



## **Powderhall Village Owners Association**

### **Minutes of Committee Meeting held on 26 March 2008**

**Present:** Roddy Martine (Chair), Gordon Chrumka, Bill Scott, Ian Corbett (acting Sec.), Stephanie Scott and Peyman Taheri. Jane Chisholm from 2 Brae was welcomed as a new committee member.

**Apologies:** Joanna Bytheway, Sharon Lennie and Kathryn Tomlinson

### **Agenda:**

- Update on this morning's meeting with Sarah
- Update on adoption of Powderhall Road
- Parking at Powderhall
- Gate at entrance to footpath behind town houses
- AOB

### **Update on this morning's meeting with Sarah:**

Roddy, Ian and Sharon represented the PVOA at this morning's meeting with Sarah. A summary of the points discussed (not covered later in the agenda for this meeting) is as follows:

New Door Entry Systems The new software for the door entry systems has been installed, the snibs and service button will be disabled this week and the new system will be fully operational by Monday 31 March.

Brae Remedial Work The protective strips for all corners on the ground floors of all blocks have been ordered and Sarah will advise on an installation date when they have been delivered.

McKenzie Flooring will repair floor tiles in Brae blocks this week [note: the cost for 8 Brae of £546 + VAT quoted in the notes of the Feb. meeting with Sarah was a mistake – the contractor had mixed up 8 Brae with 8 Rigg. The cost for 8 Brae is likely to be the same as for the other Brae blocks i.e. £126 + VAT]. Concern was expressed at this committee meeting that the figure of £546 + VAT for the repair work in 8 Rigg seemed very high.

**Action Sarah to confirm the figure for replacing tiles at 8 Rigg and, if it is the figure quoted above, explain why it is so high.**

Once the tiles have been repaired, the cleaning contractor Annfield Cleaning will remove the old sealant, buff the tiles and reseal.

Protection strips for the bin store doors will be fixed within the next two weeks (by 10 April).

When any time-lapse switch in a bin store is damaged by being hit by a bin, Sarah will arrange for the new switch to be installed higher up to avoid damage by bins in the future.

Rigg Repainting Sarah needs the two Rigg sub-committees (one for Bryant Rigg and the other for Miller Rigg) to meet and let her know exactly what repainting work needs to be done, and any follow-up work required after repainting. If the painting work is little changed from the spec. that was used to obtain quotes, Sarah will write to all Rigg residents advising them that repainting work is going to take place.

**Actions Sharon will e-mail all stair reps. in the Rigg (both parts) and invite them to a preliminary meeting in 4 Rigg.**

**Ian to e-mail copies of the Brae paint spec. to Roddy and Sharon as a starting point for the Brae discussions.**

Gutter Cleaning Sarah is finding it very difficult to get firms prepared to clean gutters using roof harnesses. Only one firm has quoted so far (Leith Roofing), but the quote at £20,000 is out of court. The committee encouraged Sarah to keep looking for a smaller firm willing to undertake this work at a reasonable cost.

Road Signs The new road signs will be installed in the week beginning 7 April, and will be completed by 21 April.

Tree Maintenance Sarah confirmed that reducing the height of the trees between B&Q and Brae 1 and 2 is on the B&Q maintenance schedule, but she is having difficulty pinning B&Q down to a timescale.

**Action Roddy will write to the CEO of B&Q to express residents' dissatisfaction, and try to get the work expedited.**

Cleaning of Stonework Sarah has ascertained that the staining on the stonework behind 12-22 the Road is due to acidity leeching from the stones in wet weather.

An overflow in 4 Rigg is still dripping and causing staining problems.

**Actions Sarah to arrange for stonework behind Road to be cleaned and to write to owner in 4 Rigg**

Fence Panel The fence panel behind 18 Road cannot be re-erected because the wall to which it was fixed is crumbling.

**Action Sarah to get in touch with her contact at J D Rutterford (who own the wall) to see what can be done.**

Strip of land beside Powderhall Road Sarah advised us that Bryant Homes want to stop paying for the maintenance of this strip of land and the associated fence. Jim McGurk of Bryant Homes had tried to convince Sarah that this land is not owned by Bryant Homes, but this is not our understanding. McGurk had suggested three options:

- a) PVOA formally take over responsibility for the strip of land – would require an expensive change to Deed of Conditions.
- b) Charles White buy the land – a non-starter for CW
- c) Bryant Homes will pay a lump sum for the maintenance of the grass and fence for the next ten years, and then will wash their hands of it.

