



Powderhall Village Owners Association

www.powderhallvillage.org.uk

Minutes of Committee Meeting held on Tuesday 28 July 2009

Present: Roddy Martine (Chair), Bill Scott (Treasurer), Ian Corbett (Minutes), Jane Chisholm and Joanna Bytheway.

Apologies: Gordon Chrumka, Kathryn Tomlinson, Stephanie Scott, Peyman Taheri, Franz Kooy

Agenda

- **Approval of previous Minutes.**
- **Actions from previous meeting**
- **New Business**
- **Any other business**
- **Date, place and Minutes of next meeting**

2. **Approval of previous Minutes** The Minutes of the meeting on 9 June were approved.

3. **Actions from previous Minutes**

Attendance at New Town and Broughton Community Council Meetings – Action 9/6/09 – It was agreed that the necessary forms would be filled in and that members of the PVOA committee might attend in rotation. **Ongoing**

Parking information from Council - Action 24/4/09 – Gordon has submitted enquiries to Edinburgh Council under the Freedom of Information Act requesting information on the Council's interpretation of the Road Traffic Act (Scotland) and the Council's attitude to private firms controlling parking in Edinburgh. No responses have yet been received. **Ongoing**

Fence Panel Behind 18 Powderhall Road – Action 3/2/09 – Work on wall completed and fence panel now replaced. **Completed**

Dripping Overflows – Action 12/8/08 Acquisition of plans still ongoing. Sarah now has plans matching each overflow with the appropriate flat in all of the Rigg and in 1 and 2 Brae. Plans for 5 to 8 Brae still to be completed. **Ongoing**

Trees at B & Q - Action undated. The work to cut back the overhanging branches has now been completed by B&Q. However, Sarah was led to believe that the heights of the trees would be reduced, but B&Q is now saying that this was never envisaged, and claim that the current heights are at least 1.6m below the height that the Council would get involved and insist on mandatory action. The committee decided to accept the current situation unless residents in 1 and 2 Brae indicate that it should be pursued further. **Completed**

Replace Missing Cover on Wall at 7 Rigg **Action 11/3/09**– Still no action taken by owner after second letter sent. 2nd letter sent. The committee decided that since replacing the cover is the responsibility of the owner concerned, and Sarah's letters requesting action have been ignored, there is nothing further that can be done. **Completed**

Treatment of Fence Beside Water of Leith **Action 8/6/09**: As noted in the Minutes of the last meeting, the Committee felt that there is no point in progressing this any further until the Water of Leith Flood Defences are in place. **Completed**

Action 28/7/09 - Sarah to advise committee of quotes for treating the fence already received, but do nothing until after the Flood Prevention work at Powderhall is completed.

Rubbish Around Development - **Action 8/6/09** Sarah confirmed that Annfield Cleaning Services will clear all litter once per month during the winter from November to March at a cost of £60 per month, interleaved with the gardeners rubbish collection activities during their once a month winter visits. **Completed.**

Quarterly Bills **Action 8/6/09** – Ian produced a spreadsheet showing the fixed quarterly costs of living at Powderhall, and distributed copies to the committee members. **Completed**

After discussing the spreadsheet, the committee decided to ask Sarah to see if anything could be done to reduce two of the largest costs.

Action 28/7/09 - Sarah to approach Schindlers to see if she can negotiate a reduction in the total annual charge of £52,800 per annum for the maintenance of the 16 lifts at Powderhall.

Action 28/7/09 - Sarah to see if there is any way to reduce the annual communal electricity bill of £36,200 at Powderhall, either by negotiating a different tariff with Scottish Power or by changing supplier.

Removal of dead trees and tree ties. **Action 8/6/09** – Sarah has asked Brian Hunter for cost of removing three dead trees on the slope at the B&Q end of the development, and Brian Hunter has asked for a meeting on site with Sarah to inspect tree ties and tree supports that need to be removed. **Ongoing.** The committee decided that it would like a member of the gardening sub-committee to attend every on-site meeting with Brian Hunter.

Action 28/7/09 - Sarah to advise Roddy of all future on-site meetings with Brian Hunter so that Roddy can arrange for a member of the gardening sub-committee to attend.

