



Powderhall Village Owners Association
www.Powderhallvillage.org.uk

Facebook Page: Powderhall Village Residents

Minutes of Meeting held on Thursday 30th June 2016

Present: Adam Clarke, Gordon Chrumka, Roddy Martine (Chair), Kevin Patch, John Riley, Richard Ross, Kathryn Tomlinson.

In attendance: Sarah Wilson of Charles White.

Apologies: Joanne Bytheway, Emma Hignant, Ramon Inglada, Frans Kooy, Dr Andrew Nisbet, Karen Shewan (Treasurer), Mel Shewan,

1/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on Thursday 15th April were approved.

2/ Tender Approval Process

With various new owners arriving in Powderhall Village, it is considered necessary to explain the approval process for tenders sourced by Charles White Factors (as under the Powderhall Deeds & Conditions).

For all major works, Charles White is instructed to acquire three quotes which are then put before members of the PVOA Committee who, under the basic rules of the PVOA Constitution, are formally appointed at the Annual General Meeting to act on behalf of the owners in Powderhall Village. Following full discussion, the PVOA will decide upon the most appropriate tender and authorise the necessary work at the best possible price.

The PVOA would like to reassure all owners that we monitor all costs very carefully.

Update of Actions from Sarah Wilson, Charles White Factors

A/ Powderhall Security and Lighting

The proposal for communal security lighting to be introduced at the rear of the Powderhall Brae end of the development has proved problematical owing to

lights shining into windows and the source of electricity. While the Factor is therefore unable to act on this, individual owners are advised that they are fully at liberty to introduce their own private security lights should they consider it necessary.

B/ Break Ins

Several attempted break-ins have been reported in Powderhall Village, and the police are alert to the problem.

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 inform Sarah Wilson at Charles White (0131- 446 6976) or on-line: 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.

Edinburgh Crime Prevention Officer 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

C/ Lighting

A general overhaul of lighting in Powderhall Village has been completed. John mentioned that lights on various stairs were beginning to burn out. However, Sarah explained that this was because the fittings were approaching 12 years old and they will now be replaced.

Sarah to Action 08/09/16

D/ St Mark's Park Bridge and footpaths

- Visit to St Mark's Park – Wednesday 10th May 2016

Representing Powderhall Village, Roddy Martine, Kevin and Christine Patch and John Riley met with Councillor Nick Gardner and Councillor Marion Donaldson, Fiona Devlin, Community Parks Officer

City of Edinburgh, Graham, an Environmental Warden, and Tim Parker. We were joined briefly by J.J. Mitchell.

The condition of the woodwork on the St Mark's Park Bridge was discussed and it was agreed that the wood should be stained with preservative back to its original russet/red colour. CEC has a good stock of the material, so this should be fairly straightforward.

It was noted that a solid new pathway leading from the bridge to the right has been introduced. There are no plans as yet to improve the pathway to the left which leads towards Warriston. One unfortunate feature is that traffic over the St Mark's Bridge tends to continue over the grass straight up the hill, but there is nothing that can be done about this for the time being.

Various comments from residents of Powderhall Village were discussed. Susan Reid and Andrew Ross had proposed more lighting, particularly in view of the winter months. There is no lighting on the lower slopes and Councillors are going to have a look at the proposed Park Improvement Plans. However, it all comes down to costs. The practical issue would be laying down the power lines to run the lights. A longer term aspiration might be to look at whether photovoltaic options might be realistic.

Fiona Illand has asked about additional playground facilities. Again cost is involved but it was considered that the facilities provided are already rather good.

Andrew Ross asked about litter and it was agreed that instead of an unsightly wheelie bin in the centre of the top path, bins be located at either end of the top footpath. Also, signs to be introduced relating to dog fouling.

Andrew Heald and Karen Shewan had asked about wild flower areas which seem to be later in flowering this year.

We then had a look at the Millennium Wood which is a tremendous and largely unknown local asset with adjoining football pitch.

Councillor Nick is very keen to establish a Friends of St Mark's Park which, working with neighbouring communities, would serve as an extremely useful fund raising vehicle for further improvements and helping to organise community litter picks. If anyone in Powderhall Village is interested in becoming involved, please let us know.

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It was noted that there has been no progress on the staining of the bridge since the above visit, and Roddy agreed to make contact with Councillor Gardner in this regard. Two residents have so far expressed their interest in joining up with a Friends of St Mark's Park.

Roddy to Action 08/ 09/16

E/ Waste Disposal Station.

John commented that the council seems to have introduced some sort of scenting mechanism to the Waste Disposal Unit which can be smelled as far away as Canonmills. It was noted that according to reports, the Waste Centre is to begin its move to a new site

in late 2017/early 2018

F/ Ownership of Parking Spaces in Powderhall Village

Acting on behalf of Taylor Wimpey, lawyers Shepherd & Wedderburn, and MBM Commercial, acting on behalf of the owners in Powderhall Village, are progressing the transfer of the ownership of open spaces and parking spaces to Powderhall Village Owners Ltd.

A revised Site Plan showing the land and spaces to be transferred has been seen and confirmed.

Powderhall Village Owners Ltd

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

Gordon to Action 08/09/16

G/ Dog Fouling and Health Issue for Children

Private Gardens

No Dog Fouling.

Dogs Must Be Kept On

A Lead At All Times.

Signage is being placed (from Monday 4th July) 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.

Richard has been monitoring the recurring problem of irresponsible dog fouling and observed that mis-usage has decreased and the state of the grass has improved.

As fouling is a health hazard, it should not take place at all and it was once again recommended that anyone noticing an offence needs to be prepared to **politely** approach the dog owner, draw their attention to the notices and ask them A) if they are aware that this is a private area, and B) tell them that dogs must be kept on the lead; C) that dogs are not to foul the public areas since children play here.

In the meantime, Roddy is to mention to Councillor Gardner that no Environmental Wardens have been seen in the vicinity for some time.

H/ Wildlife Meadow Planting

Richard, who subscribes to the Scottish Wildlife Trust, has seen an article on Edinburgh Living Landscape, an initiative to create wild flower meadows in the city. One example of their work has been in St Mark's Park.

Richard has been in touch with the organisation to enquire if there might be a potential to develop a floral meadow on land managed by a factor and they have said that they would be supportive. With the Committee's approval, Richard is to explore this further.

Richard to Action 08.09 16

I/ PVOA Minutes

While PVOA Minutes are displayed on Stair Notice Boards and on the Powderhall Village Web Site, it was agreed that in future a link be also placed on Facebook.

Gordon to Action 08/09/16

J/ The late Dougie Brown

Dougie Brown, who sadly died earlier this year, was a long time owner in Powderhall Village, a PVOA Committee member, and responsible for the introduction of the Powderhall Village Residents Facebook Page. It has been proposed that a tree be planted in his memory and his partner Robert has agreed. Sarah is to consult the Garden Contractors as to the most suitable type of tree, and thereafter a location is to be agreed.

Sarah to Action 08/09/16

NEXT PVOA MEETING: This will take place at 8/1 Powderhall Rigg (Gordon) at 7.30pm on Thursday 8th September 2016.