



Powderhall Village Owners Association

www.powderhallvillage.org.uk

Minutes of Committee meeting held on Thursday 12th September 2019.

Present: Gordon Chromka, Frans Kooy, Stuart McAllister, Roddy Martine (Chair), Kevin Patch, John Riley, Richard Ross. Sam and Sanne Weenink

In attendance: Sarah Wilson of Charles White

Apologies: Elaine Ennis-Blunt, Jane Garrett, Sabine Goldhausen, Emma Hignant, Ramon Inglada, Mel and Karen Shewan, Kathryn Tomlinson.

Sam and Sanne Weenink were welcomed to the Committee.

1/ Approval of Previous Minutes:

The Minutes of the meeting held on Thursday 19th July 2019 were approved.

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

Powderhall Village Owners Ltd is in the process of registering Ownership of the parking spaces and common land in Powderhall Village with the Land Register. Jane Ramsay at MBM Commercial is to be asked for details. Gordon is to act as Company Secretary.

Roddy to Contact Jane Ramsay at MBM 07/11/19.

3/ Parking Spaces

It is the Committee's intention to improve the 325 parking space markings and to relocate a few of the 8 Disabled Parking Spaces. There have been requests for increased bike storage (For example, there is no bike storage at 1-6 The Rigg). An allocated area of the underground garage has been suggested.

Sarah and Kevin have had a walk around the village and have identified improvements that can be made. Bays are to be painted in the Spring 2000. The emergency turning point between 5 and 6 The Rigg is to be clearly marked out and large notices are to be introduced at each of the three entry points to Powderhall Village to stipulate **Private Parking only. P4P is to be consulted over wording.** Sarah is to acquire costings.

Sarah to Action:07/11/19.

4/ Canonmills Garden Development

Discussions are still in hand with regard to the possible sale of the thin strip of land which lies in front of the Artisan Canonmills Garden development fence on Powderhall Road. It serves no purpose for the Powderhall Village development and future maintenance is likely to become costly. An independent valuation is underway.

Sarah to Action 07/11/19.

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

Issues were addressed by Sarah as below:

- The display of For Sale and To Let Signs is only permitted on property windows. 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. Some have been there for some considerable time and Sarah is to call the Agents again or they will be removed by the Cleaners.
- Maintenance: Insurance claims relating to water damage are an ongoing problem. Owners are asked to ensure that their bath and shower sealants and boiler pressures are properly updated. Non-maintenance of properties inevitably leads to all kinds of communal problems such as flat to flat leaks.
- **Owners and Tenants are continuing to cause problems by storing items in common areas – buggies, shoe racks, prams, etc. 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 333 members of the **Powderhall Facebook Friends** (tenants and owners). 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

6/ Bin Stores

Residents are asked to PLEASE break up cardboard boxes and place them in the recycling bin. **Otherwise the collectors are NOT obliged to remove them.**

7/ Perimeter matters: The tall trees where Powderhall Brae meets the Canonmills Garden development need to be maintained and some Leyland/ poplars may have to be removed. Sarah has handed over the original Frontier Forestry Report and following correspondence between David Rice, Senior Project Manager of Hart Builders (Edinburgh) Ltd and one of the owners in Powderhall Brae, we are informed that his client (the developer Artisan) will be in dialogue with residents at the Brae concerning how best to manage the trees after the bird nesting season is over.

Sarah to Monitor 07/11/19.

8/ Powderhall Garden Committee: The PVOA Garden Committee to date comprises Frans, Sabine, Mel and Karen and Roddy, and we are delighted to welcome Sanna and Sam. Any other resident in Powderhall Village who would like to join us should get in touch with Roddy. It is proposed that members of the PVOA Garden Committee should have a walkabout to discuss possible improvements for 2020.

Roddy to Action 07/11/19 .

9/ Childrens Playpark

It has been noticed that many more children have been making use of the play park and the Committee is delighted with the initiative of Mary's Kids' group.. It was suggested that facilities might be introduced for an older age group – 10-14 year olds- as there is nothing for them in the village. However, play equipment is expensive and further talk is needed as to what is appropriate and weatherproof.

It was suggested that Parent/Toddlers groups might get together with a view to fundraising. It is also possible that grants might be available from the City or Government.

10/ Air B&B and Short Term Lets

In this regard, a consultation is underway at the Scottish Parliament to define periods of lettings. Sarah advised that approximately 30per cent of the properties in Powderhall Village are let properties. It was again suggested that the PVOA should have a policy in this regard taking into account the Deeds & Conditions.

11/ Dog Fouling

Although the situation has improved, complaints about Dog Fouling are still an issue, particularly in the area surrounding the Children's Play Area.

While the majority of dog owning residents within Powderhall Village are aware that the gardens are PRIVATE and maintained by the PVOA, outsiders – dog walkers passing through the village - are often unaware of this and need to be reminded.

Richard has suggested that we have a collective responsibility as Powderhall Residents to politely bring this to the attention of anyone who does not keep their dog on a lead while passing through our gardens.

12/ AOB

Powderhall Village Owners Ltd is a Registered Company Limited by Guarantee with four directors representing the interests of the owners of the Road, Brae, Rigg and Town Houses. A Meeting of the Directors took place immediately after the PVOA Meeting, and the Minutes of this will be made available separately and held by Charles White.

Next PVOA Meeting: 7.30 pm on Thursday 7th November 2019 at Roddy's flat (4/6, Powderhall Rigg).