



Powderhall Village Owners Association
www.Powderhallvillage.org.uk

Facebook Page: Powderhall Village Residents

Minutes of Meeting held on Thursday 23rd April 2015

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

The Committee welcomed Emma Hingant, Raymond Inglada and Kevin Patch.

In attendance: Sarah Wilson of Charles White.

Apologies: Frans Kooy, Ian MacMillan, Andrew Nisbet, Hannah and Kyle Whittington.

Dr Aamer Khan has resigned from the Committee as he and his family are moving to Wales. We wish them well. Fiona Sloan is standing down as a Committee member owing to other commitments. The Committee thanks Dr Khan and Emma for their input and support.

1/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on Thursday 5th February 2015 were approved.

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

Sarah reported that things had been relatively quiet over the Winter. However, possibly a result of Spring improvement work, householders have been increasingly dumping large items in Bin Stores in the expectation that they will be taken away. Owners and residents are asked to instruct tradesmen to remove refuse or call the Council for an uplift: 0131-529 3030.

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.

Parking Permits

Sarah reported that the renewed Parking Permits had all been distributed and that several people had come back to her to say that they had not received the letter relating to membership of Powderhall Village Owners Ltd. **THESE HAVE NOW BEEN SENT OUT THREE TIMES!!**

Will all owners who have **NOT** signed and returned the **Company Membership Letter** sent to them by Charles White **PLEASE DO SO IMMEDIATELY** (or Contact Sarah Wilson at Charles White to receive a copy)as failure to do so will impact upon your future parking space entitlements.

Mice

There has been a plague of mice over recent months and an extra 20 Bating Stations have been added throughout the Village and potential access holes sealed. It is hoped that this will remedy the situation.

Washing on Balconies

Owners and Residents are reminded that under the Deeds & Conditions, **NO WASHING IS TO BE HUNG OUT ON BALCONIES.**

Bike Stores

The tagging of bicycles in the Bike Stores to identify ownership appears to have been successful. However, the store at No 5 The Brae appears to be very crowded and there is a full set of car tyres in No 9 The Rigg which will be removed unless someone claims them.

Sarah Action: 05/06/15

Gutter Cleaning and re-painting of Front Doors at The Rigg

Sarah has quotes for gutter cleaning, and for the re-painting of the front doors at 2 to 6 The Rigg. £45 per door. This will be charged per block.

3/ Ownership of Parking Spaces

MBM Commercial is currently engaged in completing the transfer of Powderhall Parking spaces (and common ground) agreed in the revised RCC to Edinburgh Council between developers Taylor Wimpey to Powderhall Village Owners Ltd.

Taylor Wimpey has asked for a discharge from Powderhall Village Owners Ltd as outlined below:

In exchange for the transfer of the Car Park [to be defined by reference to a plan] and Open Spaces [to be defined by reference to a plan] .

1. irrevocably waives and discharges all past, present and future claims which they have or may acquire against Bryant Homes (Scotland) Limited (“Bryant Homes”), Taylor Wimpey UK Limited (“TW UK”), and/or Taylor Wimpey Developments Limited (“TWD”) arising under or in connection with the Car Park, the Road [to be defined by reference to a plan], the Open Spaces, the Disputes (being the disputes that have arisen between the residents of the Subjects, as hereinafter defined, and Bryant Homes in connection with the ownership of the Car Park and Road), and the Subjects (being the new build properties constructed by Bryant Homes at Powderhall Village, Edinburgh), whensoever and

howsoever arising, whether or not in the contemplation of Powderhall Village Residents' Association at the date of the Agreement, and whether under contract, delict, statute, common law or otherwise;

2. undertakes not to commence any dispute resolution proceedings, of whatsoever nature, against Bryant Homes, TW UK, and/or TWD under or in connection with the Car Park, the Road, the Open Spaces, the Disputes and the Subjects, under contract, delict, statute, common law or otherwise, whatsoever, howsoever or whensoever arising.

The wording of this discharge is being examined by Fiona Ramsay, our lawyer with MBS Commercial, and the Committee will act on her advice.

4/ Vandalism in Underground Car Park

Over the Christmas period, three cars parked in the Underground Car Park were badly vandalised; also, a lock was broken on the door. The police have been patrolling, and the culprits are thought to be known, but so far nobody has been reliably identified.

There appear to be two immediate courses of action: to install an up-and-down door with a pass code (which would require significant cost and planning permission) or to install Close Circuit Television, and improved lighting.

The Committee has therefore authorised a complete re-vamp of the lighting within the underground car park and the installation of 6 Units featuring 70 Watt bulbs, and 3 PIR Censors at a cost of £4.73 per property.

In addition, a CCTV System is to be installed consisting of six CAM220 external anti-vandal dome colour cameras c/w 2.8-12mm varifocal lenses and one AlienMax 8-channel DVR c/w 2TB HDD, built in DVD Writer and "Instant Detective" video analytics software to be fitted in the electrical cupboard, plus all necessary wiring. In addition, one Data Compliancy kit comprising 20X Blank Evidence DVDs in protective cases, 1XA4 and 1 X A3 Compliance Ready Sign, 20X Data Compliance Ready Stickers, 20 X CCTV Evidence CD/DVD Stickers. This will cost approximately £13.44 per household and is deemed necessary for the protection of the village as a whole.

The Committee agreed that this work was essential as a part of a Zero Tolerance programme throughout the Village. It was not simply about the parking but about the interests and safety of the Community as a whole.

Abandoned Cars in Underground Car Park

One of the unlicensed cars in the Bin Store - a Silver Volkswagen - belonged to a former owner who is now deceased. Sarah has asked his family to have it removed but has had no response. She is now in discussions with the police as to what can be done about it. A second car has a SORN Off-Road permit which is perfectly legal.

In the meantime, all owners are asked to be vigilant and should they happen to notice anything untoward in the Underground Car park, to please report it to the police immediately.

Sarah Action: 05/06/15

5/ Powderhall Village Facebook Page and Upgrading of Powderhall Web Site

Powderhall Village now has an operational Facebook Page – Powderhall Village Residents - and all

owners and residents who wish to keep in touch with one another are encouraged to make use of it. In tandem with the Powderhall Village Web Site, this will hopefully initiate far better communications and discussion.

6/ Garden Sub-Committee

Involvement of Owners in maintaining the Gardens

The Garden Committee has been doing a splendid job in the planting/maintenance of areas close to their properties, and owners who are interested in doing a spot of planting should take note of the notice placed on Stair Notice Boards and on the PVOA Web Site.

Mel is to purchase an extra hosepipe for the Brae end of the Village (Frans Kooy has one for the Rigg end). It has been suggested that the empty passageway in the Underground Car Park (with locked doors at either end) be used for storage of garden implements (wheelbarrow/hoses/spades,etc) and for a supply of grit for next winter. (B&Q are currently selling off bags for 10p, and Mel has volunteered to buy in a supply for the future).

7/ AOB

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.

A letter of complaint has been drafted and Mel and Karen are in the process of collecting signatures .

Hosing down of Bin Stores

It was thought that the interiors of some of the Bin Stores are in a bit of a mess and it was recommended that they be given a wash. Sarah to instigate.

Sarah Action: 05/06/15

NEXT PVOA MEETING: This will take place at 4/6 Powderhall Rigg (Roddy's Flat) at 7.30pm on Thursday 4th June.