



Powderhall Village Owners Association
www. Powderhallvillage.org.uk

Minutes of Meeting held on Thursday 28th August 2014

Present: Gordon Chrumka, Roddy Martine (Chair), James Marsden, John Riley, Mel Shewan, Karen Shewan (Treasurer), Hannah Whittington, Kyle Whittington.

In attendance: Sarah Wilson of Charles White

1/ Apologies: James Campbell, Dr Aamer Khan, Frans Kooy, Andrew Logue, Ian MacMillan, William Mackie, Andrew Nisbet, Fiona Sloane, Kathryn Tomlinson, Dr John Trafton.

2/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on Thursday 18th June 2014 were approved. Kyle and Hannah Whittington were welcomed to the Committee..

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

Sarah reported that things had been relatively quiet over the Summer.

Bin Store and Rubbish Chutes

Owners and Residents are again 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!!!!

Residents are reminded that in future the Refuse Collectors will NOT remove discarded Christmas Trees from the Bin Stores. In future, these should be left on the roadside for collection.

OWNERS and Tenants are asked to be CONSIDERATE as abuse of the Rubbish chutes impacts upon all of us.

Waste Collection

There have been a large number of complaints about the irregularity of refuse collection. It appears that owing to Council financial cutbacks, owners/residents are now expected to call the Council when bins in the Bin Stores are full. Mel has been in touch with the Council and has been given the names and contact numbers of the Head of Organisational Support and the Community Waste Officer, which he will pass on to Sarah to circulate, and for Gordon to include in the PVOA Web Site.

In the meantime, it is suggested that if and when the bins start to fill up seriously, Owners/Residents should complain direct to **0131-529 7128** and having done so, **to ask for a Call Log Number..**

25/09/14 to be discussed at next meeting.

Water of Leith Flood Prevention Scheme

Planting work is now satisfactorily completed under the Maintenance Contract.

Carpet cleaning

Cleaning of the carpets in blocks on the Road, and the Brae, has been completed. 7-8 the Brae and the blocks of the Rigg are to follow.

4/ Ownership Parking and Powderhall Road Adoption

As previously Minuted, the Powderhall Village Owners Association has appointed Jennifer Brown of Murray Beith and Murray to look after our interests regarding the adoption of Powderhall Road. She will be updating the Committee on progress with Edinburgh Council and the developer Taylor Wimpey.

However, to date, Taylor Wimpey has not submitted the revised plans to Edinburgh Council. We are monitoring the situation closely.

Meanwhile, Peter Shand of Murray Beith and Murray has, on our instuction, incorporated Powderhall Village Owners Ltd to facilitate the legal handover of the Parking Spaces in Powderhall Village when Edinburgh Council adopts Powderhall Road from Taylor Wimpey. At this point, Powderhall Village Owners Ltd will become responsible for the administration and maintenance of the Powderhall Village parking spaces within our remit.

All Owners of the properties at Powderhall Village will become members of this Company, and Charles White will shortly be circulating a subscription form for signature. Roddy Martine and Gordon Chromka (representing the two blocks of the Rigg), Karen Shewan (representing the Brae) and Frans Kooy (representing the Road) have agreed to become directors. Obviously this will change from time to time as properties are sold and owners move on.

Peter Shand has indicated that he would be prepared to come to a Meeting if required to give an update on the title position and administrative arrangements. However, it was thought that unless there is a specific demand for this, we should wait until the AGM next year.

On a side issue, it has been pointed out that the as yet to be created parking spaces in front of the five new Springfield Properties Ltd Town Houses on Powderhall Road, will come under Council Zoning Control. This means that Powderhall Permit Holders will not be able to park in these spaces, nor Powderhall Gate owners in Powderhall Village spaces.

5/ Upgrading of Web Site

Gordon is in the process of creating an on-line Voting Page for Powderhall Village owners with a section added for Comments and Discussion. Sarah has agreed to contact Dougie to find out about access to the Powderhall Village Facebook Page.

25/09/14 actions Gordon and Sarah.

6/ Garden Sub-Committee

A useful meeting has taken place with Brian Hunter who has been asked to quote for the following:

1. To prune the cherry trees along by the path between blocks 1 & 2 and the B&Q fence. Presumably an autumn/winter job.

2. To make a border, with new topsoil, and plant a selection of colourful flowering shrubs etc (choice of plants would be made in consultation with us) at the entrance to Powderhall Village, next to B&Q fence, at left-hand side when entering the complex (at right angle to Powderhall Road).
3. To build a small retaining wall for the soil along the first section of the path between blocks 1&2 and B&Q fence, and to add topsoil to allow residents to plant flowering plants and herbs.

The latter two jobs could be done in the Spring.

25/09/14 Quote to be discussed at next meeting.

Involvement of Owners in maintaining the Gardens

Powderhall property owners are to be asked if they are interested in becoming involved with the planting/maintenance of areas close to their properties. This is not for them to embark upon any large planting, but rather in the small areas where a few bulbs would brighten things up a bit. A wheelbarrow, spade and hose pipe are available on request.

Karen is to put up a notice on Stairs, and Gordon on the PVOA Web Site.

25/09/14 Action to be discussed.

7/ AOB

Sink Overflow pipes in Brae Bin Stores

Sarah's has received quotes for the bin store sink at 1 the Brae, where the flow pipe opens onto the floor. However, owners in the block are reluctant to pay the £18 charge per flat to have it corrected.

Noise from B&Q

Complaints continue relating to the tannoy system at B&Q. The Manager has been informed (but there appear to be several managers), and the noise level has been reduced slightly. However, residents whose windows and balconies face directly onto B&Q can still hear it clearly from 8am-8pm. Karen to write a letter to the store manager in the first instance.

Childrens' Playpark

The Playpark has had its annual inspection and a few repairs have been instigated.

Trees at B&Q

Roddy has both written to, and telephoned, Helen Clarkson at B&Q headquarters (letter copied to the Manager of the Canonmills B&Q Store), regarding the tree growth which the company had guaranteed to monitor from 2011. Under recent Government legislation, the tree growth is in breach of the High Hedges clause.

Roddy has to date had no response and has passed the correspondence on to Mel who will take things further.

25/09/14 to be discussed at next meeting.

8/ Next Committee Meeting:

The next Committee meeting will take place on Thursday 25th September at 1/7 Powderhall Brae

(Mel and Karen's Flat) at 7.30pm.