



## **Powderhall Village Owners Association**

[www.powderhallvillage.org.uk](http://www.powderhallvillage.org.uk)

### **Minutes of Committee Meeting held on Wednesday 11<sup>th</sup> March 2009**

**Present:** Roddy Martine (Chair), Bill Scott (Treasurer), Ian Corbett, Joanna Bytheway (Minutes), Sharon Lennie, Kathryn Tomlinson, Jane Chisholm, Gordon Chromka

**Apologies:** Stephanie Scott, Peyman Taheri,

**Minutes of meeting 3/2/09 approved.**

#### **1. Gutter Cleaning**

3/2/09 - The paintwork in 5 Rigg scratched by the contractor's ladders has been repaired and Sarah has deducted the cost of this repair from the contractor's bill. K2 steeplejacks have completed gutter cleaning apart from one stretch of the Brae. Which stretch of the Brae has not been done? Moss has been observed being deposited on a balcony at 2 Brae and on the grass outside no.3 Brae. This should not be happening if guttering has been cleaned. Action 3/2/09 - Joanna to raise detail with Sarah.

11/3/09 - Joanna raised detail with Sarah. Sarah advised that it was rear of 7 Powderhall Brae that had not been done and this was now complete. Also that the moss was coming from the roof not the guttering. Complete.

#### **2. Fence Panel Behind 18 Powderhall Road**

3/2/09 - Still no action from Rutterfords so Sarah asked the Council for a statutory notice to be issued. Rutterfords will be charged for this work. Once the wall is safe Sarah will arrange for the fence panel to be re-erected

11/3/09 – Council have contacted Rutterfords telling them to get the wall repaired within a reasonable timescale. Council to visit the site next week.

**Action 3/2/09 ongoing - Sarah to monitor and report on position with the statutory notice and the repair of the wall.**

#### **3. Overhanging foliage in lane behind Town Houses**

Action 3/2/09 – Sarah to advise if the ongoing maintenance of this foliage can be included in the gardening contract.

11/3 – Sarah advised this is to be included. Complete

#### **4. Dripping overflows (Individual)**

3/2/09 - The action to identify a set of plans that show where the overflow from each flat is positioned is an ongoing action raised at the committee meeting on 12/8/08. Elevation drawings of 2-6 Rigg (Miller development) have been located in the Charles White archives. Nothing in the Charles White archives for Bryant.

Action 12/8/08 - Sarah to mark the overflow outlets from each Miller flat on the drawings. Sarah to contact Bryant to obtain Bryant drawings and identify individual flat overflows.

**Action 12/8/08 ongoing - Sarah to have overflow outlet plans for Miller development, 2-6 Rigg, by 31/3/09**

11/3/09 - Sarah is having difficulties getting Bryant plans from Bryant. Committee is keen to get plans for overflows completed as soon as possible. Committee therefore advises Sarah to go direct to Council.

**Action 12/8/08 ongoing - Sarah to get costs from Council for obtaining necessary plans to enable overflow outlets to be located for Bryant development by 27/3/09. Costs should be forwarded to Roddy and Ian.**

#### **5. Excess water from overflow at 2 Brae (Communal Water Tank)**

3/2/09 - Sarah met with Joanna Bytheway on 12 January to discuss a problem with excess water coming from an overflow at 2 Brae alongside Water of Leith. The problem was identified as coming from a communal cold water tank in 2 Brae. Sarah is trying to arrange access with the owners of the top-floor flats to rectify the problem. Jane thinks her flat might access the water tank. Action 12/1/09 – Sarah to arrange for access to water tank and rectify problem.

11/3/09 – Sarah advised that the problem was a faulty ball-cock. The ball-cock has been replaced and seems to be functioning correctly.

**Action 11/3/09 – Joanna to monitor and if no problems this will be closed at next meeting.**

#### **6. Trees in B&Q**

3/2/09 - Sarah has been in touch with Alex Witt, the new manager at B&Q. Alex Witt has assured Sarah that tree maintenance has been included in the budget for 2009 that runs from April 2009.

11/3/09 – B&Q advise that current quote they have is excessive and have therefore put work out to tender. B&Q expect quotes by Easter (10/4/09).

**Action ongoing – Sarah to monitor and press B&Q as necessary to ensure work is done.**

#### **7. Protection on bin store doors**

The fitting of protective strips to the bin store doors for 7-11 Rigg has been completed. The bin store doors for 2-6 Rigg that open outwards have had the

protective strips incorrectly fitted to the outside of the doors. Protective strips will be fitted to the inside of the bin doors of 2-6 Rigg within the next ten days. Action 3/2/09 - Sharon to follow-up regarding the outside protective strips for 2-6 Rigg.

11/3/09 – Sharon followed-up. Work complete. Complete.

### **8. Resealing Floors**

3/2/09 - Sarah wrote to all owners at 12-22 Road last week advising them that the cost of buffing and resealing the ground floor tiles would be £150 per block, shared equally among all the owners of flats in that block, and asked any owner who had a problem with this work going ahead to contact her by 31 January. This work was agreed by the owners and will start on 9 February.