The discussion by the committee covered all the options from doing nothing, investigating whether we as an Association could buy the strip of land to accepting option c) above. In the

end, we decided that option c) above was probably the best solution, provided the money on offer covered the cost of grass maintenance, repair of the fence and at least three courses of wood treatment over the ten years, and the cost of replacing the entire fence if necessary.

**Action Sarah to investigate the cost of option c) above for consideration by the committee before getting back to Bryant Homes for their reaction.**

Communal Electricity Charges Sarah has instigated a price-comparison between energy companies to see if the communal electricity charges at Powderhall could be reduced – apparently, lift usage rather than the street lights is the biggest contributory cost.

### **Update on adoption of Powderhall Road**

Roddy told the committee that Andrew McBride of the Council's Planning Dept. had still not got back to him regarding the face-to-face meeting promised before Christmas. Ian and Roddy have arranged to meet Louise Lang, one of our councillors, on 3 or 4 April to ensure that she is fully briefed on our position, and to express our concerns that we are ignored by the Council and presented with a fait accompli.

### **Parking at Powderhall**

The draft letters to accompany the new parking permits to be sent out by Sarah were agreed with some amendments and additions. It was agreed that Ian should incorporate the amendments into the letters and then e-mail them to Gordon so that he can check that what is being said is consistent with the Parking Policy page on our website. After this cross-check by Gordon, Ian will e-mail the letters to Sarah.

**Action Ian to e-mail amended covering letters to Gordon for cross-checking with Parking Policy Document, and then to forward to Sarah.**

### **Gate at entrance to footpath behind town houses**

Sarah confirmed at this morning's meeting that she is happy to arrange for this work to be done but because the different Deeds of Conditions for the Townhouses will not allow Charles White to legally enforce shared payment for this work, Sarah needs a letter, signed by all nine owner/occupiers of the townhouses, formally requesting that Charles White organise this work on their behalf. Sarah will get the necessary permission from the single absentee owner.

The committee discussed how best to progress this and Roddy suggested that he and Peyman draft a letter from the PVOA explaining why a gate is required and asking each owner to agree to share the costs of installing a gate, up to a max. of £x per household ('x' to be determined), by signing and forwarding a tear-off slip to Sarah. Peyman had offered to distribute the letters to all the town houses that are owner-occupied.

**Action Roddy and Peyman to draft the letter to be distributed to all the town houses that are owner-occupied.**

## AOB

- a) Jane reported that two missing tiles above 2/19 Brae had still not been replaced. [Note: Ian phoned Sarah about this after the meeting, and the reason for the delay is that the insurance company had baulked at the £1200 quote for replacing two tiles, and had involved a loss adjuster to verify the cost. Burns and Watson, the firm doing the repair, were given permission by the insurance company to proceed on 25 March, and the work will be done as soon as possible].
- b) Jane reported that the broken plastic cover on the gas supply box outside 2 Brae had still not been replaced. [Note: Ian phoned Sarah about this after the meeting, and the reason for the delay is that Sarah has been given the run-around by Scottish Gas – Sarah had paid them to replace the damaged cover, but when they turned up, they decided they couldn't do the work and told Sarah that she would have to contact the firm Connect that deals with gas mains. Sarah is now trying to get Connect to do the work].
- c) Jane reported a persistent problem with litter in front of 2 Brae, and others said there was a similar problem at the Broughton Road end of the development. Both the source of the litter and the reason for the accumulation in these particular areas are unclear, but it was pointed out that the gardeners will be on site more frequently from April onwards, and they are supposed to pick up any rubbish that is lying around. A watching brief will be kept over the next few months.
- c) It was suggested that now is a good time to inspect the shrub beds at Powderhall and identifying any remedial action that is deemed necessary. Roddy and Stephanie expressed an interest in participating in a walk-round with Sarah and Brian Hunter.

**Action Sarah to organise a site visit from Brian Hunter and to advise Roddy of a date and time so that he can disseminate the information to interested parties.**

- d) Stephanie informed us that the Broughton Project Group had obtained a grant of £1000 to cover the cost of planting trees beside the path from St. Marks Park to Broughton Road.

Peyman asked if funds were available for planting trees between the Powderhall site and the bowling green to provide a wind screen.

- e) Gordon informed us that he is currently updating all the pages on the website to reflect recent changes.

**Next meeting: Wed. 30 April at 7:30pm in Stephanie's flat – 8/13 Rigg.**