



Powderhall Village Owners Association
www. Powderhallvillage.org.uk

Facebook Page: Powderhall Village Residents

Minutes of Meeting held on Wednesday 2nd March 2016

Present: Ramon Inglada, Frans Kooy, Roddy Martine (Chair), Kevin Patch, John Riley, Karen Shewan (Treasurer), Mel Shewan, Kathryn Tomlinson.

In attendance: Sarah Wilson of Charles White.

Apologies: Gordon Chrumka, Emma Hignant, Ian MacMillan, Dr Andrew Nisbet,

The Committee welcomed Simon Baker, Adam Clarke and Richard Ross.

1/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on Wednesday 13th January 2015 were approved.

The Committee expressed its sadness on hearing of the death on 12th February of Dougie Brown who lived at the Rigg and was primarily responsible for creating the Powderhall Facebook Page We extend our deepest sympathy and condolences to his husband and family.

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

Mice Infestation

Menco has checked the bait stations in the village and noted that although food had been taken, there were no signs of mice. This is a good sign.

Refuse Collection

The irregularity and lack of waste collection has continued to cause problems with bin stores overflowing. In an attempt to redress the situation, Kevin invited Melissa Campbell, City Waste Manager, and councillors Donaldson and Ritchie to an on-site meeting on 24th February. Roddy also attended. Kevin has also made an official complaint to the Ombudsman.

Both councillors expressed disappointment with the service. Edinburgh Council has received over 9,000 complaints about poor service and the problem is attributed to lack of resources (cuts), council

systems and protocol, and time. All of our Councillors have been invited to the AGM on 22nd March and Powderhall residents will have the opportunity to cross-examine them on the subject.

Kevin made it clear that he will continue to monitor the situation and respond accordingly. Householders who have concerns are reminded that, in addition to notifying the Factor of their problem, they should also call the Council to complain: Tel: 0131- 529 3030 and ask for a complaint reference number, or go on to the Edinburgh Council website: www.edin.gov.uk

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

It has been noted that several bin stores are being used to store building materials and this is simply not acceptable.

Gutter Cleaning

There are still parts of the buildings where the gutter cleaning has not been completed owing to the ground being too wet to accommodate the equipment.

Sarah to report 14/05/16

3/ Ownership of Parking Spaces

Roddy has been advised by our lawyers MBM (Commercial) that Taylor Wimpey will shortly be sending out a letter to ALL Powderhall owners to confirm that they will be transferring ownership of the open spaces and parking spaces to Powderhall Village Owners Ltd.

It is understood that the Conveyancing work between MBM Commercial and Shepherd & Wedderburn (acting on behalf of Taylor Wimpey) is underway. The Committee was disappointed at the lack of progress to date which seems to be entirely caused by Taylor Wimpey.

4/ Break Ins

Adam reported three break-ins at the Town Houses. Neither the factor nor the Committee were aware of this and it was stressed that in future, they should be notified as soon as possible. The police have apparently increased their patrols in the area.

Residents are asked to be vigilant and to report any unusual behaviour. The introduction of a Neighbourhood Watch will be discussed at the AGM.

Although there is CCTV in the underground garage, residents are reminded that the stair entry systems do not double as CCTV.

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

Sarah is to invite him to attend the AGM.

Action Sarah: 22/03/16

5/ Powderhall Village Facebook Page - Powderhall Village Residents

Powderhall Village Residents now has 99 Friends on Facebook.

ALL OWNERS AND RESIDENTS SHOULD BE ENCOURAGED TO SIGN UP AS THIS IS PROVING AN EXCELLENT MEANS OF COMMUNICATION.

6/ Floods and Boiler problems

Owners and residents 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.

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.

9/ Tree on Pathway behind Town Houses

A massive tree on the patch of land behind the Town Houses is undermining the foundations and causing problems with a concrete fence. Frontier Forestry has been consulted and the Committee authorised that the tree be removed at a cost of £775 +Vat.

10/ Fences at B&Q and the Brae

Two fences have fallen over and are to be fixed.

Action Sarah 14/04/16

11/ Dog Fouling and Health Issue for Children

Richard brought up the recurring problem of irresponsible dog fouling. This seems to be on the increase despite assurances from Environment Wardens who have allegedly increased their visits. Unfortunately, Environment Wardens say that they can only prosecute when they catch an offender in the act.

It must be emphasised that all dogs must be kept on the lead and not allowed to urinate on the grass. The main problem appears to be in or around the Children's Play Area, with dog walkers coming over the bridge from St Mark's Park. This is a major health issue as this is where children are encouraged to play.

Signage, Fencing and Social Pressure

It is therefore proposed that:

- (1) a screen be erected to surround the Children's Play Area.
- (2) residents should be prepared to politely challenge culprits regarding the health issue.
- (3) four signs be created. One worded: Children Play Here. Please don't let your dog mess it up to be placed at the entrance to the green from Powderhall Road, and another at the entrance of the green from St Mark's Park as dog walkers approach the Children's Play Area from the bridge.; the third and fourth (to be placed strategically): Dogs Must be Kept On The Lead.

Sarah is to investigate costs of signage for discussion at next PVOA meeting.

Action Sarah 14/04/16

- (4) A notice be placed on the PVOA Web Site

Action Gordon 14/04/16

- (5) A message to be placed on the Powderhall Village Facebook page.

Action Roddy 14/04/16

12/ Charles White

There were complaints from Simon and Adam regarding the connectivity between owners and Charles White. Sarah informed the Committee that Charles White is working to improve its Client Portal and is looking to improve this by having site inspections, job orders. etc, added for clients to be able to log in and track any item which they have reported for maintenance..

Action Sarah 14/04/16

**THE AGM OF THE POWDERHALL VILLAGE OWNERS ASSOCIATION
WILL TAKE PLACE AT BROUGHTON SCHOOL AT 7.30pm - ON TUESDAY
22nd MARCH 2016.**

YOU ARE ALL INVITED TO ATTEND

NEXT PVOA MEETING: This will take place at 2/15 The Rigg (John) at 7.30pm on Thursday 14th April 2016.