



Powderhall Village Owners Association

MINUTES from Committee ZOOM meeting Wednesday 1st September 2021

Present. Gordon Chromka, Jane Garrett (Minutes), Sabine Goldhausen, Frans Kooy, Roddy Martine (Chair and acting Secretary), John Riley, Richard Ross, Kathryn Tomlinson.,

Apologies received: Stuart McAllister, Karen Shewan; Kevin Patch.

In attendance: Sarah Wilson from Charles White Ltd (CWL), Factors

1. **Approval of previous minutes (4.21). These were approved.**

2. **Review of Actions by Sarah Wilson**

a. **Parking:**

- i. The new parking permits have been sent out to residents. Residents should contact CWL if they have not yet received their permits.
- ii. There are no Non-Permit parking areas on Powderhall Road.
- iii. There has been concern from Residents over Powderhall Parking Spaces at the Logie Green Road end of Powderhall Road being used by Canonmills Garden and P4P is asked to be vigilant.
- iv. Large “Private Parking” signage has been introduced to deter interlopers. This seems to be having a positive effect.
- v. **Action 27/10/21 Sarah to speak to P4P**

b. **Fibre Optic systems:**

- i. Sarah reported that a fibre optic system will be installed across Powderhall from September 6th.
- ii. The works will be completed via the risers in each of the buildings.
- iii. The work will take 4 days for The Brae, 3 days for The Road, and 4 days for each of The Rigg blocks.
- iv. It will then be up to individual residents to decide if they want to use the Hyperoptic system.

- v. Hyperoptic has already had 100 plus enquiries about installation. A newsletter with details will go out to residents and CWL will inspect the work on completion.

c. **Lighting:**

- i. The lighting upgrade has been completed with only 1 to be replaced in 8 Powderhall Brae.
- ii. In 2 The Rigg, the system is slightly different but all seems fine and Sarah has had good feedback.
- iii. Kathryn commented that the LED lighting seemed bright but Sarah said that this is fixed at 40 lux for vision on common stairs.
- iv. Gordon raised an issue with lighting at the end of a corridor on the ground floor between flats 2/3 at 8 the Rigg. This will be addressed.
- v. **Action 27/10/21:** Sarah

d. **Paintwork:**

- i. Paintwork and carpet cleaning/renewal needs to be carried out in the near future.
- ii. Some blocks will be easier to do than others.
- iii. Three Contractors are preparing tenders at present after CWL have provided specifications to them to quote for the works required.

e. **Bin Store Doors:**

- i. The Committee discussed the state of the refuse disposal area doors again, many of which have been badly damaged by refuse collection agencies. This will be looked at again.
- ii. On other doors, adjustors have been altered and they are now closing well.

3. **Dog Fouling:**

- a. Following a period of observation, Richard reported that there are many more dogs around than before lockdown.
- b. Many dogs are not walked through the development to the park but poop in the grounds.
- c. People are still ignoring notices, including those attached to the children's play area.
- d. Dog poo poses a health and safety hazard, in particular for children, who may play on the grass. Powderhall residents are paying for the upkeep of the gardens which is an amenity for residents, and it seems that these are being

used as a dog toilet by many dog owners including those who do not live at Powderhall.

- e. Edinburgh Council created a public through way to St Mark's Park and this makes it difficult to prevent the dog problem.
- f. Sarah reminded the committee that the space is a public amenity space and Richard commented that the current use of that part of the grounds with regards to dogs may be contrary to Powderhall title deeds.
- g. Sabine raised again the issue of extra hedging as a preventative and the committee agreed that Hunters Gardeners should be approached re pricing for additional hedging.
- h. The following actions will be put in place:
 - i. Committee members will walk round the grounds with Sarah and look at the possibility and placement of extra hedging- possibly privet.
 - ii. The findings will be presented at the next AGM and residents may vote on the issue as this will represent a change to the amenity (Franz).
 - iii. The committee agreed that options must be further explored as the problem is getting worse.

4. **Building insurance, cleaning, gardening**

a. **Insurance:**

- i. Sarah reminded the committee that residents get notification of increases and costs year on year.
- ii. Issues currently include the increased costs of building materials post Brexit/ Covid for repairs etc.
- iii. There have been many claims as a result of water damage and there remains a need for plumbing inspections.
- iv. **Action 27/10/21** : Sarah

b. **Gardening**

- i. Gardening costs go up by 3.5% every year. The committee agreed that good levels of garden maintenance are delivered by Hunters Garden Services and it seems that residents wish it to stay this way.

c. **Cleaning**

- i. Sarah reported that the cleaning contractor put up costs by 4% and as this was the first rise in 4 years, it seems reasonable.
- ii. It takes a lot of specialized operatives to clean the Powderhall site so a big company is required. The costs worked out per property weekly are very small (£1.55 per week).

- d. Committee members discussed ways of informing residents in advance of upcoming renewal costs. It seems that some residents may not be reading the information sent out in the Factor's letters.

- e. **Action 27/10/21** : Sarah will post a message on Facebook about upcoming letters that residents should look out for.

5. **Foxes:**

- a. As with many urban areas, there are foxes in and around Powderhall.
- b. They will make use of any rubbish that is left lying around and can make a mess so residents need to bag their rubbish and dispose of it appropriately.
- c. There was some concern about the possibility of a fox chasing or catching a cat. According to reliable sources this would be a very rare event and this eventuality has not occurred on Powderhall as far as the committee are aware.
- d. The advice is to keep foodstuffs including rubbish away from foxes so that they are not encouraged onto Powderhall.
- e. Bins
 - i. Sarah reminds residents that main door flats have their own waste bins and these are not for communal use!

6. **AGM** (matters pertaining to):

- a. **An AGM** will probably be held via Zoom sometime in November. There would be a maximum of 100 people who could join. Further information will be forthcoming to residents.

7. **AOB:**

- a. Powderhall Village Owners Limited (PVOL)
 - i. Gordon has filed the confirmation statement for this year.
 - ii. The financial year ended this month and the accounts will be prepared to go to the accountant.
 - iii. The free period of banking has ended so Gordon is trying to get a new package.
 - iv. PVOL needs another director, perhaps someone from Powderhall Road. Gordon will discuss further with Roddy.
- b. Treasurer report:
 - i. Sabine is officially the PVOA treasurer now.
 - ii. Sabine reported that she can't do online banking at the moment as 2 signatories are needed for the RBS for payment.
 - iii. She said the changeover to her as Treasurer took months and questioned if it was time to change banks.
 - iv. **Action:** Kathryn said the RBS account had been set up with 2 signatories, one being Roddy. Sabine will talk with RBS again.

c. **External doors:**

- i. Discussion arose re the colour as chestnut brown may not be the best colour. John suggested grey?
- ii. Sarah said that doors may need replacing in 2/3 years. The doors at 4 and 5 The Rigg are particularly bad and need stripping and repainting.
- iii. Bin store doors also look bad with rubber matting coming off on some. These must be seen to soon.
Action 27/10/21: Sarah will check bin store doors.
- iv. Sabine asked about the main door at 5 The Rigg: why is the lock constantly broken and the frame damaged?
Action 27/10/21: Sarah will check the situation.
- v. Issues with 8 The Rigg flooring;
Action 27/10/21 : Sarah said this would be done separately.
- vi. **Other:** Sarah will chase up the property inspector.
- vii. **NB. New Town & Broughton Community Council.**
 - 1. Stuart is resigning from the New Town and Broughton Community Council.
 - 2. There is therefore an opportunity for a member of the Powderhall Owners Committee to join the Council.

NEXT PVOA ZOOM MEETING: 27th October 2021 at 7pm.