



Powderhall Village Owners Association

Minutes of Committee Meeting held on 30 April 2008

Present: Roddy Martine (Chair), Gordon Chrumka, Sharon Lennie, Bill Scott, Ian Corbett (acting Sec.), Stephanie Scott and Joanna Bytheway.

Apologies: Kathryn Tomlinson, Peyman Taheri and Jane Chisholm. Yvonne Carruthers, who intended to stand in for Jane Chisholm, also had to call off at the last minute.

Agenda:

- Feedback on meeting with Council re parking at Powderhall
- Update on meeting with Sarah on 28 April
- AOB

Feedback on meeting with Council re parking at Powderhall:

Ian and Roddy summarised the outcome their meeting with Andrew McBride and colleagues from the City Council on 17 April. The PVOA stance is that the Council is trying to overturn an agreement we reached with the Council in August 2006 about the control of parking at Powderhall. For its part, the Council is now strictly applying the letter of the law that control of any road, public or private, is solely the responsibility of the Roads Authority. The Council stated that it is not its intention to reduce the number of parking bays for Powderhall residents; its main concern is what it sees as a messy situation where Central Ticketing and the Council wardens are both patrolling different parts of Powderhall Road.

A letter from the Council will be sent to Roddy but has not yet been received. In the meantime, in e-mail correspondence with the Council, the Council is now admitting that its own notes of the meetings in 2005 and 2006 do indicate that it accepted that the PVOA could appoint a specialist firm to control our parking spaces at Powderhall, and we have been asked not to widen the discussion by involving other parties at this stage. This is an encouraging sign. We have also contacted Central Ticketing on the legality of what they do, and they confirmed that the company is a member of the British Parking Association and is authorised by the DVLA to control parking in private areas.

There are further steps that the committee can and will take if we are not satisfied with the Council's formal response when received.

Update on meeting with Sarah on 28 April:

New Door Entry Systems

The new entry system is now operational, but there has been an increase in the number of instances of doors being wedged open, causing damage to the spring in the self-closing mechanism. Can residents ensure that contractors don't leave any door wedged open for long periods. Sharon has the master fob for use of the committee members when required.

Brae Remedial Work The protective strips for all corners on the ground floors of all blocks have been installed. Ian reported that two more are needed at 7 Brae – one for the corner at the bottom of the stair and the other for the cycle store (only one corner there has strip fitted).

All tile repairs in the Brae blocks and in 8 Rigg have been completed. The repairs at 7-11 Rigg will be done after the Rigg repainting work. There is still concern about the cost of the repair in 8 Rigg, and the contractor's claim that a large area of tiles had to be lifted is disputed.

Action: Gordon to e-mail Sarah re tile repairs in 8 Rigg.

Annfield Cleaning has buffed and resealed 1 Brae, and rest of Brae ground floors will be done on a rota basis over the coming weeks.

The material for the protection strips for the bin store doors that was delivered to the contractor was not of sufficient quality, and new material has been ordered. Sarah will advise of an installation date.

Bill reported that touch-up of the varnish on the banister in 7 Brae, as requested in the painting specification for all the Brae blocks, had not been done. In particular, there is a large chip on level 2 that is bare wood.

Action: Bill to draw Sarah's attention to this matter and any other touch-up work that needs to be done.

During the discussion about work done at Powderhall, the question was raised about the procedure used by Charles White to ensure that the work done is to the satisfaction of both Charles White and the PVOA before the contractor is paid in full.

Action: Sarah to report on this at her next meeting with Ian, Roddy and Sharon

Rigg Repainting The specification for painting 7-11 Rigg has been agreed by from the sub-committee formed for this purpose and has been sent to Sarah. Sarah can now set the process in motion.

1 Brae Fire Repairs The wrong new windows were fitted by the contractor and Sarah has arranged for them to be changed.

Gutter Cleaning Sarah is still having difficulty in getting companies to quote for this work. During discussion, it was suggested that some (but not all) of the gutters that were difficult to reach might be able to be cleaned from balconies. Also, some committee members offered to try to help Sarah identify firms that might be prepared to do this work from harnesses.

