



Powderhall Village Owners Association
www. Powderhallvillage.org.uk

Minutes of Meeting held on Wednesday 11th September 2013

Present: James Campbell, Gordon Chrumka, James Marsden, Roddy Martine (Chair), John Riley, Mel and Karen Shewan, Kathryn Tomlinson.

In attendance: Sarah Wilson, Charles White

1/ Apologies: Dr Aamer Khan, Frans Kooy, Andrew Logue, Ian MacMillan, William Mackie (Treasurer), Andrew Nisbet

2/ Approval of Previous Minutes
The Minutes of the PVOA Meeting held on 31st July were approved

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

The fire damage at 4/14 Powderhall Rigg

Refurbishment and repair work is on schedule to be completed end of October/beginning of November. 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.

11/09/13 Sarah to keep Committee informed.

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

Charles White now has site plans from Edinburgh Council showing all pipe / electricity outlets, and these will be posted on the Charles White Web Site for inspection by Powderhall Owners when required; A link to the Powderhall Village Web Site will also be set up.

11/09/13 Sarah to update PVOA at next meeting.

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 75 per cent of payments have been received

11/09/13 Sarah to update PVOA at next meeting.

Abandoned Bikes and Bike Storage

Space in Bike Stores is an ongoing problem. Bike owners (tenants and flat owners) were asked to tag their bikes so that bikes abandoned or left behind by previous tenants could be removed. This appears to have been successful. Residents were also asked to remove all domestic items which have been abandoned in Bin and Bike Stores (boxes, furniture etc) . Since this was noted in the PVOA Minutes, on Stair Notice Boards, in the Charles White newsletter and on the PVOA Web Site, nobody can say that they were not warned of the situation.

11/09/13 progress report to be discussed at next meeting.

Bin Stores and Rubbish Chutes

Owners and Residents are reminded that **NO LARGE BOXES** or **SOILED ITEMS** should be disposed of down the rubbish chutes as this causes blockage. In future the Cleaning Contractors will charge for unblocking the chutes. Sarah is to check that there are laminated notices on all Bin Chute doors. Such notices already exist, but several have been removed.

11/09/13 to be discussed again at next meeting

4/ Residents Parking and Powderhall Road Adoption

Roddy and Andrew were informed by Alan Howie, adviser to the Convenor of Transport, that Councillor Hinds was scheduling a meeting with the developers Taylor Wimpey. When Roddy attempted to contact Alan prior to the meeting to discover if the meeting had taken place, he was told that Alan had fractured his arm and that somebody from the department would be in touch. So far there has been no further contact.

31/07/13 Ongoing

5/ Upgrading of Web Site

Gordon has been working on a re-design of the PVOA Web Site with a re-drawn logo. He will make a presentation at the next meeting and will contact Dougie in regard to the PVOA Facebook Page.

11/09/13 Gordon Presentation at next meeting.

Powderhall Gate Development

Work on the site has been progressing steadily. There is nothing further to report at this stage.

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.

Dog Fouling

This is largely caused by walkers from outside the Powderhall Village area. Sarah has met up with the Environmental Warden and patrols have been increased

11/09/13 Sarah to contact Environment Warden to ask for an increase in their patrols.

Budget Forecasts

Sarah explained that Charles White had asked for budget forecasts to be prepared. These will be discussed at the next PVOA Meeting and thereafter at the AGM.

11/09/13 Budget Forecasts to be discussed.

6/ Social Event

It was agreed that a social event be organised for all Powderhall Village Owners and tenants. This will hopefully take place at the Elbow on Sunday 10th November. The PVOA would meet the cost of food up to the sum of £300, and those who attend will be asked to pay for their own refreshments.

Kathryn and Karen, with Fiona Sloane, were asked to make contact with the Elbow owners and arrange the details. 11/09/12

7/ AOB

There was no other business

8/ Next Committee Meeting

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