



Powderhall Village Owners Association

Minutes of Meeting held on Wednesday 26th September 2012

Present: Gordon Chrumka, Ian MacMillan, James Marsden, Roddy Martine (Chair), Kathryn Tomlinson.

1/ Apologies: Andrew Nisbet, Frans Kooy, John Riley, William Mackie (Treasurer)

2/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on 13th August were approved

3/ Update of Actions from Previous Minutes

Lorry noise and smell from Waste Disposal Plant

John has contacted Edinburgh Council and on 12th August had the following response via Councillor Blaclock from : Debbie Marshall | Business Assistant | Waste Services I Services for Communities | The City of Edinburgh Council | 33 Murrayburn Road, Edinburgh, EH14 2TF | Tel +44-0131-5292747 | Fax +44-0131-5295231 | Debbie.Marshall@edinburgh.gov.uk | www.edinburgh.gov.uk

Dear Mr Riley

Thank you very much for your letter dated 14th August 2012 regarding the Councils Powderhall Waste Transfer Station on Broughton Road. I am sorry you are experiencing problems with odour emanating from our Powderhall Transfer Station.

The Plant has 3 methods of odour control in place to reduce the impact on the surrounding area. A suppression system which produces a fine mist over the tipped waste reducing dust and odours, hydraulic doors which are kept closed except when refuse collection vehicles are being tipped to contain odour and dust within the building and there are three deodorisers which continually spray a fragrance over the waste and outside the reception area.

The Scottish Environmental Protection Agency closely monitor the plant to ensure we comply with the conditions in our site licence. SEPA officers arrive unannounced and carry out site inspections. The staff and supervisors also monitor the area at the tipping stalls to proactively deal with any odour issues that arise by using a portable deodoriser. Unfortunately, there has been a fault with this piece of equipment which may have caused the upsurge in odour you have reported. This has now been repaired and I hope the situation will now improve.

The long term future of Powderhall is not yet fixed, however The Council is currently procuring new waste treatment facilities. The main waste reception site will then move to a site at Millerhill just within The Midlothian Council area. It is anticipated that this will be operational in 2017. At that point Powderhall will no longer be required as the Council's main transfer station and landfill waste will be tipped elsewhere.

A review of our depots across the city is being undertaken and this will establish if there will be

an ongoing requirement to retain Powderhall as an operational depot.

If Powderhall is required beyond 2017 any work required to upgrade the site will be identified at this time. Staff at Powderhall would be happy to host a visit for you and other local residents to show how the site is operated and what is done to instigate any nuisance.

Please let me know if you would like to take up this offer.

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Parking and Powderhall Road adoption

A Meeting of Edinburgh Council's TIE Committee was held on 13th September and Convenor Hinds and Andrew have since been in contact with regard to further discussions between the Council and the owners of Powderhall Village and Hopetoun Village.

Powderhall Village Flood Prevention Scheme

Ian has had no further feedback from the contractors regarding the unfinished planting work on the Powderhall side of the Water of Leith.

Gardening Sub-Committee

Brian Hunter has quoted for work relating to the soil erosion and slippage on the B&Q boundary bed (£2480 + VAT), the cost of which the Committee considered to be high. Gordon has investigated a honeycomb mat solution with pins to hold the soil in place. The matting can thereafter be filled with stones or seed. Brian Hunter to be invited to comment on this.

27/09/12 Gordon to investigate cost.

Sarah to action opinion from BH

After a meeting with Frans Kooy, Brian has quoted (£ 390) for the introduction of 45 cascading ivy plants to be introduced from the top of the wall opposite the Town Houses. Gordon is to investigate alternative plantings. As this planting will need to be undertaken in October/ November, there is some urgency to start on this.

27/09/12 Gordon to investigate alternative plantings and notify Frans and Brian Hunter.

Grass quality

The grass throughout the village does not appear to have been fed for a number of years, and is beginning to look rather patchy in areas. Brian Hunter to be asked about this.

27/09/12 Sarah to Action.

Childrens play area entrance

There is no longer any grass in the entrance to the Childrens Playground, and following rainfall it becomes an ever deeper puddle. Paving probably would not meet with safety regulations, but the safety paving already in areas of the playground would be a possible solution. Can Sarah look into this immediately?

27/09/12 Sarah to Action.

**4/ EXTRAORDINARY GENERAL MEETING - Change of Factor –
24th**

October

An Extraordinary General Meeting to discuss the future factoring requirements of Powderhall Village is to take place at **Broughton School from 7.30pm to 9pm on Wednesday 24th October**. It is hoped that as many Owners as possible will be able to attend.

The Factoring Committee set up under James Marsden to invite alternative factors to tender has narrowed the choice down to Ross & Liddell, who will be invited to make a presentation at the Extraordinary General Meeting along with Charles White. James is unable to attend the meeting on 24th October, but Ian will be in attendance.

All owners will by now have received a voting preference form from Charles White and those who have not as yet responded are requested to do so as soon as possible.

Gordon is to print up a notice advising on the EGM, and Ian has volunteered to circulate these and to post them on all front and rear stair entrance doors, commencing week of 8th October. **It is hoped that as many owners as possible will be able to attend.**

26/09/12 Gordon to action EGM Notices.

At the Emergency General Meeting, Charles White, the current Factor and Messrs Ross & Liddell will each give a twenty minute presentation, with questions and answers, and following this, Owners, who have not already voted, will be called upon to fill in a voting form.

All votes will be collated by Friday 9th November and the result will be processed by the PVOA Committee at the PVOA meeting on Wednesday 14th November.

5/ AOB:

As a recognition of the efforts of the committee members whose role is voluntary and unremunerated, and as a way of encouraging new members to join the Powderhall Village Owners Association Committee, James suggested that the Committee might initiate a curry evening. This was agreed in principle, and will be discussed at the next meeting.

With regard to the tragic fire on the top floor of 4 The Rigg, the Chairman wished to extend the Committee's sincere condolences to the family of the deceased.

8/ Next PVOA Committee Meeting:

Wednesday 14th November at 4/6, Powderhall Rigg at 7.30pm