



Powderhall Village Owners Association

Minutes of Meeting held on Wednesday 9th November 2011

Present: Gordon Chrumka, Frans Kooy, Ian MacMillan, James Marsden, Roddy Martine (Chair), Andrew Nesbit, Kathryn Tomlinson, John Riley.

Apologies for absence: William Mackie (Treasurer)

Agenda:

1/ Approval of Previous Minutes

2/ Beaverhall Road Development

A slightly amended development plan was been submitted by Summerfield on 25th October to Edinburgh Council. (APP 11/03374/FUL: 14-16 Beaverhall Road) There will now only be five new Town Houses on Powderhall Road (with 6 Parking spaces), thus creating more space (light) between them and the Powderhall Road apartments.

The general feeling is that this plan is a major improvement on the original Rutterford development plan and since we have always known that this would happen, there is nothing much we can object to in the existing proposals. However, the height of the central block in the development causes concern. Frans is visiting the Council Planning Office and will report back as to his findings.

Ongoing : 09/11/11

3/ Update on Actions from Previous Minutes

Water of Leith Flood Prevention Scheme

The work on the Powderhall Stretch has now been completed and landscaping work will begin over the next month. Iain has been told that it will be completed by the end of the year. **Ongoing:** 09/11/11

Refilling of Grit Bins

Nicola has instructed Brian Hunter to instal the two extra grit bins as agreed by the Committee (one at the run up into Powderhall Rigg (2-5); a second smaller bin at the bridge to St Mark's Park). He

will also arrange for a supply of grit to be stored at the side door of the underground garage **Nicola to action: 09/11/11**

Fabric repair work

Minor concrete repair work is required at the entrances to some of the Bin Stores.

Nicola to action: 09/11/11

John commented that the Council Bin Collectors have an annoying habit of leaving the bin store doors open.

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

Nicola has received a letter from Taylor Wimpey demanding that we remove the No Parking signs on Powderhall Road so as to enable the Road Adoption process to take place. The Chairman has instructed Nicola to inform Taylor Wimpey that a meeting has been arranged with Edinburgh Council, and that we will respond after this meeting has taken place. The Chairman and Andrew Nisbet are scheduled to meet with Councillor Gordon Mackenzie on Thursday 17th November at the City Chambers to further discuss the parking situation at Powderhall.

Owners will be informed as to the outcome of this meeting.

Ongoing 09/11/11

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. Nicola has therefore been asked to seek an assurance in writing from B&Q.

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

care.

New regulations relating to flues and voids on Gas Boilers

An alteration to The Gas Safety (Installation and Use) Regulations 1998 (GSIUR) relating to gas central heating systems now requires concealed flues to have inspection hatches installed prior to **31st December 2012**. Unfortunately, this legislation will affect the majority of properties within Powderhall Village, in particular with regard to Home Reports when it comes to selling properties.

The PVOA can only recommend that owners make their own arrangements to have their boilers and flues inspected by a Gas Safe Registered engineer to establish whether or not their heating systems meet with this new legislation.

A couple of owners have checked the space the boiler flue runs in (between the plasterboard ceiling and floor above) to find that the available space is only 95mm. This is not enough to allow hatches to be fitted and be able to visually inspect the boiler flue. The next alternative was to renew the boiler flue and fit it below the ceiling and box it in with the necessary inspection facilities. This has also been ruled out as allegedly the manufacturer no longer has available all flue parts. The only alternative left is to replace the existing boiler, preferably fitting the new boiler close to an outside wall and running the new pipe work back to the original boiler position.

As this is a private issue, owners should 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 in 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>.

4/ Any Other Business

John observed that the lighting at the rear car park at 2-5 The Rigg, next to the No 2 read door, goes on and off and is out of sequence.

Action 09/11/11 Nicola to investigate.

Insurance Premiums

James is questioning the levels of block insurance being levied.

Although it was observed that the number of excesses being charged had dropped, Gordon pointed out that Deacon has promised the PVOA a Quarterly Report on claims, and as yet this has not been received.

Ian has been in touch with Nicola in regard to what the Committee considers to be excessive insurance cover and he is awaiting a response. There is considerable doubt that Terrorism Cover is a necessary item. **Action 09/11/11 Nicola to report back to Ian.**

Ian and James are to establish a sub-committee to look into these matters and will report their findings at the next meeting.

5/ Next Meeting: Tuesday 24th January 2012 at 7:30pm at 4/6, Powderhall Rigg