are scheduled to be introduced in September, and therefore it is essential for the PVOA to have a strategy already in situ to protect the private parking spaces which will then fall under our remit.

The introduction of barriers and bollards was discussed, but it was decided that a warden ticketing scheme was preferable (households to be issued with laminated passes, with spares for visitors, incorporating a colour coding system to be changed monthly to avoid fraud). Ian has a contact at Boat Green, and will consult with him.

Similarly, Kathryn has a contact at Fettes, where they already have a successful private warden ticketing scheme. Peyman will look into consultancy companies specialising in operating such schemes. It was agreed that we should find a representative of a parking control company to advise us on the best method to adopt (if at all possible somebody who is willing to attend our next meeting).

In the meantime, Sarah is to be consulted over similarly placed schemes factored by Charles White, and to be asked to obtain quotes for bold signing to be introduced BEFORE September. These should read along the lines of: PRIVATE PARKING FOR POWDERHALL RESIDENTIAL PERMIT HOLDERS ONLY

It was emphasised that as from September the PVOA (including the Town Houses) will be responsible for all the maintenance and protection of the residential parking spaces we have adopted. The Committee was asked to go away and think of their preferred options for further discussion at the next meeting.

ANY OTHER BUSINESS

It was brought to the Committee's attention that Bryant Homes have sold the plot of land skirted by Beaverhall Road and Dunedin Street, and fronting on to Powderhall Road, to a developer (MD Rutterford), and that planning permission for a mixed use development has been applied for. It is also apparent that the primary access for the building work is designated for Powderhall Road.

Several questions need to be asked:

- 1/ Why was notification of this only sent to the houses on Powderhall Road, and not to the Brae or Rigg?
- 2/ How high is this development to be?
- 3/ What is the exact mix? 78 houses/offices?
- 4/ How many parking spaces will be available for its users?
- 5/ Why is there no indication of access to the site from either Beaverhall Road or Dunedin Street?

Campbell, Ian, and Stuart, and possibly Gordon or Roddy, will be visiting the City Planning Office to investigate. Any objection will have to be lodged within 14 days.

Interested parties wishing to arrange to view the plans should contact the Council Planning Department (1, Cockburn Street, Edinburgh EH1 12L) direct at: 0131-529 3595. (Mixed Use Land Development at 14/16/20/26 Beaverhall Road).

DATE OF NEXT MEETING: Tuesday 25th July at 7.30pm at 4/6 Powderhall Rigg.