



**Powderhall Village Owners Association**  
***www. Powderhallvillage.org.uk***

**Minutes of Meeting held on Wednesday 27th November 2013**

**Present:** Frans Kooy, James Marsden, Roddy Martine (Chair), Mel Shewan, Kathryn Tomlinson.

**In attendance:** Sarah Wilson, Charles White

**1/ Apologies:** James Campbell, Gordon Crumka, Dr Aamer Khan, Andrew Logue, Ian MacMillan, William Mackie (Treasurer), Andrew Nisbet, John Riley, Karen Shewan,

**2/ Approval of Previous Minutes**  
The Minutes of the PVOA Meeting held on 30<sup>th</sup> October 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. The windows are now in. 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.

**27/11/13 Sarah to keep Committee**

**informed.**

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

A Cherry Picker has on site and exterior stains have been removed throughout the development where possible. Charles White are in the process of formulating plans with an architect 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.

**27/11/13 Sarah to update PVOA at next**

**meeting.**

**Common Areas Re-decoration**

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

**27/11/13 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. 2 The Brae and 6 The Brae will follow. 7 and 8 The Brae appear to be OK.

**27/11/13 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.**

**27/11 /13 progress be discussed again at next meeting**

## **4/ Residents Parking and Powderhall Road Adoption**

Councillor Lesley Hinds has written to Roddy to inform him that, following a meeting with Derek Wilson, Technical Director of Taylor Wimpey (TW), his company has agreed to review their position in respect of adoption of the parking bays included in the Road Construction Consent issued to Bryant Homes.

Taylor Wimpey will be writing to the PVOA's solicitor to detail the proposals for amending the titles, and to convey the message that with the change, owners will assume full liability for the spaces going forward. Further to this, Councillor Hinds has asked that the Acting Head of Transport at Edinburgh Council forward to the PVOA Committee a copy of the Adoption Certificate once all of the appropriate paperwork has been received from Taylor Woodrow, and the roads have been added to the Council's list of public roads.

The Hopetoun Village Owners Association has received a similar communication from Councillor Hinds, and has appointed Messrs Murray Beith & Murray to act of their behalf. There will Obviously need to be various legal steps taken before this is all enshrined with the Powderhall Village Owners Association, but in the meantime Roddy has written to Taylor Wimpey to instruct them that all correspondence is to be copied to both him and the Legal Department at Charles White. It may be that we will have to appoint a Solicitor to act on our behalf (in which case there will be costs), but that remains to be seen.

**27/11/13 Ongoing**

## **5/ Upgrading of Web Site**

Since Gordon was not in attendance, the latest news on the re-design of the PVOA Web Site, will be discussed at the next meeting. It is hoped, however, that a test site will be up-and-running before Christmas.

**27/11/13 To be concluded at next meeting.**

## **Water of Leith Flood Prevention Scheme**

Ian was unable to attend but has reported that there are still snagging defects outstanding in the landscaping. Sarah Wilson has been instructed to contact Brian Torrance, Project Manager (Maintenance) the City of Edinburgh Council.

**27/11/13 to be discussed at next meeting**

## **Dog Fouling**

After two persons were apprehended, no further reprimands have been issued and the Environmental Wardens have temporarily ceased their patrols. In the meantime, Powderhall residents are asked to report any incidents they might witness.

## **Budget Forecasts**

Charles White has 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.

**Garden Committee**

Sarah to send Roddy quotes from Brian Hunter for replacement of dead trees in the village. Frans to talk to Fiona Sloane about any improvements that can be made to the planting.

**PVOA Factor Management Fee increase**

Charles White will be introducing an increase in charges. For flats, £1.45 + VAT increase per quarter which includes 3% inflation and bank charges. Townhouse fees will increase by 0.73p + VAT per quarter. **Sarah to include details in Charles White Newsletter**

**6/ Social Event**

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**It is proposed to hold a social event for Powderhall Residents at the restaurant Pierre Victoire, 18 Eyre Place on Sunday 26th January from 2pm - 5pm.**

**A free hot and cold buffet will be provided (with an upstairs pay bar). Children are welcome. Further details will be posted on front doors, Stair Noticeboards, and the PVOA website in January.**

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**7/ AOB**

With dire warnings of bad weather over the coming months, 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. Should anyone see this happening again, please take the numberplate and report it immediately to Sarah.

Owners are also asked to bear in mind that until such time as Powderhall Road is formally adopted, the Council are not obliged to send gritters or snow clearance vehicles. They may be prepared to do so, but do not count on it and a little bit of individual initiative with the grit bins available is to be highly recommended.

**8/ Next Committee Meeting**

**The next Committee Meeting will be held at RODDY'S flat (4/6 Rigg) on Wednesday 15<sup>th</sup> January at 7:30pm.**