



Powderhall Village Owners Association

Minutes from P.V.O.A Zoom Meeting Wednesday, 9th December 2020

Present: Gordon Chrumka, Jane Garrett (Minutes), Sabine Goldhausen, Frans Kooy, Kevin Patch, Heather Mackie, Roddy Martine (Chair), Richard Ross, Karen Shewan (Treasurer), Kathryn Tomlinson.

In attendance: Sarah Wilson (Charles White Factors)

Apologies: Emma Hignant, Ramon Inglada, Stuart McAllister, Sanne Weenink, Emily Gordon.

Approval of Previous Minutes.

The minutes of the last meeting held on 28th October 2020 were approved.

[Review of Actions from Sarah Wilson, Charles White Factors.](#)

ROOF LEAKS:

It has been a very busy time in terms of maintenance and repairs with 4 roof leaks in the village, all now repaired. The roofing is now 20 years old, so the odds are that further repairs are considered inevitable, especially with the recent heavy rainfall.

FRONT DOOR LOCKS:

Similarly, there are issues with front door locks wearing out across Powderhall, with 2 occurring in the last month.

BALCONY DRAINAGE:

There have been various issues concerning balcony drainage and exactly who is responsible for the maintenance of the drainage systems. It has therefore been established that downpipes / rainwater goods on all Powderhall buildings are communal and will be repaired or cleared of blockage as part of the general fabric of the buildings. However, the maintenance and clearance of blockages of outlet channels on balconies is the individual flat owner's responsibility.

There appears to be some uncertainty over what these drainage systems look like. Some drains can be located by looking carefully over the side to see where the outlet pipe is, and this can be kept clear of debris. A committee member commented that not all the balconies are the same so it could be difficult to know what to look for.

Landlords who rent flats out do not always pass on the information to tenants about this matter. Sarah agreed to post sample photos of the drainage channels on the Powderhall website, Facebook and in the Charles White newsletter.

STAIR REPS

There was a discussion about the usefulness of “Stair Reps”, somebody from each block or stair who would take responsibility for posting newsletters, minutes on the Stair Notice Boards.

With the turnover of properties over the past five years, there have been vacancies for Stair Reps in several blocks.

It had been intended to ask for volunteers at the AGM which was unable to take place.

At present there are no Stair Reps at 7, The Rigg, 4 and 6 The Brae, and 12,13,14,16 and 18 Powderhall Road. If anyone would be prepared to take on this not particularly demanding responsibility, can they please contact the PVOA Committee ASAP?

In the meantime, Heather has volunteered to become Stair Rep at 10 Powderhall Rigg and to post minutes on Noticeboard.

Distribution of information is particularly poor on Powderhall Road (see above) which appears to be heavily tenanted. For the time being, Frans has agreed to post information on Powderhall Road noticeboards.

Gordon will ensure that information is posted punctually on the Powderhall Village Website.

There will also be a link posted on the Powderhall Facebook page to inform owners when the most recent PVOA minutes are available on the website.

FIBREOPTIC BROADBAND

There followed a detailed discussion about the possibility of installing a Fibreoptic Broadband system in Powderhall. SKY is already installed at 2-6 Rigg although there are no Sky dishes at 7-11 Rigg. The current Virgin cable system has been in place since the Powderhall complex was constructed and there are now several alternatives to that system available. Hyperoptic’s wayleave was rather too demanding – a draft wayleave from Hyperoptic does not appear to allow for much say over the details of the installation and routes of cabling.

However, initial proposals about installation of a Hyperoptic system have been circulated by Charles White and views have already been expressed. Sarah reported that Hyperoptic had provided information about their system, but she had had mixed

reviews about their service. However, Heather has found the Company good in a previous residence.

After much discussion, it was agreed that Sarah should contact Openreach and City Fibre as well as Hyperoptic to ask for more information.

It may be that City Fibre or Openreach already have a system operational in the area. The Committee agreed that having a system where cabling did not have to run up on the outside of the buildings would be preferable.

