



**Powderhall Village Owners Association**  
[www.powderhallvillage.org.uk](http://www.powderhallvillage.org.uk)

**Minutes of Committee Meeting held on 26 November 2008**

**Present:** Roddy Martine (Chair), Bill Scott (Treasurer), Ian Corbett (acting Sec.), Joanna Bytheway, Sharon Lennie, Kathryn Tomlinson, Gordon Chrumka and Frans Kooy (standing in for Peyman Taheri).

**Apologies:** Peyman Taheri

**Agenda:**

- Report of meeting with Sarah on 21 November – ongoing actions
- Report of gardening sub-committee
- Parking at Powderhall
- Arrangements for AGM
- AOB

**Report of meeting with Sarah on 21 November – ongoing actions:**

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

Rigg Repainting - The repainting work has been completed in 2 – 6 Rigg, and contractor has now started repainting work in 7 – 11 Rigg. It was reported that some painters were using stones to keep doors open to allow the paint to dry, causing damage to new paintwork.

**Action:** Sarah to ensure that painters use proper wooden wedges to secure doors for this purpose.

Gutter Cleaning - K2 steeplejacks are completing last block (1 and 2 Brae) now. A ladder used to access the roof in 5 Rigg scratched some paintwork, but the contractor will make this good..

Fence Panel Behind 18 Powderhall Road – Still no action from Rutterfords. Sarah has asked for a schedule for this work from Rutterfords by mid December. If not received, Sarah will approach the Council and ask for a statutory notice to be issued. This gives the Council the right to repair the wall and charge Rutterfords for the work done.

Lane behind Town Houses – Rutterfords have agreed to clear the overhanging foliage from plants on the site they own, but work has not yet been done. Frans stated that the preferred solution of town house owners is for this work to be done by our own gardening contractors if this is possible.

**Action:** Sarah to investigate if this work can be done within the contract for maintaining the communal garden areas.

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. A meeting with Scottish Power has been arranged for 3 December, and Sarah's boss David Hutton, a Director at Charles White, will also attend.

Dripping overflows – Sarah advised that the central heating plans for the Powderhall blocks will be Obtained, either from the Charles White Archives or from the Council Planning Dept., and then, over a period of time, she will undertake the task of correlating the position of each overflow with a particular flat.

**Action:** The committee thanked Sarah for the progress on this matter, and would like to see the task completed as soon as practicable.

Trees in B&Q - still no action, despite phone call from Sarah and Roddy writing a letter that has not yet been replied to.

**Action:** Sarah to keep pressure on B&Q locally, and Roddy to attempt to speak directly with the person in Head Office who has to agree to this work being done.

Protection on bin store doors – Brae work now completed. Sarah encouraged to ensure that protection on Rigg bin store doors is fitted quickly before new paintwork is damaged.

**Action:** Sarah to ensure that this work is done soon.

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

Floor 7 Brae – Lifting tiles have been repaired but the workman who came to reseal the new tiles was not satisfied that they had been fitted properly and has asked for this work to be redone.

**Action:** Sarah to ensure that refitting and sealing is completed as soon as possible.

Buildings Insurance - Sarah advised that Norwich Union, who currently insure all the blocks at Powderhall, will be increasing the insurance excess for the Brae and the Rigg from £100 to £250 because of the excessive number of claims from these blocks. The £100 excess for the Road is unchanged.

Sarah also advised that because of the poor level of service, provided by our current insurance broker Bruce Stevenson, a new insurance broker for Powderhall will be appointed for Powderhall from 1 May 2009. It is likely to be a firm called Deacon, but a final decision has not yet been made by Charles White. The first action of the new broker will be to ask for new quotations for the buildings insurance at Powderhall from six of the largest insurance companies.

In response to an action point in the minutes of the last committee meeting, Sarah confirmed that there are four buildings insurance policies for the Powderhall development – one for 2-6 Rigg, one for 7-11 Rigg, one covering both Brae blocks and one for the Road (excluding town houses). The premium for each flat is calculated on a pro rata basis, depending on the floor area of each flat.

**Action:** Sarah asked to ensure that new insurance broker assesses future claims rigorously

### **Gardening sub-committee:**

Sarah reported that Brian Hunter has ordered all the plants for the work requested by the Gardening sub-committee and that planting will begin in the first week in December. The edging of the grass beside the footpaths to the bridge will be done at the same time. Brian Hunter has re-quoted £430 + VAT for the cost of clematis and lavatera for the bed in front of the wall opposite the town houses. This new quote was accepted by the committee.

**Action:** Sarah to inform Brian Hunter that his new quote has been accepted, and when the replanting work commences in December, Sarah to ask Brian to give priority to the large bed outside 1 and 2 Brae that has been bare now for some months.

The first instance of residents getting involved in improving the gardens at Powderhall took place on Monday 27 October when Roddy and Stephanie planted azaleas, bought from our working fund, in the flowerbed outside 8 Rigg.

**Action:** Any resident willing to get involved in any future gardening activity to make their interest known via the website.

### **Parking at Powderhall:**

The new Central Ticketing metal-backed signs have now been fitted at Powderhall.

Sarah reported that the 1 November deadline for the sole use of the new permits passed reasonably smoothly. There was a flurry of calls in late October from residents (mainly tenants) who had not yet received their new permits, but since 1 November, the number of requests to have tickets cancelled was fewer than anticipated.

The committee has still heard nothing from the Council about the adoption of Powderhall Road, despite the fact that statutory notices have been displayed regarding the allocation of City Car Club spaces at Powderhall.

**Action:** Roddy to contact Andrew McBride, Development Control Manager at the City Council, for an update on the adoption of Powderhall Road.

### **Arrangements got the AGM**

Ian reported that the AGM will be held on **Thursday 15 January** from **7:30pm – 9:30pm** in **Broughton Primary School Hall**.

Roddy is prepared to continue as Chairman next year, and Bill is prepared to continue as Treasurer; however, Ian does not want to continue as Secretary. All the committee members at this meeting expressed their willingness to continue, but the committee agreed that additional new members should be encouraged and welcomed.

**Action:** Any owner prepared to join next year's committee as Secretary or as a committee member to inform any current committee member or leave a message on the website.

The committee agreed to invite our local Councillors and our Community Police Officer to the AGM as usual, and will try to get a guest speaker on a topic of interest to Powderhall.

**Action: Ian to invite local Councillors and Simon Daley to AGM**

**Action: Roddy to contact the Water of Leith Trust to provide a speaker on how we might improve the river in the vicinity of the Powderhall Development**

It was decided that we should publicise the AGM via the notice boards in the week before Xmas.

**Action: Sharon to liaise with Roddy and Ian before 20 Dec. to ascertain which invitees will be attending the AGM, and then circulate a notice publicising the AGM for stair reps. to display.**

### **AOB**

- a) The committee approved a proposal to increase the levy per residence from £2 to £3 in 2009 to fund more community projects such as gardening and possibly a social event.
- b) The committee the payment of £52.94 to Gordon Chrumka to re-imburse him for the website host costs for the past six months.
- c) The committee approved an honorarium of £100 to the Secretary for work and expenses in 2008.
- d) The committee agreed to donate a prize up to the value of £20 to the Broughton Primary School Parent Staff Association Xmas Fair.
- e) Bill reported that the PVOA accounts for 2008 would be audited and copies would be available for inspection at the AGM.

**Next meetings: AGM - Thursday 15 January 2009 at 7:30pm in Broughton Primary School Hall**

**Committee – Tuesday 3 February 2009 at 7:30pm in 4/5 Rigg**