



Powderhall Village Owners Association
www. Powderhallvillage.org.uk

Minutes of Meeting held on Tuesday 25th November 2014

Present: Gordon Chrumka, Frans Kooy, Dr Aamar Khan, Ian MacMillan, Roddy Martine (Chair), James Marsden, John Riley, Mel Shewan, Karen Shewan (Treasurer), Kathryn Tomlinson.

In attendance: the Committee welcomed Alison McDonald and Deborah Curd.

1/ Apologies: James Campbell, Dr Aamer Khan, Andrew Nisbet, Hannah and Kyle Whittington, Sarah Wilson (Charles White).

2/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on Thursday 23rd October 2014 were approved.

3/ Noise from B&Q

Despite complaints to the management from Alison, Debbie and Mel, residents of The Brae whose windows and balconies face directly onto B&Q continue to be disturbed by the loud volume of noise from the B&Q tannoy system between 8am-8pm.

Debbie has been told by a member of staff at B&Q that the tannoy has to be switched on at all times because of announcements, but she and Alison were also told that the volume would be kept to a minimum. Alison has already spoken to Steven Miller and Dermot Connelly at Edinburgh Council,.

It was agreed that Mel would call a meeting with Debbie, Alison and any other residents of the Brae who were being continually disturbed by the noise, and that a letter of complaint from the PVOA will be sent to the relevant authorities, including our four Councillors.

22/01/15 Mel to organise

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

Bin Store and Rubbish Chutes

An improvement has been noted. However, 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.

Also, instead of abandoning large cardboard boxes in the Bin Stores, will residents PLEASE take time to fold them up and place them into appropriate bin. The Refuse Collectors will NOT remove large items and residents are referred to the SPECIAL UPLIFT NUMBER which is featured on the Stair Notice Boards.

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

5/ Ownership Parking and Powderhall Road Adoption

As notified in the PVOA Minutes of August, Peter Shand of Murray Beith and Murray has, on our instruction, 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.

Despite a company membership letter being circulated to all owners, several have not responded. Owners who have not returned the signed form to Messrs Murray Beith & Murray should bear in mind that their not signing up to become a member of the Company could impact on any future sale of their property (by not having LEGAL ENTITLEMENT TO PARKING SPACE OWNERSHIP), and their future eligibility to be issued with PARKING PERMITS.

Charles White is sending out a second letter to Owners who have to date NOT signed the original letter, and these should be signed and returned to Murray Beith & Murray AS SOON AS POSSIBLE.

In the meantime, the Committee is waiting on revised plan drawings and confirmation from David Lyon, Acting Head of Transport at Edinburgh Council, who has intimated in writing that he anticipates the Road Adoption being completed by the end of the year. Hopetoun Village Owners have had a similar response.

6/ Upgrading of Web Site

Dougie Brown has been in hospital and we all wish him a full recovery. When he is home, Sarah will make contact with him to find out about access to the Powderhall Village Facebook Page.

23/01/15 actions Gordon and Sarah.

7/ Garden Sub-Committee

Brian Hunter has been instructed to complete Items (1) and (2) as per the quotes discussed in the previous Minutes, and he will proceed at an appropriate time of year. Sarah has asked him for confirmation of dates for the work to proceed.

23/01/15 Sarah to provide dates

8/ AOB

Trees at B&Q

Mel having made contact with Helen Clarkson at B&Q headquarters, B&Q has agreed to cut back the

trees adjoining the B&Q Site and Powderhall Brae, and a Contractor has been on site. However, Mel has discovered that since this might involve a section of the store being closed down for a week, the work has been put back until February 2015. The Committee feel this is not really acceptable as it defeats the purpose of getting the trees cut back before the worst of the winter gales hit.

Large branches of the new growth have already broken away, and the next high wind will certainly bring them down. From Mel's conversation with Billy Thompson, the Store Manager, it would seem that Billy has, himself, made the decision to delay until February. Mel doubts that he has the authority to make the decision alone so will investigate further. Apparently the contractors have indicated that they will need to bring in heavy machinery to complete the task. This was not the case the last time the trees were cut back, when the growth was much greater than it is now.

Mel has been in touch with Ross McNulty at B&Q Customer Care and is awaiting his response. The Committee's concern is that B&Q might be thinking of cutting down the trees altogether.

23/01/15 Mel to investigate further

Street Lamp Bulb Replacements

Instruction for bulb replacement has been given. However, Graham has been on holiday and up-until-now been unable to see to this. With the dark nights the Committee stressed that priority should be given to this being completed.

23/01/15 Sarah to confirm

Snow and Ice

With the approach of Winter, the Committee is anxious for Powderhall Village to be prepared for the eventuality of snow and ice. Remember that Powderhall Road is NOT as yet adopted by the Council so they have no obligation to clear it; similarly the off-road spaces and areas require to be serviced by the Owners.

The grit bins throughout the development are currently full, and we have a small supply in hand (having been bought in two years ago) – although it has come to our attention that certain quantities were stolen some time ago by a white van that simply arrived and loaded up.

The Committee has instructed that Brian Hunter be asked to check out the situation and to make sure that there is an adequate supply of grit in the bins (also to clear out the rubbish that passers-by have dropped in to them).

23/01/15 Report

Archway into back car park between 1-3 and 2-5 The Rigg

John reported that he had spoken to Sarah on the poor state of the ceiling under the bridge and that a quote for £200 had been received for cleaning this. Although not a critical matter, it was agreed that the work should be done at some stage.

The broken stone work around the car parking area, caused by careless drivers, was also commented upon.

23/01/15 Report

8/ Next Committee Meeting:

The next Committee meeting will take place on Thursday 22nd January 2015 at 4/6 Powderhall Rigg (Roddy's Flat) at 7.30pm.