



Powderhall Village Owners Association

Minutes of Meeting held on 20th September 2011

Present: Gordon Chrumka, Frans Kooy, Ian MacMillan, Roddy Martine (Chair), William Mackie (Treasurer), Andrew Nesbit, John Riley.

1/ **Apologies for absence:** Kathryn Tomlinson, David Forecast

Agenda:

2/ Approval of Previous Minutes

3/ Beaverhall Road Development

No plans have, as yet, been submitted to the Council but individual owners have had an opportunity to submit their concerns to the developers, Summerfield. The collective view was that we will closely monitor the situation when the plans are submitted and make our views known to the Council. The allocation of 40 parking spaces, for example, is far from adequate for a development of this scale.

Ongoing : 21/09/11

4/ Update on Actions from Previous Minutes

Water of Leith Flood Prevention Scheme

The work appears to be progressing on schedule. Ian has been in contact with Stuart Mackay and the general view at this stage is that the contractors have done a good job. Once the last gap wall is completed, it will be a question of replanting, etc.

It was observed that it is likely that an entrance to B&Q will be opened up from Powderhall Road while the work on the Water of Leith side of their warehouse is completed. This will be through the fence and across the strip of land still owned by Bryant.

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. **Nicola to action: 21/09/11**

Fabric repair work

Minor concrete repair work is required at the entrances to some of the Bin Stores. The Committee was concerned about the damage being inflicted on Bin Store doors and that on some occasions Bin Store doors are left standing open, both after collections and by individuals depositing their rubbish. A complaint had previously been made to the Council about bins not being placed under the chutes after collection, and this appears to have been remedied.

Owners and Tenants are reminded that they should not dispose of large objects or insanitary items down the chutes, and to please make sure that the Bin Store doors are closed at all times.

Parking at Powderhall

Following the hand-over of Legal Opinion to Councillor Gordon Mackenzie, there has been no further contact with Edinburgh Council relating to either the adoption of Powderhall Road or our Parking Spaces. Roddy has had assurances from both Councillor Louise Lang and Councillor Deidre Brock that should the matter arise, they will notify us immediately. Since Andrew, who has been heading up the situation on our behalf, is heavily committed with work over the coming weeks, it was decided to wait until early November before making an approach to the Council to discover if there has been any progress on the subject.

Parking Permits

The Committee has unanimously decided that it is now probably time for new Parking Permits to be renewed. There are still ongoing problems with permit abuse; permits being handed out to friends or sold, With escalating complaints from residents unable to find parking spaces near their homes, it may well be that permits will have to be restricted to two per household. However, we hope not.

Action (1) 28/09/11: Nicola is to be asked to ascertain how many households have two permits plus a visitor permit.

Action (2) 28/09/11: Nicola to action distribution of new CT Permits.

Trees at B&Q

Following the debacle earlier this year, the Committee is anxious to ensure that the state of the trees on B&Q land will in future be monitored on an annual basis.

Action 28/09/11: Nicola to make contact with Helen Clarkson, CEO of B&Q Customer

care.

New regulations relating to flues and voids on Gas Boilers

Nicola Rankin of Charles White has written: I would take this opportunity to advise owners that there has been an alteration to The Gas Safety (Installation and Use) Regulations 1998 (GSIUR) relating to gas central heating systems, which requires concealed flues to have an inspection hatch

installed prior to 31st December 2012. **This legislation may affect properties within Powderhall Village and we would therefore recommend that you arrange to have your boiler and flue inspected by a Gas Safe Registered engineer to ensure your heating system meets with legislation.** As this is a private issue, owners can use a contractor of their own choosing, however Charles White has been advised that Allied Trade Services (0131 667 1892) or Lothian Gas (0131 440 4666) are able to assist with this matter.

Further information regarding the change in legislation can be obtained from the Health & Safety Executive website link <http://www.hse.gov.uk/safetybulletins/fluesinvoids.htm>.

5/ Any Other Business

Charles Wilson: Increase in Floats

An explanation for the float increases was provided with the recent Charles White account, and Nicola has not had any negative feedback so far. Annual expenditure for blocks in the Rigg and Brae average between £800 and £900, whilst the road is £450 to £550, therefore the increases applied will not only cover all regular maintenance, but also allow a cushion for any unexpected expenditure, without taking the development bank account into overdraft.

The Committee wished to express that they were unimpressed at not having been consulted about this in advance. It was also commented that the Charles White accountancy system is still widely considered to be extremely confusing.

Seagull / Pigeon nuisance

Aggressive seagulls have been causing noise problems over this summer, and also pigeons have been nesting in the roofs. William has a contact at Fettes which has had a similar problem which was remedied by a man bringing in a hawk to fly around and disperse the gulls. William's contact is to let him know who does this and how much it costs. **ACTION 28/09/11.**

Unsuccessful break in

A ground floor resident in the Brae, with French windows overlooking the children's play park, has reported that somebody had attempted to force open their windows while they were away in August. The police were contacted, but unable to progress the matter further. While it is generally agreed that the level of crime at Powderhall is reassuringly low, residents are asked to be vigilant.

The Committee has from time to time suggested the setting up of a Neighbourhood Watch committee, but has had little interest shown. If anyone is interested in progressing this further, could they please contact the Chairman.

6/ Next Meeting: Wednesday 9th November at 7:30pm at 4/6, Powderhall Rigg