Action: Sarah to arrange site visit with roofing contractor to ascertain feasibility of cleaning some gutters from top-floor balcony (7/21 Brae can be used for this purpose).

Action: Joanna and Roddy to try to identify roofing firms in the area that are prepared to work from harnesses.

Road Signs Totem, the contractor, has replaced all the existing old signs with the new signs on the same support frame, but failed to order new supports for the five additional signs we requested. Five new support frames have now been ordered.

Tree Maintenance Roddy's letter to the CEO of the Kingfisher Group has still not been answered.

Cleaning of Stonework BLC has been contracted to clean the stonework to the rear of the buildings Powderhall Road.

Dripping Overflow at 4 Rigg Sarah has written two letters to the owner responsible but to date has had no response.

Fence Panel behind 18 Road Still not re-erected. Sarah has been in contact with J D Rutherford, and there is some doubt about the ownership of the wall directly behind the fallen panel.. Either Rutherford's will repair the wall or Sarah will get the Council to do it under a Statutory Notice.

Strip of land beside Powderhall Road Sarah was asked to produce an estimate of the cost of maintaining the grass and fence bordering Powderhall Road should the PVOA agree to take over responsibility for their upkeep from Bryants Homes A preliminary figure of £16K was arrived at, which included the fence being pressure-treated twice in a ten-year period, and replacing the fence if necessary.

Action: Some slats in the fence need repair now. Sarah to check that Bryant Homes are willing to pay for these repairs and arrange for the work to be done.

Communal Electricity Charges No progress because Sarah's enquiries uncovered a mix-up by Scottish Power over meter serial numbers at Powderhall.

Gate to Lane behind Townhouses A letter to the nine owners concerned was drafted and given to Peyman for distribution. Sarah has had no responses so far.

Roof Tiles at 2 Brae Have been repaired and scaffolding that has been lying on the grass since the work was done will be removed this week.

Broken Cover for Gas Box Connect had sent a complete new box instead of a simply a new cover. The box has been returned and a new cover only is on its way. Sarah expects that it will be fitted by next week.

Gardening Site Visit Sarah was going to arrange a walk-around the site with herself, Brain Hunter, Roddy and Stephanie in the week beginning 12 May to decide what replanting needs to take place. Stephanie requested that this be re-scheduled for the week beginning 26 May, with either 27 or 28 May being preferable.

Action: Sarah to re-schedule site visit with Brain Hunter for 27 or 28 May if possible.

Roddy suggested that a Gardening sub-committee be established at Powderhall comprising interested committee members and residents. This was agreed, and Roddy, Stephanie and Joanna indicated that they would participate.

Action: Any resident wishing to join the gardening sub-committee should register their interest via the website (www.powderhallvillage.org.uk) using the ‘Contact Us’ link followed by the ‘Contact PVOA’ link.

AOB

- a) Stephanie commented on the weeds in the uncultivated ground beside the new commercial premises at the end of Powderhall Road and offered to identify the owners and write to them

Action: Stephanie to write to owners of new building regarding upkeep of this border.

- b) It was noted that there is a planning application for the development of the site occupied by the former Vogue furniture outlet in Logie Green Road. The plans are for residential flats, student accommodation, and commercial use including office and small business use as well as food, drink and other retail outlets. For anyone interested in finding out more about the new development or commenting on it, the planning application reference number is 08/01365/FUL
- c) A resident has raised again the suggestion that more of a community spirit could be generated at Powderhall if there were a number of organised events for residents to participate in if they wished. The committee decided to set up a Social sub-committee to investigate the possibilities and Sharon indicated that she was prepared to co-ordinate this.

Action: Any residents who would like to join the Social sub-committee or any suggestions for activites should forward details via the website (www.powderhallvillage.org.uk) using the ‘Contact Us’ link followed by the ‘Contact PVOA’ link.

Next meeting: **Wed. 4 June at 7:30pm in Bill’s flat – 7/17 Brae**