



Powderhall Village Owners Association

Minutes of Committee Meeting held on Wednesday 8th June 2011

Present: Gordon Chrumka, Franz Kooy, Roddy Martine (Chair), William Mackie (Treasurer), Ian McMillan, Kathryn Tomlinson.

Apologies: John Riley

Agenda:

- Approval of Previous Minutes
- Update on Actions from Previous Minutes
- Trees at B&Q
- AOB

The Committee welcomed Ian McMillan who will in future be representing former Committee Member Joanna Bytheway, 3, Powderhall Brae.

Update on Actions from Previous Minutes

Property Manager Appointment

The Chair and Treasurer have met with Nicola Rankine, the incoming Charles White Property Manager, and we look forward to working with her in the future.

Underground Car Park

Water Seepage into Underground Car Park is to be monitored over the next few months. Since the re-painting work after the fire, the situation seems to be in hand. Gordon recommended that the seals on the railings above be regularly inspected and, if necessary, re-filled. **Ongoing.**

Refilling of Grit Bins

Two additional grit bins are to be installed, one 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 at St Mark's Park. Nicola will instruct Brian Hunter (Garden Contractor) when the flood prevention work is completed.

Communal Electricity Supplier

Supply will be changed over to Utility Warehouse from October.

Fabric repair work

Concrete re-pointing work is to be undertaken outside of the bin stores at 4,7,10,11 Powderhall Rigg, and 8, Powderhall Brae. **Ongoing**

Storm Damage

Work to replace tiles at 2 Powderhall Brae, and flashing at 9, Powderhall Rigg is underway. **Ongoing**

Powderhall Road Repainting

Letters have been sent to Powderhall Road owners regarding costs and timing.

Overflow at 18 Powderhall Road

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

Bikes on first floor at 9 Powderhall Rigg

These bikes appear to have been removed.

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Parking at Powderhall

No further response has been received from Edinburgh Council following the Chairman's meeting with Councillor Gordon Mackenzie.

Revamp of Website

Gordon Chromka has begun work on bringing web site content up-to-date.

Trees at B&Q

The ongoing saga of the overgrown trees at B&Q finally came to a climax with the hurricane force winds of 23rd May 2011. We first wrote to B&Q in August 2010 to report of the danger of fallen branches, but were ignored. The Committee then commissioned a Safety Report from Frontier Forestry (2, Moray Place, Edinburgh EH3 6DS) which concluded that your trees were unsafe and required to be cut back.

This was sent to B&Q and an acknowledgement was received stating that the report would be forwarded to the appropriate department. With no further correspondence forthcoming, the Chairman again wrote on 26th October 2010, and 10th February 2011, and similarly no response was received. Councillor Louise Lang of Edinburgh Council also wrote on our behalf and received no response.

On 23rd May 2011, as predicted by Frontier Forestry's Safety Report, several large branches fell from your trees into the grounds at Powderhall Brae. Footpaths and car

parking areas have been blocked and cars and fences were damaged.

The Duty Manager at B&Q was contacted by William Mackie who confirmed that B&Q's Property Department had been contacted and that the removal of all fallen branches would be dealt with, reparation made to those with damaged vehicles, and the broken fence would be repaired. An article appeared in the Edinburgh Evening News (12/06/11) on the subject.

A letter from Helen Clarkson, CEO of B&Q's Customer Care Team was eventually received apologising for the company's lack of communication and confirming that work on cutting back the trees and clearing the site of fallen branches would commence on Wednesday 8th June. William Mackie was happy to report that the work had begun.

In order to identify the owners of the B&Q Site (Miller Developments), William Mackie had undertaken a search of the Land Registry for which he was charged a fee of £18. The Committee agreed that this should be reimbursed.

On completion of the work, the Chairman will write to B&Q to ask for confirmation that they agree to cut back the tree on a three year basis. He will also propose that they should cover the costs of the Frontier Forestry Survey commissioned by the PVOA. **Roddy to Action: 08/06/11**

ANY OTHER BUSINESS

Theft of water tap keys from Stair Notice Boards.

The Committee was disappointed to note that several of the keys provided for turning off internal water supplies had been removed from the communal notice boards. As the purpose of Charles White placing them there was in anticipation of emergency flooding incidents, the Committee recommends that in future individual properties should acquire their own keys for personal use (which can be sourced inexpensively at B&Q).

Swing at Children's Playground

Gordon brought to the Committee's attention that a swing in the Children's Playground was missing. Nicola to be asked to investigate replacement.

Nicola to Action

08/06/11

New regulations relating to flues and voids on Gas Boilers

Gordon brought to the Committee's attention the new regulations being introduced in regard to flues and voids on boilers. Full details relating to the requirements are now posted on the PVOA Website and it is recommended that all householders

should give this their **URGENT** attention.

Nicola is to be asked to look into the block plans to try and identify the flats which might have a problem. **Nicola to Action: 08/06/11**

Block Insurances

On 22nd May, Joanna Bytheway e.mailed the following to Sarah Wilson: "We were really surprised to receive the letter from Charles White Limited requesting £305.31 for our buildings insurance, this figure being only slightly less than the £317.07 of 2010's AP. The expectation given at the AGM that there would be a considerable reduction in premium: "There was some good news (too recent for it to have forwarded yet to the committee) that there could be a decrease in the annual buildings insurance premiums in 2011 of around 18.5% for the Brae and the Rigg because of the reduced number of claims in 2010. More details will appear in the Minutes of a future committee meeting".

An urgent advice regarding the difference between the AGM reduction and the premium requested was asked for, and Joanna also asked for clarification as to why the value of the Buildings Sum Assured is so high – £277,715. The Sum Assured she had been given in a flat survey by Graham & Sibbald 5 years ago was £100,000. The Committee would like an explanation as to why the sum assured is so high when the value of the property itself is only around £200,000 and why there should be a perceived 277% increase in the reinstatement value of the flat.

Nicola to Action:

08/06/11

Water of Leith Flood Prevention Scheme

There have been complaints regarding the four parking spaces being used by Lagan Holdings, the flood prevention contractors, and the Committee would remind owners that this usage was formally agreed at the AGM.

Ian, who has been in close contact with Lagan Holdings, informed the Committee that after several bramble bushes had been taken away close to the weir downstream, a resident had had her car torched by children. Owners are therefore asked to be vigilant as the building work will inevitably make the properties to the rear of Powderhall Brae and Rigg more vulnerable. Katherine wondered if the contractors could not introduce some form of safety lighting? Ian will continue to liaise closely with Laggan Holdings.

Next Meeting:

10th August 2011

at 7:30pm at 4/6, Powderhall Rigg.