Brambles **Action 8/6/09** – Sarah has contacted both Bryants and B&Q about the brambles that are growing in the space between the fence and the concrete wall on Powderhall Road. First responses were that Bryants say their boundary is the fence, and B&Q says that its boundary is

the concrete wall, so both are denying responsibility. However, a Gillian Slorach of Bryants has agreed to look into the matter further for Sarah. **Ongoing.**

Bed in front of 2 Brae **Action 8/6/09** Sarah will discuss responsibility for replacing plants in this bed that have died with Brian Hunter during their forthcoming site meeting. **Ongoing**

Dead trees behind Rigg **Action 8/6/09** – Sarah has asked Brian Hunter for a cost to remove these dead trees. **Ongoing**

Dead fir tree in front of 5-6 Rigg **Action 8/6/09**
Sarah has asked Brian Hunter to remove this tree and replace it. **Ongoing**

Planting against bank opposite town houses **Action 8/6/09** It was noted that new plants were too close together, and that three were already dead. It was suggested that this area could do with more Clematis, Montana and Russian vine, and that all of these shrubs be re-planted in either Autumn or Spring. Sarah will discuss with Brian Hunter during their forthcoming site visit. –
Ongoing

New Gardening Maintenance Specification **Action 8/6/09** – Roddy, Jane and Bill produced a first Draft of a new Gardening Maintenance Specification for Powderhall, to be used when tenders are invited for the renewal of the gardening contract. **Completed**

Action 28/7/09 - Joanna will produce the final version of the new Gardening Maintenance Specification after inviting comments on the draft by members of the gardening sub-committee by e-mail.

Fire Windows **Action 8/6/09** – Sarah explained that the fire windows in the Bryant blocks (Brae and 7-11 Rigg) and the Miller blocks (2-6 Rigg) operate in different ways. If any owner or tenant in 2-6

Rigg opens a fire window, access to the locked electricity room on the ground floor is needed to reset the system before the window can be closed (this is not the case in the Bryant blocks). Sarah is prepared to give one copy of the cupboard key to each stair rep. in 2-6 Rigg. **Completed**

The committee decided that any stair rep. in 2-6 Rigg who doesn't already have a key to the electricity cupboard but would like one should be able to request a key from Sarah. Also, the committee would like to take some action to inform owners and tenants that any fire window opened for trivial reasons such as getting more fresh air or someone wanting to smoke could prevent the rest of the fire windows in that block from operating in the event of a fire.

Action 28/7/09 - Sarah to provide a spare key and instructions on how to reset the smoke alarm to any stair reps. in 2-6 Rigg who requests them.

Action 28/7/09 - Sarah to investigate the cost of having laminated notices printed and stuck to each fire window. The notice should state that this is a fire window and should not be opened manually.

Use of Lady Haig Hall for the AGM - Action 24/4/09 – Bill is still waiting the Company Secretary to get back to him. **Ongoing**

Smell from Waste Disposal Plant - Action 8/6/09 Roddy has written a letter of complaint to the Environmental Health Dept. in the City Council, but has not yet received a reply. **Ongoing**

4. New Business

Sarah has been advised that the plastic cover of a vent on the roof of 5 Brae was missing, perhaps risking water ingress, and Sarah agreed to have it seen to. Also, mould on the wall of 18 Road, probably due to a dripping overflow or leaking gutter, was pointed out to Sarah, and she agreed to ask someone to look into it.

Action 28/7/09 – Sarah to report back to committee when these problems have been investigated

Sarah confirmed that the Charles White list of preferred contractors for residential repair and maintenance work could be made available for inclusion on the Powderhall website. The committee agreed that this should be done as quickly as possible.

Action 28/7/09 – Gordon to get list of Charles White preferred residential contractors from Sarah, add the names to the Powderhall website and activate the link to these names from the home page.

Ian had produced a list of lift numbers to quote when residents report a faulty lift to Schindlers. The committee decided that Ian should e-mail a copy of this list to stair reps. in blocks with lifts for display on notice boards.

Action 28/7/09 – Ian to e-mail list of lift numbers to stair reps. of blocks with lifts.

5. AOB

Bill asked the committee to agree that he could, in future, pay each quarter's charge for hosting our website without getting the committee's agreement to pay each individual bill. The committee agreed, provided the charges per quarter were substantially unchanged.

The committee decided that we should make another attempt to find someone to take charge of organizing a social event at Powderhall next summer. It was noted that a number of residents were prepared to help organize and run such an event, but were unwilling to take charge of it.

Action 28/7/09 – Ian to e-mail a note asking for a volunteer to stair reps. for display on notice boards.

Dripping overflows were reported on the gable end of 8 Brae and above the entrance to 2 Brae. Also, it was noted that staining from a previously dripping overflow at 3 Brae has not been removed.

Action 28/7/09 – Sarah to investigate each of these incidents on her next site visit.

6. Next committee meeting

The next committee meeting will be in **Bill's flat (7/17 Brae)** on **Tuesday 1 September 2009** at **7.30pm**. In the absence of any other volunteers, Roddy agreed to produce the Minutes of the next meeting.