



Powderhall Village Owners Association

MINUTES from Committee ZOOM meeting

Tuesday 8th March 2022

Present. Gordon Chrumka, Jane Garrett (Minutes), Sabine Goldhausen, Frans Kooy, Roddy Martine (Chair and acting Secretary), John Riley, Kevin Patch, Kathryn Tomlinson

Apologies: Stuart McAllister, Richard Ross.

In attendance: Sarah Wilson from Charles White Factors.

Items:

1. **Approval of previous minutes** (27.10.21). These were approved.
2. **Review of Actions by Sarah Wilson**
 - a. The Development Inspector Craig Gorman for CWL is continuing with his site inspections every 6 weeks.
 - b. The external doors at 5 The Brae have been fixed and checked. This includes the bin store doors which had been bashed and broken.
 - c. An issue with damp / insulation in a flat has been investigated and it seems that the problem may have been due to lack of ventilation/ airing.
 - d. Expansion joints on the buildings are in the process of being replaced on most buildings which is maintenance due to them perishing over the years.
 - e. Mice have been reported in the bin stores at 11 The Rigg. Bait stations have been set but there is no evidence of infestation. CWL can only set bait stations in communal areas- not in individual flats.
3. **Paintwork:**
 - a. Paintwork and carpet cleaning/ needs to be carried out soon. Some blocks will be easier to do than others. 2-6 The Rigg for example has white emulsion, which is easy to replace, whereas other blocks which have paint and wallpaper will be harder. The current wallpaper cannot be painted over.
 - b. Six contractors were asked to provide quotations of which three provided quotes. These are all from sources known to CWL. J. Burt Ltd provided the lowest quote for part of Powderhall with the Bell group providing the lowest quote for a different part! Sarah will go back to the contractors to discuss this further.
 - c. Quotes include exterior and interior doors. There will be quotes for each block separately. Paper samples will be given to the committee to choose from. The Rigg, Brae and the Road have wallpaper.

- d. Paint will be wipeable Dulux.
- e. Sarah will write to everyone with details of costs.
- f. There are no contingency funds available and there are concerns that in the current financial climate some people may struggle to find funds. Charles White needs 75% of the funds before they can go ahead with the job. The committee will meet again to discuss these issues.

4. Gardeners and gardening:

- a. Town House Lane
 - i. Frans reported that a piece of land between the town houses and the Hatters Lane development that had been full of mature trees and shrubs had been destroyed and razed to the ground.
 - ii. Residents tried to stop the process but were unsuccessful.
 - iii. Sarah subsequently sent a copy of Powderhall plans to the company managing Hatters Lane (Autumn Screen) and it was found that the trees and bushes had been wrongfully removed and that Hatters Lane factors had not checked the land ownership.
 - iv. All the town house residents are upset at this event.
 - v. Hatters Lane factors will be obtaining a planting proposal including planting a thorny hedge for security purposes, and trees.
 - vi. The costs of this will be met by Hatters Lane factors and will be considerable. The approval of the planting plan will be dealt with by the PVOA Committee.
- b. Pruning of Shrubs
 - i. Jane reported that ground floor residents at The Brae had been unhappy at the recent severe trimming of shrubs around their properties and had reported reduced privacy and security because of shrubs being taken back from their balconies.
 - ii. Some residents were not happy at the destruction of the eco systems that hedges, and shrubs represent.
 - iii. Sarah responded that the shrubs and hedges should be at a certain distance from buildings and should not grow above a certain height.
 - iv. Given that there are moves in Powderhall to plant more shrubs and have more colour, Sarah said it would be permissible for the committee to decide an environmental policy for Powderhall.
- c. Queen's Jubilee Trees
 - i. Sabine has been successful in getting some Queen's Jubilee trees and shrubs which will be planted round the village.
 - ii. Residents are asked to keep dogs away from these very small plants which have a protective cover now.
- d. Garden Management Plan
 - i. It was suggested by Roddy and agreed by the committee that a plan should be drawn up for longer term plant management at Powderhall and that we should

examine the state of all shrubs and bushes currently and decide what should be replaced.

- ii. Gordon also suggested the use of soil improver to support plant growth.

5. The Queen's Jubilee:

- a. John suggested a possible gathering outdoors to mark the Jubilee. Roddy suggested that perhaps we could plant a tree to commemorate the event. The committee will think of ways to celebrate the event for the next meeting.

6. Canonmills Gardens development.

- a. The development should have been finished in November 2021 but is clearly running behind schedule. The temporary road narrowing, and traffic lights remain in place. John will attempt to find out when the development will be finished.

7. AOB:

a. Powderhall AGM.

- i. The committee discussed whether we could host the AGM via Zoom.
- ii. Gordon had checked out if his work webinar Zoom could be used and it can't be used for non-work events. However, an account with Zoom can be opened for a 1 month period to allow us to use Zoom's webinar facility. This would incur a cost of £64 for a one-month period. Participants would be able to see the panel via the Webinar.
- iii. People can register or be invited to attend, and they do not have to have Zoom themselves. A moderator would be needed to manage the meeting. The meeting could be streamed for residents to watch.
- iv. Sabine thought we might have a higher turnout than usual online?
- v. Given that Covid restrictions may be lifted at the end of March might we be able to use a hall and meet in person? Sabine suggested a church hall. Details will be looked for and passed on to the committee. The committee agreed to wait until the end of March before deciding a method for the AGM.

b. Demolition of 4 square building on Logie Green Road:

- i. This will be occurring soon. It does not appear that the process will affect Powderhall residents' access to the village.

c. Funds from Sale of Strip of Land

- i. Sabine asked about the plan for the money acquired through sale of the land strip. Gordon stated it is for communal areas.

- ii. As yet there are no firm plans apart from repainting the car park lines which was completed in 2020. Gordon indicated that he is preparing a plan for remedial works to be presented at next AGM.
- iii. Further works to include allocating disabled spaces is required. Roddy agreed that we should get back into doing this project including the location and decisions re percentage of disabled parking spaces. There is a need to make reasonable provision for disabled drivers including the number of spaces and the positioning.

Date of Next Meeting: 10th May at 7pm via Zoom