



Powderhall Village Owners Association
www. Powderhallvillage.org.uk

Minutes of Meeting held on Wednesday 31st July 2013

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

Mel and Karen Shewan were welcomed to the Committee.

In attendance: Sarah Wilson, Charles White

1/ Apologies: Dougie Brown, James Campbell, Dr Aamer Khan, Frans Kooy, Andrew Nisbet

2/ Approval of Previous Minutes
The Minutes of the PVOA Meeting held on 22nd May were approved

3/ Update of Actions from Sarah Wilson, Charles White Factors

The fire damage at 4/14 Powderhall Rigg

Scaffolding has been erected and the refurbishment and repair work is now underway and on schedule. Redecoration of the stair at 4 The Rigg will be undertaken under the insurance cover when the work is complete and the property at 14 has been emptied of its contents.

31/07/13 Sarah to keep Committee informed.

Compilation of an Overflow / Gas Outlet Pipes Plan for Road/Brae and Rigg

Charles White is preparing a comprehensive site plan showing all pipe / electricity outlets with a maintenance budget.

31/07/13 Sarah to update PVOA at next meeting.

Children's Play Area Entrance Surfacing

A quote of £380.00 + VAT has been received for the re-painting of the railings at the Children's Playground. The Committee agreed to this being given the go-ahead.

Common Areas Re-decoration

In line with the Powderhall Village Deeds & Conditions, redecoration tenders have been received for the Road, Brae and the two blocks of the Rigg, 2-6 and 7-11. The work is scheduled to start approx mid-August after 75 per cent of the payments are in-situ. So far 48 per cent of payments have been received

Mel asked about the cleaning of the carpets and Sarah said that a deep clean will be undertaken once the painterwork is completed, with a letter sent out regarding costs.

31/07/13 Sarah to update PVOA at next meeting.

Abandoned Bikes and Bike Storage

Notices were placed on the bike and bike frame seemingly abandoned in the underground garage. Since then, the bike frame has been removed but the bike remains. Space in Bike Stores is an ongoing problem and it was agreed that bike owners (tenants and flat owners) be asked to tag their bikes so that bikes which have been abandoned or left behind by previous tenants can be removed.

Residents are asked to remove all domestic items which have been abandoned in Bin and Bike Stores (boxes, furniture etc) . If nothing had been done about this after two weeks, the items will be taken out and left outside the blocks for 24 hours before being taken away.

Sarah will be investigating the situation over the coming days and will be facilitating the bike tags.

Since there are no bike storage facilities at 2-6 the Rigg, it was suggested that an alternative cupboard or the unused passageway in the underground garage be adapted for bike storage,
31/07/13 progress report to be discussed at next meeting.

Bin Stores and Rubbish Chutes

Owners and Residents are reminded that no large boxes of soiled items should be despatched down the rubbish chutes as this often causes blockage, and in future the Cleaning Contractors will charge for unblocking the chutes. Mel suggested laminated notices for the Bin Chute doors. Such notices already exist, but several have been removed. Sarah to investigate.

31/07/13 to be discussed again at next meeting

Crossing between pavements at 3, The Rigg

After complaints relating to refuse van access, a No-Parking area has been painted in front of the archway at 2 The Rigg.

4/ Residents Parking and Powderhall Road Adoption

Following discussions with Councillor Hinds at Edinburgh City Council, a consultation document and questionnaire was sent to all Powderhall Village Owners to ask if they wished to either retain their parking spaces on Powderhall Road, or hand them over for Council control. A similar questionnaire was sent out to the owners of Hopetoun Village.

At Powderhall, a total of 222 (with two spoiled forms returned without signature or address) out of 325 Owners voted to retain our spaces while nobody favoured the second option. Similarly, 123 out of 176 Owners at Hopetoun Village have voted for the first option, with none choosing the second.

The purpose of this exercise was to provide Councillor Hinds with the necessary information to pursue the developers Taylor Wimpey. We are awaiting the outcome.

