



Powderhall Village Owners Association
www.Powderhallvillage.org.uk

Facebook Page: Powderhall Village Residents

Minutes of Meeting held on Thursday 4th June 2015

Present: Gordon Chrumka, Emma Hingant, Frans Kooy, Roddy Martine (Chair), James Marsden , Andrew Nisbet, Mel and Karen Shewan (Treasurer).

The Committee welcomed Andrew Heald.

In attendance: Sarah Wilson of Charles White.

Apologies: Ramon Inglada, Ian MacMillan, Kevin Patch, John Riley, Kathryn Tomlinson. Hannah and Kyle Whittington.

1/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on Thursday 23rd April 2015 were approved.

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

Sarah reported that there have been no further reports of blocked bin chutes. Owners and residents are reminded to instruct tradesmen to remove refuse or call the Council for an uplift: 0131-529 3030.

Parking Permits

Sarah reported that the renewed Parking Permits have all been distributed . A noticeable increase in parking has been noted and it is presumed that this is from householders using their Visitor Permits.

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

Mice

Following the introduction of bating stations and the filling in of access points on the various blocks in Powderhall Village, there have been no further complaints about mice.

Washing on Balconies

There have been no further complaints relating to this since the last PVOA Meeting.

Bike Stores

The Bike Stores have been cleared. Ownership of the full set of tyres at 9 The Rigg has been identified and Sarah has actioned.

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

The front doors at the Rigg have been repainted. Sarah has been having problems with companies willing to quote for gutter cleaning, and has to date received one quote. Ongoing.

Sarah to action 12/08/15

3/ Ownership of Parking Spaces

Fiona Ramsay of MBM Commercial is currently engaged in negotiating 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 in previous Minutes. However, the Committee is of the opinion that the terms of this Discharge need to be focussed solely on the ownership of the Parking Spaces and Common Land.

Yet again, this business appears to be taking an unreasonably long time to complete. Andrew suggested that if the Conveyancing drags on for much longer, the Committee should again approach Councillor Hinds for help.

Roddy to report 12/08/15

4/ Distribution of Disabled Parking Spaces

Following various enquiries, it was agreed that the Committee would discuss a more favourable re-positioning of certain Disabled Parking Spaces in Powderhall Village once they are handed over to Powderhall Village Owners Ltd.

5/ Vandalism in Underground Car Park

Security in the Underground Car Park has been enhanced with the introduction of enhanced lighting. However, the engineers were unable to install two of the lighting units owing to the spaces being filled by seemingly abandoned cars. Sarah is identifying the owners of these cars through DVLA and once they have been removed, the new light units will be fitted.

The Committee observed that only two CTV cameras appear to have been installed. Furthermore, there appears to only be two sensors for the lights to come on during the day. When you enter the car park, the light does not come on until you reach the very end of the car park.

This means that if someone goes into the car park but does not go to the far end, the lights remain off. Sarah was asked to consult the installer and to report back.

Sarah to action 12/08/15

Zero Tolerance

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.

Contact has been made with Sgt Mark Coull at Gayfield Square Police Station who has instructed Steve McGill, Prevention Officer, Divisional Co-ordination Unit, Prevention Interventions & Partnerships, ' Division - City Of Edinburgh, Police Scotland' to be in touch. Emma is to organise a site meeting.

For information: Steve McGill, Prevention Officer, West End Police Station, 3 - 5 Torphichen Place, EH3 8DY. **Tel: 0131 221 2018**. Email: stephen.mcgill@scotland.pnn.police.uk.

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

Emma to action 12/08/15

6/ Dispute over passageway in Underground Car Park

It was agreed by the PVOA Committee that the small passageway leading from the underground car park to an outer door into the garden should be used only for the storage of garden equipment and salt for the winter. This passageway has been a problem in the past as it was being used by intruders for dumping rubbish and the outer door was vandalised. An owner from the Rigg has also been using it for garaging his motor bike and he has fixed his own locks without permission.

Apart from the Fire Risk from petrol in a closed area, this is unacceptable under the PVOA Deeds and Conditions and our Powderhall Insurance. Sarah was instructed to have the motor bike removed and for the locks to be changed.

Sarah Action: 12/08/15

7/ Incident at 7 The Rigg

It was recently reported to Charles White that the lift was stuck on the ground floor at 7 The Rigg and the doors were open. Upon investigation, it was also discovered that all the notices had been removed from the Stair Notice Board and scattered. **Although how this came about remains a mystery, residents are asked to be vigilant and to report any untoward activities immediately.**

8/ Powderhall Village Facebook Page - Powderhall Village Residents

Powderhall Village now has an operational Facebook Page – **Powderhall Village Residents** .There are currently 48 Friends, and all Residents at Powderhall Village are invited to sign up as it is proving an extremely useful means of communication, working together in the interests of Powderhall Village as a whole. The Committee extended its thanks to Dougie Brown for setting this up.

9/ 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. Anyone interested in doing a spot of planting or cultivation should contact the PVOA Committee direct, or through the notice placed on Stair Notice Boards or on the PVOA Web Site.

10/ Flood from Boiler

A recent flood from a boiler in Powderhall Village was promptly dealt with by Charles White. In such an event, Owners and Residents are reminded to call the **Emergency Number: 0131-447 8191**. Out of Hours this will be automatically directed to the 24-Hour Property Manager

11/ AOB

Noise from B&Q

Following the letter of complaint signed by Powderhall residents, Mel has received a letter from the new Manager at B&Q informing him that the tannoy system outside the B&Q Store will in future be turned off.

As a gesture of goodwill, a B&Q Gift Voucher was also been received. It was agreed that this should be made use of by the PVO Garden Committee.

The PVOA Committee asked Mel to communicate its thanks to B&Q.

Hosing down of Bin Stores

Sarah has received quotes for washing the interiors of some of the Bin Stores - £80 for the larger blocks; £60 for the smaller blocks..

Sarah Action: 12/08/15

NEXT PVOA MEETING: This will take place at 8/1 Powderhall Rigg (Gordon's Flat) at 7.30pm on Wednesday 12th August.