



Powderhall Village Owners Association

Minutes of Committee Meeting held on 22 October 2008

Present: Roddy Martine (Chair), Bill Scott (Treasurer), Ian Corbett (acting Sec.), Joanna Bytheway, Stephanie Scott, Kathryn Tomlinson and Jane Chisholm.

Apologies: Peyman Taheri, Gordon Chromka and Sharon Lennie.

Agenda:

- Report of meeting with Sarah on 17 October – ongoing actions
- Report from gardening sub-committee
- Parking at Powderhall
- AOB

Report of meeting with Sarah on 17 October – ongoing actions:

Roddy, Ian and Bill attended this meeting on behalf of the committee.

Rigg Repainting - Sarah reported that all the stairs in the Rigg except 11 Rigg had contributed more than 80% of the upfront payments requested. The repainting work will begin at 7 Rigg (Bryants) on 3 November and then progress on a stair-by-stair basis up to 11 Rigg. After that, work will begin on 1 to 6 Rigg (Miller).

Gutter Cleaning - K2 has been given the contract to clean the gutters and soffits of all the high-rise properties in the Brae and Rigg, and work is expected to start in the week beginning 27 October and to last for two weeks, but schedule is weather-dependent.

Fence Panel Behind 18 Powderhall Road - Sarah met with Ross McGill, the surveyor used by Rutterfords, on Monday 3 October. Ross McGill has confirmed that the wall belongs to Rutterfords and will recommend that the wall should be repaired by them. Once this has been done, the fence panel will then be re-erected. Sarah also discussed the bin store area behind 18-22 Powderhall Road with Ross McGill, but he couldn't comment on the PVOA contention that the plan attached to our Deed of Conditions shows that this area is part of the Powderhall development. This latter point is still an **ongoing action with Sarah**.

Repair of Fence Beside Powderhall Road - Three broken fence planks have now been replaced. The problem about foliage behind the fence damaging the fence has still to be addressed.

Action: Sarah to get recommendation from Brian Hunter on how best to deal with this problem
And see if Bryants will cover the cost of eradication.

Lane behind Town Houses – Sarah also showed Ross McGill the overhanging foliage from the Rutterfords site that is restricting passage in the lane. He agreed that Rutterfords would clear this overhanging foliage from plants on the site they own.

Communal Electricity Charges – **Ongoing** – Sarah is refusing to pay Scottish Power more than one year's arrears for the 5 stairs on the site (7, 9 Rigg; 16, 18 Road; 2 Brae) that have never been billed for communal electricity in these areas.

Dripping overflows – Sarah has an **ongoing action** to investigate whether a plan identifying which overflow comes from which flat either exists or could be drawn up. Sarah informed the owner of 7/12 Brae that their overflow was dripping and needed attention. This has now been fixed and the brickwork will be cleaned by Black Ladder Cleaning (BLC).

Washing on balconies – As noted in the Minutes of the previous meeting, the committee's view is that such practice should not take place. Sarah will respond to any complaints from residents about washing on balconies and keep the committee informed. This topic is likely to be raised at the AGM in January.

Trees in B&Q - still no action – When Jane spoke to the local manager at B&Q about a month ago, she was told that an estimate cut back the offending trees had been sent to head office for approval, and their response was awaited. Sarah has been unable to get any information from B&Q since then.

Actions: **Jane to find out from local B&Q manager who in Head Office is dealing with his estimate and pass the contact details to Roddy to contact the particular individual by phone or letter. Sarah to keep pressure on B&Q at local level.**

For Sale signs on communal ground - a resident has informed Sarah that she instructed her solicitor to erect a For Sale sign for her flat on the communal ground in front of 2-5 Rigg.

Action: **Sarah to continue to arrange for removal of any signs on communal ground.**

Faulty Street light 2 Brae – This problem had supposedly been fixed by GP Electrical, but still existed at the end of last week. However, the light now appears to be working normally.

Protection on bin store doors - Bill reported that some of the new protective strips that have been glued and screwed to the bin stores in the Brae are starting to lift (probably due to glue becoming unstuck). Sarah has asked Norrie of 1A Able Security (who fitted the strips) to return to rectify the problem.

Floors 12-22 Road - Sarah will be writing to residents at these addresses this week advising them that the ground floors need buffing and resealing, and informing them of the costs involved.

Water on floor in 7 Brae bin store - Sarah will ask Bob Thomson of East Coast Property Care to investigate. Joanne reported that the outflow from sinks in some of the Brae bin stores is directly on the floor, but this is not the case in 7 Brae bin store.

Gardening sub-committee:

Sarah has given Brian Hunter the go-ahead to start the work recommended by the gardening sub-committee to be done this autumn, and agreed by the PVOA committee at its last meeting. This work will start in November. Sarah also confirmed that edging of the grass beside the footpaths to the bridge is in the gardening spec. and will also be done this autumn.

There is one outstanding action point. The committee asked for a new quote for the improvements to the wall opposite the town houses to include clematis plants to cover the wall, and this quote has not yet been received.

Action: Sarah to ask Brian Hunter to re-quote for this particular job.

The first instance of residents getting involved in improving the gardens at Powderhall will take place on Monday 27 October, when Roddy, Stephanie and Joanne will be planting azaleas in the flowerbed outside 8 Rigg.

Action: Any resident interested in participating is invited to join them.

Parking at Powderhall:

New parking permits Stair Reps. have been sent notices for display reminding residents that from 1 November, only the new green residents and visitors parking permits will be valid, and any vehicle displaying an old blue resident's permit or pink visitor's permit is liable to be ticketed. Where a property is being let, Sarah sent the new permits either to the owner or, at the owner's request, to the letting agency to pass on to tenants. Any tenant who has not yet received the new permits should contact the owner or letting agency as a matter of urgency.

New Parking Signs There have been a number of complaints that the corrugated cardboard warning signs erected by Central Ticketing (CT) are too flimsy, and are bending and turning. Sarah has asked Dougie Hunter of CT if new parking signs of a sturdier design could be fitted at Powderhall. This has been agreed and metal-backed signs are in the process of being manufactured and will be fitted within the next 4 weeks

City Car Club It was noted that four spaces (two at each end of the development) had been marked for use of the City Car Club when this scheme is introduced after the adoption by the Council of Powderhall Road. None of the spaces are under our control and patrolled by our warden.

AOB

- a) Buildings insurance Joanne drew attention to the massive increases in premiums in buildings insurance – a 100% increase in premiums between 2006 and 2008/9, and a 150% increase in the excess for insurance claims from £100 to £250. The committee agreed that extra effort needs to be made to ensure that we get the most competitive rates when the buildings insurance policy comes up for renewal, and that there should be more transparency on how the premiums per flat are determined from the overall premium for each individual block.

Action: Sarah to place a high priority on addressing this topic.

- b) Arrangements for AGM The AGM will be arranged to be in the second week of January if possible. Suggestions for a guest speaker included someone from the Council talking about the implementation of the Water of Leith Flood Prevention Scheme, someone from the Water of Leith Trust talking about how we could improve the appearance of the river at Powderhall, and one of our local councillors or our community police officer talking on a subject of their choice.

Action: Ian to book school hall for AGM and Roddy to follow up suggestions for a guest speaker.

Next meeting: Wednesday 26 November at 7:30pm in Roddy's flat – 4/6 Rigg