31/07/13 Ongoing

Policing car parking

The drivers of two vehicles without PVOA Parking Permits (from the adjacent Business Park) have been consistently using parking spaces in Powderhall, removing their parking tickets and placing them on the No Parking boards, stating that such controls are illegal. Be that as it may, Sarah has instructed the wardens to continue ticketing these vehicles and to pursue the owners through their debt collection agencies.

PVOA Committee Levy

The Treasurer reported that he had not as yet received the annual Contingency Levy for the PVOA administration fund and Sarah was instructed by the Chair and Committee to transfer the

necessary monies. NB: although authorised at the AGM, this is not an automatic annual levy and needs to be authorised by the Chair and Treasurer.

5/ Upgrading of Web Site

Gordon and Dougie have been working on a re-design of the PVOA Web Site . Gordon has done work on the test server and has now acquired extra software. He will confer with Dougie and there will be a presentation at the next meeting.

31/07/13 Presentation at next meeting.

Gordon was also instructed to commission a re-drawn logo for use on the Web Site and notepaper.

In addition to the official Powderhall Village Web Site, a Powderhall Village Facebook Page has been created with photographs. It remains to be seen how this can be put to everyday use.

31/07/13 To be discussed at the next PVOA meeting.

6/ Gardening Sub-Committee

Wall Planting Opposite the Townhouses

Planting has taken place along the wall facing the Town Houses, and seems to be relatively successful to date. A dead tree on the grass in front of 2-5 The Rigg has been replaced but the replacement does not appear to be doing very well. A hose pipe has been purchased and Andrew (Logue) and Frans and Roddy have been monitoring the plants and watering them when the need has arisen.

Flower Bed at B & Q

Fiona Sloane at the Brae has planted poppy seeds and is looking at ways of improving the appearance of this bed. A complaint has been received concerning the growth of the trees on the B&Q side of the bed, etc. It appears that B&Q has another year to deal with this in accordance with the Safety Report from the last instruction. In the absence of any action, William suggested that a letter be sent to B&Q for next summer.

Frans has quite rightly suggested that the Garden Committee should be more co-ordinated in order for Committee members to know what they can and should do and what Brian Hunter needs to be asked to do. The present situation is such that for any general work, Brian will either advise the Committee and be instructed by them to undertake what is needed. However, if there are owners with an interest in localised improvement, they should be encouraged to notify the Committee.

Powderhall Gate Development

A significant part of the development has been taken up by Canmore Housing Association. However, Sarah is in touch with James McLetchie whom she already knows, and who will be responsible for the remaining properties.

Water of Leith Flood Prevention Scheme

The landscaping work at Powderhall has still not been finalised. However, Ian and Joanna have been in touch with Brian Torrance, Project Manager (Maintenance) the City of Edinburgh Council. He has reassured them that the Site Team has been made aware of the 'snagging' defects to be corrected before the works are deemed to be complete. He has further instructed the Site Team to liaise with the PVOA before the contractor is discharged of his obligations under the contract. Completion is scheduled to take place during August.

Dog Fouling

The increase in the number of dogs being walked through the village and the irresponsibility of their owners was discussed.

31/07/13 Sarah to contact Environment Warden to ask for an increase in their patrols.

7/ Social Event

Although unable to attend meetings, Fiona Sloane, who lives in the Brae, has suggested that we hold a social event to allow Powderhall residents to meet one another. The Committee agreed that this was an excellent idea, but since the Summer was rapidly passing it was suggested that an Autumn afternoon event between 1400 and 1600 hours be organised at a local hostelry, possibly towards the end of September or in October. Mel, Karen and Kathryn agreed to consult with Fiona and investigate The Other Place, the Elbow and Cross & Corner to see if they might be available with a maximum budget of £300 drawn from the PVOA fund.

8/ AOB

Andrew (L) commented on the failure of the street light outside of 2, the Rigg.

31/07/13 Sarah to

action

John has pointed out that the steps leading up to 2-6 The Rigg are damaged with one of the lintels chopped in half.

31/07/13 Sarah to

action

9/ Next Committee Meeting

The next committee meeting will be held at GORDON'S flat (8/1 Rigg) on 11th SEPTEMBER at 7:30pm.