



Powderhall Village Owners Association
www.Powderhallvillage.org.uk

Facebook Page: Powderhall Village Residents

PVOA Minutes of meeting held on Thursday 6th July 2017

Present: Jane Garrett (minutes), Roddy Martine (Chair), Stuart McAllister, Kevin Patch, John Riley, Richard Ross, Kathryn Tomlinson,

In attendance: Sarah Wilson of Charles White

1/ Apologies: Joanna Bytheway, Adam Clarke, Karen Shewan (Treasurer), Mel Shewan, Gordon Chrumka.

2/ Approval of Previous Minutes:

The minutes of the meeting held on 27th April 2017 were approved.

3/ Artisan Canonmills Garden Development (B&Q site)

Given the recent issues with congestion and bad parking on Powderhall Road (**See below AOB : c/ for information**), Powderhall residents are warned that there could be further issues during construction of the new Artisan development with a possible impact on Powderhall residents car parks and on- street parking.

Stuart has been in touch with Fiona at Artisan. Artisan has said that when they finalise the contract with the demolition contractors (this being the first main element of the works) they will build a clause into the contract referring to where workers can and cannot park their vehicles. A similar clause, referred to as a “client request” will also be built into the contracts with subsequent contractors. It is hoped that this will help to minimise the impact of the parking in the immediate area.

Demolition work on the Artisan development is scheduled to commence in summer 2017. A firm date has not yet been set because contracts are still being negotiated. Completion of the development may be in 2019.

4/ Conveyancing of Powderhall parking spaces and common land to Powderhall Owners Ltd.

Roddy has been informed by Jane Ramsay of MBA Commercial that although the Powderhall Village Conveyancing documents have been drawn up, Shepherd & Webberburn is still awaiting instructions from Taylor Wimpey on a point of procedure relating to the Conveyancing of Hopetoun Village parking spaces, which are also being processed.

5/ Matrix for owners

Sarah has been working with the IT section to reference details and status of repairs at Powderhall on the new matrix.

6/ Parking matters

(a) Sarah has obtained quotes for the demarcation of parking bays, including a quote for full marking of each bay or partial marking. Paving blocks will be painted so that the bays are clearer to see.

The Committee agreed that a full demarcation would be preferable to ensure visibility in poor light or when the blocks are wet.. The cost would amount to £24.14 per property on Powderhall (a total £8088) with the markings lasting up to 5 years. So in effect as cost of less than £5 per year per property. **"When this goes ahead, the individual car parks will have to be cleared for a day to enable work to be carried out.** The whole job could be completed in 4 days.

Kevin suggested that everyone likely to be concerned should be briefed well in advance through the use of Stair Noticeboards and the Facebook page.

Access to Bin Store areas will also be made clearer so that waste can be collected more efficiently by the Council.

The re-painting of double yellow lines along the length of Powderhall Road (which has been officially adopted by Edinburgh Council) is the responsibility of Edinburgh Council. They have already issued a proposal for a TRO to cover the repainting of yellow lines on Powderhall Road once the TRO has been passed. A plan of the proposal was posted on our facebook Page on 17/06/17.

Actions: a PDF of the Powderhall site plan is to be examined reference bays/ disabled bays/ access. Roddy to sign a mandate for Sarah on behalf of the Committee to action the job and make it enforceable.

Action Stuart/ Roddy 31/08/17

(b) The motorbike that has been parked on the Brae car park for some time has now been removed.

(c) P4 Parking wardens who patrol Powderhall are talking with the British Parking Association in order to increase their powers regarding the abuse of permits and the enforcement of payment of parking fines. Sarah said Charles White would be looking at increasing the number of patrols.

Action Sarah 31/08/17

7/ Vandalism

Sarah said there has been no reports of vandalism since the last meeting. However, vigilance across Powderhall is advised particularly during the summer months. Roddy reported that PC Colin Spence from Leith Walk has been designated as our Community Police Officer and will be available to discuss matters of concern on the last Friday of every month at Costa Coffee in Tesco's, between 10.30am and 12.30am.

Otherwise call 101.

8/ Waste Collection

An emergency plumber was called to 2 The Brae following a fractured water pipe in the waste disposal area. This was quickly mended. The cause of the fracture is unknown.

Sarah reported that all bin stores are to be swept and disinfected on July 8th and thereafter will be swept weekly and mopped and disinfected monthly.

