



## **Powderhall Village Owners Association**

### **Tuesday 10th May 2022**

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

Apologies received: Stuart McAlister, Richard Ross

In attendance: Sarah Wilson from Charles White Factors

**1/ Approval of previous minutes March 2022. These were approved and seconded.**

#### **2/ Review of Actions by Sarah Wilson**

- The new parking permits have been sent out to owners but there are still some residents who have not yet received their permits. This may be because of their landlords or letting agents not yet responding.
- Residents should contact Charles White if they have not yet received permits. John pointed out that permits are sent out according to past choices, so owners/ residents need to let Charles White know if there have been changes.
- The situation regarding permits for the Springfield houses remains as it always has, with one permit allocated per household. Springfield has not as yet been adopted by Edinburgh Council so does not fall within the PVOA remit.
- There have been some complaints about noise on the estate. Sarah has been looking into this. It may be coming from properties that are let for weekends.

#### **Costs for Redecorating , refurbishments etc at Powderhall**

- Redecorating costs for Powderhall. Sarah has been obtaining quotes for the internal re-decorating of all the blocks. There have been 3 quotes received from Burt Decor, Painting the Capital, and The Bell Group.
- Burt's and the Bell group show some variations in their proposals and costs. This is partly due to the choice between replacing paper or using lining paper which can be painted over now and in the future will reduce the costs of repapering. There will also be variations in costs between blocks as every block is different. The Committee agreed that using lining paper which could be painted over would save costs in the long term and agreed to this taking place where it is appropriate.

The Committee agreed that re-decorating needs to be done as soon as it is feasible as some of the paper is looking dated and tired. It has been up a long time and residents

would like it to be replaced. John pointed out that the cost of materials is likely to inflate and also residents who wish to sell their properties will want them to look the best they can.

Sarah needs a decision from the Committee in writing about proceeding with this matter. She will then circulate details of costs to residents. Costs will include a 10% management fee to Charles White.

Roddy pointed out that some entrance doors, especially at the Rigg, are looking really bad with wear and tear from comings and goings.

Sarah told the committee that the communal carpets would need to be replaced in 3 years and also the external railings should be painted. These costs would be shared by the owners.

The Committee discussed issues around current rises in the cost of living generally, and thought that some individuals might struggle to meet costs. Gordon asked if residents could pay over a 3 month period and was informed by Sarah that this could be arranged. Frans reminded the Committee that the Powderhall Deeds & Conditions say we are obliged to keep all properties in good condition. Sarah pointed out that we really need to introduce a Contingency Fund to cover certain financial situations such as above but this can only be agreed through an AGM. We need to hold an AGM as soon as possible.

- Sarah informed the Committee that a new door entry system is to be fitted at 1 The Brae.
- Sarah expressed concerns that people are storing their bikes in flats due to the shortage of storage space. The bike stores are to be cleared out as much as is possible and extra hooks fitted to attempt to remedy this situation.

#### **4. Gardens, Jubilee trees, Replacement trees**

- Sarah updated the committee on the situation re the cutting down of mature trees and shrubs on the border of the Powderhall Town Houses and the Hatters Lane development. This was done in error as the land belongs to the Powderhall estate. There has been an initial agreement that the trees and bushes would be replaced by Hatters Lane factors. Craig, Hunters gardeners, and Frans are working to resolve the situation which has not yet been resolved as loss adjusters are now questioning the process. Frans is circulating information to neighbours and everyone is currently being reasonable about the process. Hunters have proposed replacing the trees with lower growth trees but more of them are needed to create a denser green area. Town House Residents will be kept informed of any developments.
- Sabine reported on the Jubilee trees that were planted last month. Unfortunately 5 have disappeared - we are not sure how or what happened to them. There are 9 remaining. There will be more opportunities to plant bulbs, shrubs or suitable trees around Powderhall. The Committee expressed their thanks to Sabine and members of the Garden Committee for making the estate look colourful with bulbs and flowers and for generally improving the green environment.

#### **5. Developments at Canonmills Gardens and Beaverhall Road.**

- Sarah has not had any update from Artisan at Canonmills. Progress is being made with the development but the finishing date remains uncertain. There are already future concerns about the proposed Beaverhall Road development as there more than likely will be insufficient parking spaces available and this could affect Powderhall.

#### **6. AGM:**

- We need to call a meeting as soon as is practical. Premises remain an issue as we need a safe space to hold a large meeting. A proposal was made to look at the Drivers Club on Beaverhall Road. Sarah will investigate this possibility.

#### **7. AOB:**

1. Gordon said that the Powderhall Village Owners' Limited (PVOL) accounts for 2020-2021 have been prepared and are ready for approval by the directors (Roddy, Frans, and Gordon). The main costs for the financial year included the painting of lines delineating the parking spaces.
2. Roddy stated that we need to make clear where disabled parking spaces are available and that this has been pending for some time now. He also suggested painting yellow lines on the ramp in front of 4, The Rigg as it was originally provided to provide access for wheelchairs, bin collection and delivery drivers who invariably have to approach when there is a gap in the pavement

**Date of next meeting: Tuesday July 19th at 7pm (via Zoom)**