



Powderhall Village Owners Association

www.powderhallvillage.org.uk

Minutes of Committee ZOOM meeting held on Thursday 25th JUNE 2020.

Due to the Covid 19 Pandemic, this meeting was convened using Zoom

Present: Gordon Chrumka, Jane Garrett (Minutes), Frans Kooy, Roddy Martine (Chair), Kevin Patch, John Riley, Richard Ross, Karen Shewan Kathryn Tomlinson, Sanne Weenink.

In attendance: Sarah Wilson of Charles White

Apologies: Elaine Ennis-Blunt, Sabine Goldhausen, Emma Hignant, Ramon Inglada, Stuart McAllister..

1. APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 26th February were approved.

2. Review of Actions from Sarah Wilson, Charles White Factors.

Issues were addressed by Sarah as below:

During the pandemic, all essential jobs have been carried out in Powderhall. Residents are asked not to make requests for maintenance repairs via Facebook but to contact Charles White direct in the usual manner.

Inspections have carried on as normal.

GARDENING:

Clearance of litter, etc has been carried on in the grounds and the normal maintenance has been completed..

BLOCK CLEANING:

The cleaners have recently returned to work and have asked residents NOT to use hand gel to clean the brasses as it strips the lacquer.

Roofers have only been able to carry out small jobs as there have been no cherry- pickers available.

LIGHTING.

Where possible, the cleaning company will deal with minor issues such as the replacement of bulbs.

Research into the cost of replacing old lighting fittings has been put on hold during the pandemic but this will now resume. These new fittings are slimline and have sensors. Safety lights are also required.

Sarah will receive costs for LED upgrades soon. The fitting of these will bring about energy savings. An electrician will advise if lights need to be on all of the time where there is no natural light available in stair wells etc. Tenders for this work are with 4 electricians.

3.FACEBOOK:

Sarah reported that there are now 352 members of Powderhall Facebook group (Owners and Tenants). There is a lot of community information shared on this site and please note that there is a process in place for potential members to be approved. Only those living within Powderhall Village are to be admitted.

4. BIN STORES.

Overall, bin collections have been regular during the pandemic. Bin stores have mostly been kept in a good state although rats have been seen in the store at 6 The Rigg, and will be dealt with.

The top of the recycling bin in 4 the Rigg has disappeared. Issues re bins, such as this one, should be reported to Edinburgh Council.

5. PVO Ltd DIRECTORS' INSURANCE:

Sarah to forward quote from Deacon to Gordon for Directors' Insurance for PVO Ltd. PVO directors to consider and act.

6. DOGS:

There seems to be increasingly more dogs than ever during the lockdown. Thankfully, the majority are kept on a lead while in the grounds of Powderhall Village. However, not all of these dogs are being kept under control, and dog waste is becoming increasingly more evident.

Notices regarding the control of dogs are located across the estate and should be observed.

A formal letter has already been issued to one person in the neighbourhood. Things that can be done by Powderhall residents to help improve the situation include gently reminding offending walkers that their dogs need to be kept on leads, and reporting persistent offenders to the Council, who have a strict policy in this regard.

The Council Act clearly states: "Dogs shoud NOT be allowed to foul" All owners should please pay heed to this and out of courtesy to all of us who live here, pick up.

Richard expressed concerns about the children's play area at The Brae and suggested planting a hedge or railings around the area to keep children safe. Other suggestions from residents would be welcomed.

7. REVIEW OF PARKING SPACES:

Roddy reported that the issues involved in the conveyancing of parking spaces to Powderhall Village Owners Ltd have all been drawn up and were ready to go before lockdown.

Both PVO Ltd and the PVOA Committee have agreed that Charles White should proceed with the remarking of the car spaces based on the quote from Fast Lane and will issue a mandate for Sarah to proceed. *

The re-marking will take place before September and Road, Brae and Rigg residents will be informed in advance. Powderhall Road will be undertaken first, followed by The Brae and then the two blocks of The Rigg.

Car spaces will need to be clear before the marking can take place and Sarah Wilson requires a mandate from the PVOA to get the process in place.

8. SIGNPOSTING:

P for Parking will ensure signage is present at entrances to Powderhall. New parking permits have not as yet been sent out owing to the lockdown but these will be distributed when printed.

9. PVOA - AGM:

Due to the extraordinary circumstances, all matters relating to the PVOA AGM will, for the time being, need to be done differently.

There will need to be a PVO Ltd Directors vote with regard to certain issues, including accounts relating to the ownership of the parking spaces and common land (including stamp duty). Gordon will check issues regarding Company Tax.

26/08/20 ACTION GORDON

The AGM of the Powderhall Village Owners Association is now scheduled to be held on August 31st.

10. AOB:

i) The PVO Ltd company bank account has been established and contains funds that will pay for the remarking of parking spaces *

ii) The two bollards on Powderhall Road which have been knocked over will soon be resurrected.

26/08/20 SARAH

iii) A request was made for funding for more plants for the estate. This request can be made to the Committee and funding is available

iv) Sarah Wilson requested that certain issues should NOT be discussed on Facebook including requests regarding repairs and insurance issues. These should always be addressed directly to Charles White.

v) Sarah Wilson reported that there had again been an increase in insurance claims and that residents need to be more vigilant about maintaining their properties.

vi) Some residents have complained about the noise of workouts and the loud volume of music being played during lockdown. Residents are asked to please keep the sound levels down to a reasonable level.

vii) The Committee discussed organising a social event for residents for next year. Frans and other committee members have researched some possibilities which will be put to the Committee in the future. A sub- committee has been formed to oversee this.

ix) Sarah Wilson is in receipt of information regarding 3 The Rigg (Bin store doors not closing); 7 The Rigg (fencing); 2 The Rigg (trees), and 8 The Rigg (floor). These issues raised by Franz and John will be dealt with shortly..

26/08/20 ACTION SARAH

DATE OF NEXT MEETING: AUGUST 26th from 7pm -8pm via ZOOM.