



Powderhall Village Owners Association

Minutes of Meeting held on Thursday 1st March 2012

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

1/ All committee members were in attendance

2/ Approval of Previous Minutes

3/ **Charles White Block Insurance** Sub-Committee

On 7th February, a meeting took place with Sarah Wilson and Nicola Rankin representing Charles White, and Chris Cadwallender of Deacon Insurance. This was attended by Ian McMillan (PVOA Insurance Sub-Committee), Roddy Martine, William Mackie and Kathryn Tomlinson.

Following a number of complaints, it was agreed by Sarah that insurance schedules would be corrected and re-issued to residents who have previously received an incorrect insurance schedule.

Secondly, the PVOA asked Charles White and Deacon to substantially reduce the overall commission in order to better reflect three other factoring company quotes which ranged between 0% and 25%. Charles White was asked to confirm what reduction will be made to the 2012/13 block insurance commission.

Neither of these requests has been answered to date and in response to Ian McMillan's reminder e.mail, Nicola Rankin has responded:

“Despite assurances that the issue with the Insurance schedules would be resolved soon after the recent meeting, this did not happen, however Sarah (Wilson) has been in regular contact with the programmers to progress the matter. The last assurance she had was that the updated version of the

system would be installed on Friday (24th February) and this would resolve the issue.”

“Since Friday we (Charles White) have received no further confirmation and calls have not been returned so I am not yet aware whether the issue has been resolved. I can only apologise once again for the problems experienced with the system. Unfortunately it is in the hands of our programmers and all we can do is continue to follow this up until we reach a resolution. I can assure you that there is no problem with the schedules to be issued for the renewal– this glitch only affects properties where a sale has been processed. I will be in touch tomorrow if I receive any updates in this respect.”

“With regard to the commission, we await details of the revaluation survey and only at this stage will we be in a position to confirm the premiums and commission levels. You will be updated on any progress in due course, however we are currently in the early stages of the renewal.”

The Committee expressed their unanimous disappointment. It is now three years since the position of the PVOA Factor was reviewed, and it was therefore decided that permission will be sought from the PVOA AGM to put the Factoring Contract out to tender. Three factoring companies have to date expressed interest - Redpath Bruce, Hacking & Paterson, and James Gibb.

Ian and James Marsden, who have been fronting up the Insurance Sub-Committee, will be making their findings known at the AGM.

4/ **Powderhall Road Adoption**

On 17th November 2012, Andrew and Roddy had a further meeting with Councillor Gordon Mackenzie, Convenor of Transport, Infrastructure and Environment of the City of Edinburgh Council. The meeting, which took place at the City Chambers in Edinburgh, was also attended by Carol Campbell, Acting Head of Legal Services with the Council.

The Council’s legal adviser (Dundas & Wilson) is adamant that only the Council can legally control a road at Powderhall (once adopted) and that the adjoining parking spaces are part of that road. This is a matter at variance with our own legal advice from Brodies, and similar advice received by the Hopetoun Village Association.

After an animated discussion, it was agreed that the Council’s legal team would provide an opinion on whether the plan of ‘stopping up’ the parking places might be

legally allowed at Powderhall. This is a process whereby areas of public access are no longer considered to be a right of way and ownership reverts, in the case of Powderhall, to the trust established to maintain common ground on behalf of the PVOA.

On Wednesday 1st March, Councillor Mackenzie has written to Andrew to say that he has informed the Head of Transport and the Manager of the Council's Parking section that he wants the Council to use the legislation to 'stop up' Powderhall Road in order to protect parking for residents if at all possible, and he has asked that matters be progressed to that end. Legal Services are meeting with Parking to discuss this in more detail and to discuss how to proceed in relation to Powderhall and other developments. He has promised to update Andrew further after their meeting.

While there is no guarantee that the Council will agree to any of this, it is at least a new and relatively promising development in what has been an ongoing and, at times, highly controversial negotiation.

Ongoing

5/ Flood Prevention Scheme

Ian McMillan has been in almost daily contact with the Construction Manager at Laggan, and the fence is now in the process of being raised. The stone wall is being re-built and masons are on site. The planting details have been signed off by the PVOA, and the plants ordered. There will be a deep clean of the car park, with shrubs and bushes introduced within the next two to three weeks.

Gordon raised the matter of the insurance being re-assessed, and it was agreed that Deacon should be consulted on this once the work has been signed off.

6/ Update on Actions from Previous Minutes

Fabric repair work coupled with Recent Storm Damages

All of the repairs related to the storm of 5th January has been authorised and the

work is underway.

Cleaning of Guttering

The urgent requirement to clean guttering has been authorised with KT and work is scheduled to begin shortly.

Parking at Powderhall

P4 Parking Ltd will shortly be taking over the parking control and Nicola will be issuing new Parking Permits to all Owners (one Resident Permit per household; One Visitor Permit per Household; a second Resident Permit can be acquired on application to Nicola).

Light at the rear Car Park at 2-5 The Rigg.

This problem has been dealt with.

Electricals at Bin Store, 2 The Rigg

The wiring in the electrical cupboard at 2, The Rigg is a complete mess and Nicola has authorised for it to be inspected by an electrician.

Underground Car Park

It has been noticed that there has been a bike parked here for several months, plus a frame, possibly abandoned, and taking up valuable space.

01/02/12 Nicola to identify owner and authorise removal.

Non sealant of external pipes throughout Powderhall Village and positioning of Water Overflow Outlets.

This is a matter that has arisen before and has been brought to the Committee's attention again by David Ure who owns a property on Powderhall Road. It appears that in various parts of the development there are design faults in the positioning of exterior pipes which are causing serious concerns relating to dripping and potential fabric damage. While this is a responsibility falling on individual owners, it is a shared threat.

7/ AOB

The problem of erosion on the flower bed adjoining B&Q was raised again and now that the B&Q trees are no longer providing so much shade, Brian Hunter was to

be asked about introducing ground cover.

It was regretted that the Garden Committee that was formed two years ago seems to have fallen by the wayside. Roddy is to bring the matter up at the AGM and try to encourage home owners to take a more personal interest in the landscaping at Powderhall.

Doors at Bin Store being left open after refuse collection

This has been an on-going problem for some time and Nicola is to be asked to contact Council in this regard.

01/03/12 Nicola to

action

8/ Date and location for AGM

The last PVOA AGM was held on 28th March 2011. It was agreed that Roddy would approach the Caretaker of Broughton School to ascertain if the hall would be available on either Wednesday 4th or 11th April. Once the availability had been ascertained, notices will be sent out.

01/03/12 Roddy to

action

9/ Next Meeting:

To be decided following confirmation of AGM.