



Powderhall Village Owners Association
www. Powderhallvillage.org.uk

Minutes of Meeting held on Wednesday 30th October 2013

Present: Dr Aamer Khan, Frans Kooy, Gordon Chrumka, James Marsden, Roddy Martine (Chair), John Riley, Kathryn Tomlinson.

In attendance: Sarah Wilson, Charles White

1/ Apologies: James Campbell, Andrew Logue, Ian MacMillan, William Mackie (Treasurer), Andrew Nisbet, Mel and Karen Shewan,

2/ Approval of Previous Minutes
The Minutes of the PVOA Meeting held on 11th September 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 November. Redecoration of the stair areas at 4 The Rigg will be undertaken under the insurance cover when the work is complete and is scheduled to be finished before Christmas.

30/10/13 Sarah to keep Committee

informed.

Overflow / Gas Outlet Pipes Plan for Road/Brae and Rigg

A Cherry Picker will be on site and Sarah will oversee the removal of exterior stains throughout the development. Charles White are in the process of formulating plans to show all pipe / electricity outlets in the communal areas of each block. Once complete the CW website is to be changed to allow residents to view these online.

31/10/13 Sarah to update PVOA at next

meeting.

Common Areas Re-decoration

Properties on the Road have been redecorated. Work is starting on The Brae.

31/10/13 Sarah to update PVOA at next

meeting.

Abandoned Bikes and Bike Storage

In an initial trial, Bike owners (tenants and flat owners) in the Rigg 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 have also been asked to remove all domestic items which have been abandoned in Bin and Bike Stores (boxes, furniture etc) .

31/10/13 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 has placed laminated notices asking owners and tenants to be considerate on all of the Bin Chute doors, but several have already been removed!!!! **OWNERS and Tenants are asked to be CONSIDERATE as abuse of the Rubbish chutes impacts upon all of us.**

31/10 /13 to be discussed again at next meeting

4/ Residents Parking and Powderhall Road Adoption

Alan Howie. Departmental Adviser to the Convener of Transport and Environment, has contacted Roddy to say that following the results of the Powderhall Residents consultation, in which a clear majority of owners voted to retain their parking spaces, a meeting had been held between Councillor Hinds and the developer Taylor Wimpey. This concluded with an assurance from Taylor Wimpey that the company was prepared to amend the terms of its application for road adoption to exclude all the parking bays in question.

We have been here before, and Roddy recommended caution. It was recognised that this concession would require more detailed discussion on a number of associated issues, including, for example, the need for Taylor Wimpey to submit an amended RCC. Alan Howie has informed Roddy that a letter relating to this will be sent to him shortly.

31/07/13 Ongoing

5/ Upgrading of Web Site

Gordon has been working on a re-design of the PVOA Web Site, following on from Dougie Brown's suggestions. In a short presentation, it was agreed that this is a major improvement on the current Web Site. Gordon will be uploading a test site for the full PVOA committee to peruse and comment upon, and it is hoped to have the new site up-and-running by Christmas.

31/10/13 To be concluded at next meeting.

Powderhall Gate Development

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

Water of Leith Flood Prevention Scheme

Ian has reported that there are still snagging defects outstanding in the landscaping, but he and Joanna are in touch with Brian Torrance, Project Manager (Maintenance) the City of Edinburgh Council.

31/10/13 to be discussed at next meeting

Dog Fouling

The Environmental Wardens have increased their patrols and for the time being, the situation appears to have improved.

Budget Forecasts

Charles White now had budget forecasts and these will be discussed at the AGM as to whether the billing system is changed to an annual budget to ensure all works on the maintenance plan are completed each year, or whether the float is adjusted for each area on the development annually to accommodate this.

To be discussed at the

AGM.

6/ Social Event

It had been agreed that a social event be organised for all Powderhall Village Owners and tenants. However, Kathryn has been in touch with the Elbow, and it appears that they are changing

management in early December, making it too late for a pre-Christmas event. Since no further information was available at this juncture, it was decided that the social event be postponed until January, possibly Sunday 26th.

31/10/13 To be discussed at the next PVOA meeting.

7/ AOB

With dire warnings of bad weather over the coming months, Roddy reported that there is an ample supply of salt available in the grit bins. However, a white van was recently spotted removing a quantity of our salt deposit beside the garage area at the Rigg. This is out-and-out theft, and owners and tenants are asked to be vigilant and, should anyone see this happening again, to take the numberplate and report it immediately to Sarah.

Dog Barking

There have been a number of complaints about a dog barking and howling at the Rigg, through the day and sometimes late into the night. The owners have been made aware of this and have apologised, saying that it is a young puppy and only does this when they are out. They will try to do something about it.

8/ Next Committee Meeting

The next Committee Meeting will be held at RODDY'S flat (4/6 Rigg) on 27th NOVEMBER at 7:30pm.