Stuart reported that rubbish coming down the chute at 6 The Brae was missing the bin and landing on floor. The problem seems to be caused by the lower part of the chute directing rubbish to one side rather than straight down to the bin. Sarah agreed to arrange for a "skirt" to be fitted deal with this problem.

Sarah to Action 31/08/17

Access to bin rooms seems to have improved over the last month.

John reported that a new food waste bin was required at 2 The Rigg. Sarah said this was a Council matter and should be requested directly from them. It normally takes 4-6 weeks to deliver.

Residents are reminded that they need to be vigilant about debris and the disposal of waste.

9/ SKY dishes/ Virgin provision

No further developments on this issue as yet.

10/ Commemorative tree for Dougie Brown

A small plaque is to be placed beside the newly planted tree.

11/ Powderhall Residents Facebook

There are now 237 members.

Facebook members are asked not to private message Sarah Wilson directly through Facebook, particularly as she will be absent from the Charles White Office for 8-12 weeks from September due to medical leave. They should make use of the Charles White contact details as instructed. The main office can be contacted at 0131-447 8191 during office hours and where a member of staff will be available to assist

12/ AOB

a) Following an attempted break-in at the Brae, the owners requested that prickly bushes be planted outside to cover the gap from St Mark's Park. This piece of land is owned by Edinburgh Council which has agreed that the planting can be undertaken by Powderhall's gardeners.

b) Dog fouling

The management of dogs fouling is an ongoing challenge to Powderhall residents. Sarah continues to remind residents of the protocol for Powderhall Village. She explained that the majority of dog walkers come from outside the development and this is difficult to manage. Richard reported that there was some improvement of the central area and that the notices have helped. Continued vigilance and reminders, however, are necessary. Sarah will continue to remind residents to keep dogs on leads, to clean up after dogs and, where possible, to remind members of the public that they should not allow dogs to foul in Powderhall grounds.

c) Powderhall Road congestion

The parking of vehicles on the faded double yellow lines on the stretch of Powderhall Road connecting with Logie Green Road and immediately outwith the boundary of Powderhall Village, has been causing considerable concern. The bottleneck created every day between 8am and midday by cars from the AMA building site on the corner is an accident waiting to happen.

On 13th June, a meeting took place with our four Councillors – Marion Donaldson, Lewis Ritchie, Amy McNeese-Mechan and Susan Rae - and Community Police Officer Colin Spence and Darren Ryan, Local Transport and Environment Manager. While all parties were in agreement that the situation was bad, the police were

unable to pronounce that it was dangerous, simply hazardous. Unfortunately, we are told that a full TRO can take up to 9-12 months. Our four Councillors confirmed that they would continue to keep up the pressure for a TRO planning regulation to be introduced asap.

Roddy reported that there have been lots of 101 calls, and photos taken and sent to the relevant Council departments but the Council has said that it cannot enforce actions in the short term. If cars, vans, etc. are causing an obstruction then the police may take action.

In the meantime, residents are encouraged to continue calling 101 and to email Councillors Ritchie, Donaldson, McNeese- Mechan and Rae. The work on the AMA development is thought to finish by August.

d) Emergencies.

Residents are reminded as to how to deal with Powderhall emergencies as Sarah will not always be available at weekends to answer Facebook reports/ enquiries.

In the event of an emergency such as fire, flood, electrical or lift fault, Charles White Ltd has a 24/7 emergency service in place and can be contacted on 0131 447 8191.

e) Lighting

John reported that lighting in 2 The Rigg was poor and the stairs could not be seen. Sarah said she would get this looked at.

Action Sarah 31/08/17

f) Health and Safety issues

Following the Grenfell disaster in London, Charles White has inspected all of their property portfolio to ensure that flammable cladding is not in place in any of its properties. Sarah has completed an inspection of Powderhall flats with regard to fire safety generally.

All of the buildings are fitted with smoke vents but it is essential that windows on landings are kept closed at all times or the vents will not work properly. Also, nothing should be stored in front of these windows. They are not extensions of people's flats! **Sarah will remind residents of the need to ensure safety.**

Some residents are storing bikes on the stair landings instead of using Bike Stores. Sarah said the Bike Stores will all be cleared out soon. Any unclaimed bikes will be donated to charity.

The communal cupboards in some blocks are also being used for storage- they need to be cleared out too.

Next PVOA Meeting:

This will take place at Roddy's flat 4/6 Powderhall Rigg at 7.30 on Thursday 31st August.