



Powderhall Village Owners Association

Minutes of Committee Meeting held on 1 Wednesday 27th April 2011

Present: Roddy Martine (Chair), William Mackie (Treasurer), Franz Kooy, John Riley

Apologies: Gordon Chrumka, Andrew Nisbet and Kathryn Tomlinson

Agenda:

- Approval off Previous Minutes
- Parking at Powderhall
- Update on Actions from Previous Minutes
- AOB

Parking at Powderhall

The Chairman reported that he and Andrew Nisbet had met with Councillor Gordon Mackenzie at the City Chambers and handed over to him the Legal Opinion received from Brodies. In effect, this states that the Council is not legally obliged to take over the parking bays on Powderhall Road, as previously advised, and should they wish to, officials were in a position to ask the developer to amend the original stipulation. Councillor Mackenzie was most receptive, and said that he would come back to the Committee about this after further discussions with the Planning Department.

Update on Actions from Previous Minutes

Property Manager Appointment

A new Property Manager has been appointed and will commence her employment with Charles White Ltd on Monday 9th May. Sarah Wilson will bring her to Powderhall to introduce her to the Committee at some point during that week.

Underground Car Park

Water Seepage into Underground Car Park - the NHBC has written to Sarah to say that they do not agree with the report which she sent them from 24 Hours Roofing and Building, and that in their opinion, the small amount of works required would be under the Excess. They will therefore not consider continuing with the claim.

Sarah has asked if she should pursue this matter further, and/or obtain quotes for the recommended works. Bearing in mind that that there will be costs involved, it was decided that the subject should be fully discussed at the next Committee Meeting when there will – hopefully – be a full attendance of Committee Members. **Ongoing.**

Refilling of Grit Bins

Brian Hunter (Garden Contractor) is taking this forward. Roddy has provided an email link relating to suitable grit bins, one to be installed on Powderhall Road at the foot of the ramp over the underground car park; a second, smaller one close to the Bridge over the Water of Leith from St Mark's Park. Sarah will order once the flood prevention works are complete. **Ongoing**

Communal Electricity Supplier

Ongoing as this takes approximately 7-8 weeks to complete. Utility Warehouse are dealing directly with Scottish Power and we await their final accounts. **Ongoing**

Loose Tiles

This work has been completed. **Completed**

Additional Bike Storage

Quotes to provide and install wall-mounted brackets to increase capacity for bike storage are expected shortly. **Ongoing.**

Emergency Cover from Charles White

Signs have been made and they will be going up on the Notice Boards in each stair. Contact information is provided for an Electrician, 2 Plumbing Contractors, a Roofer, and the Lift Emergency Numbers. **Completed.**

Storm Damage

The work on 7 & 8 Powderhall Brae is now complete. **Ongoing**

Powderhall Road Repainting

Quotes are now all in, and Sarah is writing to all Powderhall Road owners regarding costs.

Resealing of Floors (following the winter snow damage)

This work will commence in the first 2 weeks of May on a rotational basis, starting at 1 Powderhall Brae and completing at 11 Powderhall Rigg.

Central Ticketing

Central Ticketing has been informed that NO parking tickets are to be issued over weekends. Owners and Residents are reminded that any requests for a wrongly issued parking ticket to be cancelled MUST be made with 14 days of the tickets being issued.

Overflow at 18 Powderhall Road

The Owner of this property has now received 4 letters regarding the overflow, but has to date not responded. **Ongoing.**

Car Park Lights behind Rigg

Lights behind 2 Powderhall Rigg have been adjusted. **Completed.**

Bin Chutes in 2 and 7 Rigg

No further blockages have been reported.

The leaving of Items in Bin Stores

The cleaning contractors have been requested to clear all items from the bin stores as discussed at the AGM. Sarah has also contacted Mr Bain at ECC regarding the failure of the refuse collectors to

place bins under chutes. He has reminded his staff to do this and we will continue to monitor the situation.

In the meantime, **owners and tenants are requested, wherever possible, to take discarded items of furniture, electrical goods, etc, direct to the Seafield Depot.** Otherwise, we are now obliged to collectively pay for such items to be taken from the Bin Stores by the Council, **Completed**

Bikes on first floor at 9 Powderhall Rigg

These Bikes remain in situ, and the owner appears to be ignoring 3 voice mail messages and also 3 letters sent. Sarah proposes to put a letter through the letterbox of the flat in question to instruct the tenants to remove the bikes. **Ongoing.**

Light Switches in Bin Stores

All queries and issues reported at the AGM have been passed to our electrician to deal with, to install toggle switches and to move these closer to the bin store entrance.

Water Supply Keys

These have been attached to each notice board in clear plastic folders with a label stating *water supply key to be used in the event of emergency only.* **Completed**

Signs for Slippery Floors

The cleaning contractor has now sourced suitable signs and will be using them at the front and rear doors to each block, and at the entrance to the lifts. **Completed.**

ANY OTHER BUSINESS

New Committee Members

The Chairman was delighted to welcome John Riley to the Committee and to announce that David Forecast from The Rigg has intimated that he would like to join, and that he might be prepared to act as Secretary. He was unable to attend the current meeting, but hopes to be available to attend future meetings from the end of May onwards.

Revamp of Website

(**Action 02/12/09**) At the February Committee Meeting, Gordon Chrumka said that he was in the process of revamping the Web Site to make it easier to add new information and provide more interactive features. **Ongoing.**

Action (27/04/11) Gordon Chrumka to advise at next meeting

Noise from Neighbours

A complaint has been received from 2, The Rigg concerning loud music being played during the day at a volume that is considered excessive. While the Committee were of the opinion that this was to some extent a matter between the complainer and the flat concerned, it was pointed out that the Council do have an **Environmental Noise Team** which can be summoned (**0131-529 3030**). If the matter continues to be of concern, the Committee has agreed that a formal letter could be sent by them to the person or persons responsible. **Ongoing**

Terrorist Attack Insurance

A query has been received from an owner regarding a clause in our insurance policy covering terrorist attack. Was this considered necessary? Sarah Wilson has responded by saying that it is standard practice but could be altered. The Committee has no strong feelings on the subject, but

wondered what it meant in terms of extra cost.

Action (27/04/11) Sarah to investigate cost.

Trees at B&Q

On 27th March 2008, the Chairman wrote to Ian Cheshire, Chief Executive of B&Q at Eastleigh warning of the danger being created by the trees on B&Q property encroaching upon the houses at Powderhall Brae. On 17th September, he also wrote to the Regional Director at Kilmarnock, enclosing the Report from Fountain Forestry which the PVOA had commissioned.

A response from Peter Dick, Esq, Chief Executive of the B&Q Customer Service Centre in Doncaster was received saying that the matter had been passed on to the relevant department. Councillor Louise Lang has also written to Mr Dick, but has not received a reply.

According to Councillor Lang, Environmental Services and Planning say that the situation is not enforceable because the Council's remit only extends to causing an obstruction on a road or pavement. This is therefore a civil matter (which B&Q probably know).

The Chairman wrote to Mr Dick again on 26th October to say that nothing more had been heard from B&Q. On 10th February 2011, he once more wrote to Mr Dick pointing out that if any damage was to be caused either to an individual or to a property at Powderhall, B&Q would be held legally responsible. Yet again, there has been no response.

Action (27/04/11) Chairman to attempt to contact Mr Peter Dick at B&Q direct by telephone.

Next Meeting:

Wednesday 8th June 2011

at 7:30pm at 1/16 Powderhall Brae (courtesy of William Mackie).