



**Powderhall Village Owners Association**  
***www. Powderhallvillage.org.uk***

***Facebook Page: Powderhall Village Residents***

**Minutes of Meeting held Thursday 15th April 2016**

**Present:** Gordon Chromka, Roddy Martine (Chair), Kevin Patch, John Riley, Richard Ross, Kathryn Tomlinson.

**In attendance:** Sarah Wilson of Charles White.

**Apologies:** Adam Clarke, Emma Hignant, Ramon Inglada, Frans Kooy, Dr Andrew Nisbet, Karen Shewan (Treasurer), Mel Shewan.

The Committee welcomed Lyndsay and Gavin as observers representing the Town Houses of Powderhall Gate.

**1/ Approval of Previous Minutes**

The Minutes of the PVOA Meeting held on Wednesday 2<sup>nd</sup> March 2016 were approved.

**2/ Powderhall Gate**

Lyndsay and Gavin, representing the five town houses of the Powderhall Gate development, expressed their wish to become involved in the concept of Powderhall Village. It is our understanding that the Powderhall Gate development is managed by Dunedin Canmore, and therefore outwith our remit through Charles White. However, since the five houses are on Powderhall Road and, as such, a part of Powderhall Village, it was considered important that the owners and the PVOA maintain close channels of communication.

Although the five parking spaces immediately in front of the Powderhall Gate Town Houses are not part of the allocation handed over by Taylor Wimpey to Powderhall Village Owners Ltd, there is **currently** no indication that Edinburgh Council is planning to incorporate them into Zone N1. It was therefore decided that until such time as the Council claims them for Zone N1 permits, Charles White will continue to allocate Visitor

Passes to the owners.

## **Update of Actions from Sarah Wilson, Charles White Factors**

### **A/ Powderhall Security and Lighting**

There has recently been a spate of attempted break-ins throughout the city and therefore, following the attendance at the Powderhall Village AGM of Stephen McGill from Edinburgh Crime Prevention, householders are asked to be particularly vigilant.

Several attempted break-ins have been reported in Powderhall Village, and the police have successfully responded to two recent incidents at the Bike Store in the Rigg.

**The Telephone Number to call for anything untoward or suspicious is: 101.**

**In the event of a break-in, successful or otherwise, it would be appreciated if householders, in addition to notifying police, could also immediately inform Sarah Wilson at Charles White (0131- 446 6976) or on-line: [sarah.wilson@charleswhite.co.uk](mailto:sarah.wilson@charleswhite.co.uk) . This helps the PVOA committee to keep up-to-date with the situation.**

**Similarly, postings on Facebook help all of us to know what is going on and to take the necessary action.**

**All Owners and Residents are encouraged to sign up on Facebook with *POWDERHALL VILLAGE RESIDENTS*. This is proving an excellent means of communication on all levels.**

Sarah Wilson and Stephen McGill will be visiting Powderhall Village soon to discuss further possible security improvements.

**Stephen McGill can be contacted at: West End Police Station, 3-5, Torphichen Place, Edinburgh EH3 8DY. Tel: 0131-221 2018.  
E.mail: [stephen.mcgill@scotland.pnn.police.uk](mailto:stephen.mcgill@scotland.pnn.police.uk)**

### **B/ Lighting**

Joanna observed that the lighting at the Brae end of the development is particularly bad. Sometimes lights do not come on at all. Lights in the Brae car parks and over the bridge

go on and off, possibly caused by overheating.

It should be known that Edinburgh Council is only responsible for Street Lighting. The remainder of the lighting throughout Powderhall Village is the responsibility of the Owners.

It was therefore agreed that lighting throughout the village requires a general overhaul. Sarah has contacted CRB Electrical who will be undertaking a general appraisal of the situation.

In response to the attempted break-ins at Blocks 1 and 2, The Brae, Sarah is to establish the costs of installing floodlights and will notify the owners accordingly ASAP.

**Action Sarah 09/06/16**

### **C/ St Mark's Park Bridge and footpaths**

Following the Powderhall Village AGM, Councillor Nick Gardner agreed to bring Murray Black, Edinburgh Council's Environment Manager, and possible Fiona Devlin, Parks Manager, on a visit to inspect the Bridge and footpaths in St Marks Park, and to discuss possible improvements.

To begin with, it was felt that the appearance of the Footbridge could be improved by staining.

Roddy to arrange a suitable date for himself, Kevin and Richard to meet with them.

**Action Roddy: 09/06/15**

### **D/ Noise from Waste disposal Station building up.**

John commented on the increased noise originating from the Waste Disposal Station, particularly reversing beepers from 7am onwards. Apparently this is as a result of an increase in traffic prior to the transfer of the site which is scheduled to take place in 2017/18.

### **E/ Ownership of Parking Spaces in Powderhall Village**

A letter has been received by ALL Powderhall owners to confirm that Taylor Wimpey will shortly be transferring ownership of the open spaces and parking spaces to Powderhall Village Owners Ltd, which will act on behalf of the home owners throughout Powderhall Village.

It is understood that the Conveyancing work between MBM Commercial and Shepherd & Wedderburn (acting on behalf of Taylor Wimpey) is complete and waiting upon confirmation from Taylor Wimpey.

Roddy is to write a letter of thanks to Taylor Wimpey on behalf of the Powderhall Village Owners Association.

**Roddy to Action: 09/06/16**

**Powderhall Village Owners Ltd**

Gordon is to lodge the Annual Return of Powderhall Village Owners Ltd with Companies House.

**Gordon to Action 09/06/16**

**F/ Dog Fouling and Health Issue for Children**

Richard again brought up the recurring problem of irresponsible dog fouling which continues to be on the increase despite assurances from Environment Wardens who have allegedly increased their visits. Unfortunately, Environment Wardens can only prosecute when they catch an offender in the act. To complain, telephone: 0131-200 2000 or go to City of Edinburgh Council Web Site: Dog Fouling.

It was once again recommended that anyone noticing an offence should be prepared to **politely** approach the dog owner and ask them A) if they are aware that this is a private area and B) that dogs are to be kept on the lead; C) dogs are not to foul the public areas since children play here. In the meantime, Sarah has been instructed to acquire four signs stating:

**Private Gardens**

**No Dog Fouling.**

**Dogs Must Be Kept On**

**A Lead At All Times.**

These signs are to be placed at either end of Powderhall Road, at the entrance to the Village on the grass strip opposite B&Q and on the grass strip opposite the Town Houses; at the entrance to the green area between Powderhall Road and St Mark's Park, and at the entrance from St Mark's Park from over the footbridge.

**Action Sarah 09/06/16**

**NEXT PVOA MEETING:** This will take place at 8/1 Powderhall Rigg (Gordon) at 7.30pm on Thursday 9<sup>th</sup> June 2016.