



Powderhall Village Owners Association
www. Powderhallvillage.org.uk

Facebook Page: Powderhall Village Residents

Minutes of Meeting held on Thursday 29th October 2015

Present: Gordon Chrumka, Ramon Inglada, Ian MacMillan, Kevin Patch, Emma Hingant, Andrew Nisbet, Roddy Martine (Chair), James Marsden , Kathryn Tomlinson.

In attendance: Sarah Wilson of Charles White.

Apologies: Frans Kooy, Mel and Karen Shewan (Treasurer), Hannah and Kyle Whittington.

*It was noted that James Marsden will be leaving Powderhall for Kinross and the Committee wished to thank him for all of his dedicated support and commitment.

1/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on Wednesday 12th August 2015 were approved.

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

Mice Infestation and Refuse Collections

Certain blocks only seem to have become infected and Manco are on the case. They ill be contacting John in regard to the Rigg. New large bins are being provided for the larger stores.

Owners and residents are once again reminded to instruct tradesmen to remove any refuse they create, or call the Council for an uplift: 0131-529 3030.

Gutter Cleaning

Work is to commence on the Road, Brae and Rigg over November.

Sarah to report 13/12/15

3/ Ownership of Parking Spaces

Roddy, Richard Preston from Hopetoun Village and Jane Ramsay of MBM Commercial had a seemingly useful meeting with Taylor Wimpey on 27th August at the offices of Shepherd & We3dderburn (acting on behalf of Taylor Wimpey).

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.

Since then Taylor Wimpey has submitted a plan which needed a small revision. Jane has repeatedly asked Shepherd & Wedderburn for any comments on the queries raised so that the deed plan can be agreed and confirmation of what (if any) discharge Taylor Wimpey now requires, but has to date had no response.

MBM Commercial is continuing to press Shepherd & Wedderburn for a response and Roddy will advise PVOA Committee Members of any developments.

Roddy to report 13/12//15

4/ Parking in General and distribution of Disabled Parking Spaces

It has been noted that the volume of parking, particularly at the Town House end of Powderhall Road and 1-5 The Rigg, has increased considerably, especially in the late evenings. Most of the cars are carrying permits but there are several which do not. Frans has circulated a very thoughtful and helpful analysis of the problems to Committee Members who are generally in agreement with his observations. These will be more fully discussed once the conveyancing of Parking Spaces has been completed.

It has been agreed that the Committee will also discuss a more favourable re-positioning of certain Disabled Parking Spaces in Powderhall Village once these are handed over to Powderhall Village Owners Ltd.

5/ Underground Car Park

No further incidents have been reported in the Underground Car Park other than the discovery of a dead Fox.

6/ Zero Tolerance

The Committee once again agreed that the installation of CCTV cameras in the Underground Garage is 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.

7/ Powderhall Village Facebook Page - Powderhall Village Residents

Powderhall Village Residents now has 84 Friends on Facebook. It was unanimously agreed that this has proved itself to be an extremely useful and successful means of communication.

ALL OWNERS AND RESIDENTS SHOULD BE ENCOURAGED TO SIGN UP.

8/ 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.

To give complete peace of mind regarding this, there is a £1.20 fee for this which is included in the Management Fee.

Owners are reminded that THEY alone are responsible for their own leaks within their properties. Charles White is only responsible for the common areas of Powderhall Village.

9/ Hosing down of Bin Stores

The hosing down and cleaning of the Bin Stores has been completed.

10/ Pathway behind Town Houses

The pathway to the rear of the Town Houses has been cleared and a tree cut back.

AOB

Electricity Supply change overhanging

The Electricity supply to the common areas of Powderhall Village has been changed from Scottish Power to E.ON.

Fire door handles

Andrew (N) reported that a fire door handle in the Brae has been sticking and causing problems. Sarah explained that this was a design fault common to several blocks.

Increase in Charles White Fees

Sarah reported that Charles White Fees are to be increased by 10p a week.

Advance information on AGM

A request has been made for the next Powderhall AGM to be announced at least three months in advance. The next Powderhall AGM will take place in March 2016 and the date will therefore be announced in January 2016.

NEXT PVOA MEETING: This will take place at 6/16 The Rigg at 7.30pm on Wednesday 13th January 2016.