Currently, 2 to 6 the Rigg have Sky dishes. It may be that there would need to be cabling on the buildings. Sarah will contact Campbell & Kennedy for more information on this. The Committee also agreed that a fibre broadband system which offered a choice of providers would be ideal.

ACTION: Sarah to research all these options further including getting surveys and sample wayleaves.

24 /02/21

CLADDING

There are new regulations, post- Grenfell, about building cladding and what the insulation material may be under exterior claddings. It is possible that cladding may in future be mentioned in Home Reports for any re- mortgaging or selling process, although this isn't certain yet and an ESW1 form completed.

Following a recent RICS report, specialist consultant ,Nellis Associates, are now able provide EWSI reports on a whole building (as opposed to individual properties) which will last for 5 years. Gordon said that this was a requirement only for buildings above a certain height.

However, 2-6 The Rigg has decorative cedar cladding on the upper floors whereas other buildings on the site have stone.

It was agreed that owners be provided with more information about their building including any cladding and how it was originally installed, and possibly a survey might be carried out and information passed on to owners. This proposal is that this action be presented at the next AGM. The Committee agreed to reconvene if further information about this matter arises.

POWDERHALL VILLAGE OWNERS LTD report:

Gordon reported that the accounts for 2020 were in the process of being prepared.

BICYCLE STORES AND THEFT OF BICYCLES

Sadly, there have been several recent bicycle thefts, including from a stair within a block of flats. There has also been an attempted break-in to one of the bicycle stores.

Residents are asked to be particularly vigilant and to report any suspicious activities immediately to 101.

STORAGE OF BICYCLES

Storage of bicycles is becoming an issue as increasingly more residents are choosing to own bicycles. However, not every block in Powderhall has bicycle storage and in some cases, residents appear to be unaware that the majority of blocks do have bicycle storage rooms.

There will be a significant cost if we decide to increase bike storage capacity (introducing storage units, etc), and including planning permission for some options.

We need to optimise the storage we already have, and this includes tagging bikes that have not been used to try and identify owners and installing overhead hanging in the bike rooms. Gordon will look at other options for installation of bike storage across Powderhall for the future.

In the meantime, residents should be mindful of causing risks if bikes are kept on landings and staircases in such a way as to prevent people leaving a building in a fire.

MOTOR VEHICLE CHARGING POINTS

Possible options for charging points for electric cars were briefly discussed. . Although Sarah informed us that grants for this might become available soon, Gordon observed that the current grants do not cover us but will continue to check to see if anything comes available.

DOG FOULING

Richard reported that there are numerous dogs around Powderhall but that owners seem to be behaving more responsibly. There are fewer dogs on the garden areas without leads at the moment.

POWDERHALL GARDENS

Frans had posted on Facebook that the Committee was suggesting improvements to the gardens costing around £10-£15 per household over a few years. The response from residents was muted, 10 replies: 7 supportive but some reservations were voiced in the light of other forthcoming costs. It was agreed not to proceed at this stage.

Gordon noted that more appropriate planting would help to maintain visibility at junctions where there is a safety issue. The Committee will put a proposal to the next AGM.

CONTINGENCY FUND for FUTURE REPAIRS

The setting up of a modest Contingency Fund was discussed to build up a reserve for future large but predictable maintenance costs. This had previously been proposed at several AGMs but the attendance was too small for the idea to be implemented. As the development gets older, this is something that should be seriously considered

Sarah will circulate a letter about the possibilities for introducing and managing such a Contingency Fund, and the uses for it. This would be another matter for discussion at a future AGM.

SARAH to ACTION 24/02/21

AOB:

The cost of repairing the gate on the lane near the townhouses will be adjusted.

More block keys have been ordered. Kathryn has volunteered to collect old keys from 11 Rigg.

Date of next ZOOM meeting. **WEDNESDAY, 24th FEBRUARY 2021,**

A HAPPY CHRISTMAS EVERYBODY AND A SIGNIFICANTLY IMPROVED NEW YEAR!