



Powderhall Village Owners Association

Date of Meeting: Wednesday 26th September 2007

Chair: Roddy Martine

Minutes: Sharon Grant

Present: Gordon Chromka, Bill Scott, Ian Corbett, Peyman Taheri, Kathryn Tomlinson, Dougie Brown, Stephanie Scott and Joanna Bytheway.

Agenda:

- **Renewal of parking permits:**

Ian compiled notes on the sub committee meeting held on the 11th of September to discuss the parking scheme and the introduction of new permits early in the New Year. All parking permits will be green and a different coding scheme will be adopted and will determine if the permit is a visitors or a residents permit. A database will be set up again and each permit will be registered to individual residences. If it is noted that the system is being abused it will be easy to trace the car to a residence.

A database needs to be compiled in order to collate information regarding the owners of each flat. This time, distribution of the new permits will be via the owners. This will require Sarah Wilson of Charles White to send a covering letter to all absentee owners well in advance, asking them if they want the permits to be sent to them or to their letting agency. It will be the responsibility of the owner (or their agent) to forward the permits to the current tenants, to ensure that the permits are returned when a tenant leaves, and to pay for any replacement permits necessary.

Action: Ian to compile an owner database and will email to Sharon for distribution to all stair reps. Stair reps will be asked to cross check whether present occupants are owners or tenants.

Action: Sharon to order 1000 permits from Central Ticketing.

- **Bike Stores:**

The Committee received an email from a gentleman in No.8 the Brae. He was enquiring about getting more bike racks for the bike store. The committee's view is that this is essentially a matter for the owners in 8 Brae, and is happy for it to be progressed by them. If the bike owners at 8 Brae are themselves willing to share the cost of purchasing and installing bike racks, there are two possible ways to proceed – one is for No. 8 residents to do it themselves. If they don't want to handle invoices and money, liaise with Sarah and agree with her how it could be done through Charles White. If the cost of purchase and installation is expected to be shared among all the owners at 8 Brae, whether they own bikes or not, then an estimate would need to be obtained before seeking the agreement of a significant majority of 8 Brae owners to share this cost. Again, residents of No. 8 could do this or Sarah could be contacted to discuss how this could be done via Charles White.

Action: Ian to write back to this gentleman with our recommendations.

- **Road adoption:**

The Council has still not formally adopted Powderhall Road. There is a Temporary Order in place. This is because remedial works still need to be carried out on a valve. There is still confusion about what roads will be taken over. It was the Committees' understanding that we were responsible for maintaining the roads in the Rigg and Brae, therefore they would not be yellow lined in the future.

Action: Ian to contact the Council re: obtaining a copy of the adoption plan.

- **Updates on last month's action points:**

Sharon distributed leaflets regarding overflowing pipes and asked for Committee members to place them on notice boards. Sharon also spoke with Sarah regarding cleaning the walls of buildings due to discolouration from overflowing pipes. We are still awaiting quotes.

Action: Sharon to chase this up with Sarah again.

With regards to signage in the development, Sarah has contacted the Council to find out where they get their signs made. We would like our new signage to be in keeping with current signs. Hopefully we should have these in place over the next few weeks.

The guttering is still a problem in the development. Sharon spoke to Sarah about getting them cleaned and Sarah felt we should hold off until the New Year as it may be expensive and the winter weather can make the gutters worse. If we were to proceed now, we may require having them cleaned again in spring and this would be costly for residents. Residents were not charged for any works that were not carried out in the past due to the cherry picker not gaining access to certain areas.

Action: Sharon to ask Sarah to get a quote anyway and then we will decide as to when we should have them cleaned.

Sarah will be sending out a letter with the next bill regarding security proposals in the development.

Sarah confirmed that Schindler test the lifts quarterly and they inform Charles White if there are any problems. Unfortunately the lifts are not self-diagnostic and cannot inform Charles White of any problems in the interim. It is usually residents who report faults. With regard to the phone line, BT will inform Charles White of any fault on the line. Sarah mentioned our lift maintenance is quite costly although she feels we get an excellent service from Schindler as we have a gold contract, which initiates immediate attention in an emergency. She will however put this contract out to tender soon.

Action: Sharon to check with Sarah as to how often the phone line gets tested.

November is planting time so Sharon has asked committee members to contact Sarah about areas that they feel need attention. Residents can also contact Sarah about this so she has time to liaise with the gardeners. The gardening contract will also be out to tender soon.

The cleaning contract was put out to tender recently. The Committee decided to give the new contract to Annfield as they offered a more competitive rate. Sarah was giving Hann's one months notice and they will finish on the 16th of October.

Action: Sharon to raise the problem of the dead trees in the Brae near B&Q.

Painting works have already commenced in the Brae. With regards to the Rigg, dulux have done a specification and the painting contract will be put out to tender. A sub committee for the Bryant and Miller parts of the Rigg should be formed to assess what works need to be carried out.

As Stuart Mc Donald was unable to attend the meeting, the Committee were not sure if he had contacted a solicitor with regard to the Beaverhall Road Development.

Action: Sharon to email Stuart for an update.

- **Website:**

Gordon updated us on changes he is working on just now. He is keen to devise a blog and news items. Gordon keeps the website updated on as regular basis. When we proceed with the issuing of new permits in the New Year, Gordon will change the information accordingly so residents are aware of any changes. A resident from the Rigg emailed the Committee regarding some ideas for a blog.

Action: Gordon will email this gentleman.

- **AOB:**

We have received an email from a resident who is concerned about washing being hung on balconies, the state of the bin stores and the storing of personal items in hallways. Stephanie will devise a notice reminding people about the terms and conditions. It was felt that as there are many tenants in the development, landlords may not have informed them of this.

Action: Sarah should continue to remind residents of this when she sends out the bills. Certain residents may need to be written to regarding this and failure to remove items should result in Charles White removing items after a specified timescale.

Peyman has sourced information about City Car Club. They charge a flat fee of about £75 and then there is a charge by the hour. They are very keen to place 2 cars in the development. The scheme may entice residents with two cars to give up one and use these cars when required. The Committee felt this would be a very positive move for Powderhall. There was concern expressed over losing 2 parking spaces however. Once the Council formally adopt the road we will already lose 31 spaces.

Action: Peyman will get back to City Car Club, citing our interest. He will ask them to liaise with Edinburgh City Council to see if they would permit these cars to be parked in Council spaces.

Next meeting at 7.30pm on Tuesday the 30th of October @ 3/5 Powderhall Rigg