**Action 3/2/09 – Sarah to confirm that work for 12-22 Road complete. Update 11/3/09 – work will be complete by 31<sup>st</sup> March.**

Similar letters were sent to the owners in 7-11 Rigg (2 – 6 Rigg is carpeted) but the cost here will be £180 per block due to the larger floor area. This work was agreed by the owners and Sarah advised that this has now been completed. However, the committee understands that 11 Rigg has not been done. Floor tiles for 7 Brae re-stuck. Action 3/2/09 – Sarah to confirm position with 11 Rigg and confirm tiles for 7 Brae re-sealed. 11/3/09 - Work complete.

### **9. Buildings Insurance**

3/2/09 - The committee reviewed the claims process for Bruce Stevenson (BS) provided by Sarah. It was agreed that no further action was required. It was noted that the increase in the excess to £250 was effective from May 2008 for the Brae.

Deacon takes over from BS as Insurance Broker for the Powderhall development on 1 May 2009. Deacon has approached several large insurance companies and asked them to quote for buildings insurance from May onwards. To date, Allianz, AXA and Zurich have indicated that they are keen to quote for this cover.

**Action 3/2/09 – Sarah to pass quotes and breakdown to committee for their consideration. 11/3/09 – Sarah to pass to committee by 31/3/09.**

Action 3/2/09 – Sharon to scan details of BS contacts, pass to stair reps and return e-copy to Joanna. 11/3/09 – Task complete

### **10. Gardening Committee: Wood-chip**

**Action 3/2/09 – Sarah to confirm wood-chip laid along the edging to the play park/central area, and round from 2 to 3 Brae has been done. 11/3/09 – More than just these areas outstanding. Wood-chip to be laid along ALL outstanding areas by 30/4/09.**

### **11. Parking at Powderhall**

3/2/09 - Roddy advised that the council had devised a proposal they hoped we would find "palatable". Council waiting for a response from Head of Planning before advising us of their proposal. Await Council proposal. 11/3/09 - Proposal has been agreed by Head of Planning. Meeting between Council officials, Roddy and Ian, arranged for Monday 23 March 6 p.m.

**Action 11/3/09 – Roddy to advise committee of outcome and to call emergency meeting if required.**

### **12. Request from Sarah**

It was agreed that Schindlers could hold one electronic key fob to enable them to get access to all blocks in the case of an emergency (e.g. someone trapped in a lift) at times when the Charles White office is closed. Complete.

### **13. Unsealed Boiler Exhausts**

It has been noticed that many gas boiler flues in the development (mostly Bryant and those above ground floor) have not been sealed i.e. they have not been sealed with mastic or cement into the harling. As a result, rain will be getting in. An example of affected areas is the upper level gas flues of 2 Brae.

**Action 11/3/09 – Sarah to get expert to assess impact and to confirm what action is required.**

### **14. Replace missing black cover on ground floor of 7 Rigg**

On a recent walk around it was noticed that one of the black circular covers on the ground floor wall of 7 Rigg was missing and from a distance it looks like there is a hole in the wall.

**Action 11/3/09 – Sarah to request owner to replace black cover.**

### **15. Treatment of fence beside Water of Leith**

It was noted that this was looking a little worn and would probably need treated in the not too distant future. Agreed it was sensible to consider doing this in conjunction with the Flood Prevention Scheme that entails some of the fencing being temporarily removed.

**Action 11/3/09 – Sarah to confirm she has diaried action to consider treatment of fence at time of fence being removed as part of flood prevention scheme works.**

### **16. Miscellaneous Gardening**

**Action 11/3/09 – Sarah to instruct Hunters to remove gardening debris such as twigs from pruning which have been left in beds at their next visit. Sarah to confirm when done.**

**Action 11/3/09 – Sarah to instruct Hunters to remove ties and posts from trees that no longer require these at their next visit. Sarah to confirm when done.**

**Action 11/3/09 – Sarah to ask Hunters to replace plank that has come away from fence near Council incinerator and to confirm when done.**

### **17. Rubbish in beds/around development**

There is a problem with rubbish on the development. In particular there are two problem areas where rubbish appears to collect, one outside the bin store at 2 Brae, and one at the other end of the development. Hunters only visit once a month in the winter and the committee wondered if Sarah could propose a viable solution for additional rubbish pick-ups.

**Action 11/3/09 – Sarah to feed back with possible solution for additional rubbish pick-ups.**

### **18. Quarterly bills**

Some residents and committee members expressed concern at the steep rise in their quarterly factoring bills since the previous bill. In particular, two residents asked the committee to confirm why their bill had gone up from £109 to £175, an increase of almost 70%.

**Action 11/3/09 – Sarah to detail the reason(s) why quarterly bills have increased 70%.**

The committee also discussed the format of the statements - this had been referred to Sarah some time ago. Sarah was looking at improving the format of the bills and the committee wondered what progress had been made. The committee want to see individual payments made, and the date of these payments, clearly displayed on the statements.

**Action 11/3/09 – Sarah requested to confirm to committee the progress made with improving format of quarterly bills.**

### **Next committee meeting**

**Wednesday 29 April 7:30pm at 4/5 Brae.**