



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

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

**Minutes of Meeting held on Thursday 8<sup>th</sup> September 2016**

Present: Adam Clarke, Ema Hignant, Ramon Inglada, Roddy Martine (Chair), Kevin Patch, John Riley, Richard Ross, Karen Shewan (Treasurer), Mel Shewan,

In attendance: Sarah Wilson of Charles White.

Apologies: Joanne Bytheway, Gordon Chrumka, Frans Kooy, Dr Andrew Nisbet, Kathryn Tomlinson,

**1/ Approval of Previous Minutes**

The Minutes of the PVOA Meeting held on Thursday 30<sup>th</sup> June were approved.

**3/ Conveyancing of Parking Spaces and Common Land, Powderhall Village Owners Ltd.**

The draft Disposition has been finally agreed. Jane Ramsay of MBM (Commercial) has notified Roddy that Shepherd & Wedderburn are waiting to here from their client (Taylor Wimpey) on a procedural point before issuing the deed for signing.

**Roddy to report 27/10/16**

**4/ CSO1 Confirmation Statement Powderhall Village Owners Ltd**

Gordon has confirmed that he has submitted the annual/confirmation statement and paid the fee of £13.

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

**A/ Powderhall Security and Lighting**

Security lighting at the Brae. Sarah is to arrange a date for an electrician to visit Joanna when convenient. Sarah to ask landscape consultant to introduce a trellis or fence to deter access to B&Q ground from Water of Leith.

**Sarah to action 27/010/16**

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**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](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.**

**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](mailto:stephen.mcgill@scotland.pnn.police.uk)**

### **B/ Fire Alarms and Smoke Alarms**

Fire Alarms and Smoke Alarms throughout Powderhall Village are being upgraded in keeping with changes in Legislations. These have been in place for 12 to 14 years, hence the legal obligation for the upgrade. There will be a charge of £53.11 per block for a double spur to be added. Some blocks may also have to have back up batteries replaced and therefore the cost might be slightly higher.

### **C/ Underground Car Park**

Sarah has recently spoken to Stephen McGill, Edinburgh Crime Prevention Officer, who reported that the installation of CCTV in the Underground Car Park has proved relatively successful. It was Gordon's view (sent by e.mail) that with the number of incidents reduced, he did not at this stage consider it worth spending any more money on the security of this area. Closing it with a security door would just add to the complexity with a huge cost in installation and ongoing maintenance. One possible change of use might be as a bike store for the whole development but that would be a waste of a significant number of parking spaces.

With regard to the two abandoned cars. One is legitimately off road. Sarah was authorised by the Committee to have the second car removed.

**Sarah to Action 27/10/16**

### **D/ Waste Collection**

Thanks to Kevin's persistence, a useful meeting took place on Wednesday 24 August attended by seven Powderhall Village residents and Sarah Wilson, and two representatives from Edinburgh Council: Robert Brown, Waste Manager, and Ronnie Young, Supervisor. **A Summary Report of this can be seen on the PVOA Facebook**

## **and on Powderhall Village Block Notice Boards.**

A matter to arise was that collection routes to Bin Stores are often blocked by parked cars. This is particularly the case at the Rigg where it was recommended that a shrubbery area be sacrificed to install a ramp. This is a Powderhall Village cost and Sarah was instructed to source three quotations.

**Sarah and Kevin to meet and come up with solution - 27/10/16**

### **E/ St Mark's Park Bridge**

Councillor Nick Gardner has informed Kevin that he had met with Lloyd Glen, Clerk of Works, and James Petrie to view both bridges in St Mark's Park and that they are both of the view that the wood is extremely robust and hard, and will not deteriorate without coating – rather it is especially selected for this purpose.

Painting is a possibility but they believe due to sunlight and weathering that it would deteriorate rapidly. “Creosoting” or staining would have little benefit, as it would soak into the wood and offer minimal protection.

#### **Action points:**

- 1) Councillor Gardner has asked for examples of comparable structures in comparable climates to demonstrate that the wood is robust.
- 2) Action is to be taken to get some of the vegetation cut back on the Powderhall side.
- 3) Action is to be taken to remove graffiti from the bridges. In the first instance by water blasting a sample patch to check that this is the least intrusive measure. Anti graffiti paint might be an option, but after graffiti was removed or faded, not over the existing graffiti.

### **F/ Flower bed on Beaverhall Road**

A flower bed belonging to Powderhall Village on Beaverhall Road has been damaged during the Powderhall Gate building operations and Sarah to contact Springfield Developments regarding this. Also to inform them about weed growth.

**Sarah to Action 27/10/16**

### **G/ Dog Fouling and Health Issue for Children**

The installation of Notices has proved relatively successful. The majority of dog walkers appear to be obeying the instructions. However, PV owners are asked to be vigilant and to continue to politely approach dog owners seen to be committing an offence and to draw their attention to the notices.

Richard observed that the condition of the grass areas appears to be improving.

### **H/ Wildlife Meadow Planting**

Following a meeting initiated by Richard regarding the creation of a Wildflower Meadow of annual or perennial wild flowers at the centre of Powderhall Village, Stephen MacGregor of Edinburgh Living Landscape has responded by saying that potentially the

work could be carried out and he will be visiting the site with a manager to go over the initial discussions and talk about resources/time scales etc to ascertain what is possible.

**Richard 27/10/16**

### **I/ Canonmills Garden (B&Q Development)**

It has been learned that the trees dividing the B&Q site from Powderhall Brae are to be removed and Mel and Karen have organised and submitted a petition on behalf of the owners and have applied for a Tree Protection Order.

Prior to departure, B&Q placed banners damaging the exterior fence which is the property of Powderhall Village Owners. Having been asked to remove these, they did so but promptly hung another banner announcing that they had moved. **Sarah to**

**complain to B&Q Head Office 27/10/16**

The PVOA Committee understands that there are to be 250 apartments at Canonmills Garden and some concern was raised over pressure on the surrounding car parking.

**Mel & Karen to report on progress 27/10/16**

### **J/ Powderhall Residents Facebook Page**

The PVOA Committee is delighted to note that there are now 175 members on the Powderhall Residents Face Book page. All Owners and Residents are invited to join up as this has been proving an immensely useful vehicle for communication.

### **K/ Washing on Balconies**

A number of complaints have been received about washing and wet clothes being hung out on balconies. Owners and Tenants are reminded that this is not permitted under the PVOA Deeds & Conditions.

### **L/ The late Dougie Brown**

Sarah has spoken to Brian Hunter, PVOA Garden Contractor, regarding the planting of a tree in memory of the late Dougie Brown. The cost is £70+VAT, and it was agreed that this should take place in October/November. Brian is to be asked to identify a suitable site on the grass area in front of 3 to 5 the Rigg, and Sarah will consult with Dougie's partner Robert.

**Sarah to Action 27/10/16**

**NEXT PVOA MEETING:** This will take place at 8/1 Powderhall Rigg (Gordon) at 7.30pm on Thursday 27<sup>th</sup> October 2016.