



**Powderhall Village Owners Association (PVOA)
Committee Meeting 7pm Zoom Call (open to all in Powderhall)
Minutes July 28th 2026**

PVOA Committee Meeting Administration

1. **Attendance:** *Committee Present:* Craig Williams (Chair and Minutes), Frans Kooy (PVOL Director), Gordon Chrumka (PVOL Director), Jane Garrett, Roddy Martine (PVOL Director), Sabine Goldhausen (Treasurer) and Sarah Wilson (CWL - Charles White Limited). *Committee Absent:* Kathryn Tomlinson and William Laing. *Invited Guest:* Peter Williamson (New Town Broughton Community Council Chair). *Powderhallers:* 2 Attendees.
2. **Previous Minutes:** Accepted without amendment.
3. **Next Committee Meeting:** Zoom Call, Thursday 17th Sept 2026 7:00pm-8:30pm (open to all in Powderhall).

New Town Broughton Community Council (NTBCC)

1. **Background:** New Town Broughton Community Council (NTBCC) operates under Government statute to enable a two way communication between City of Edinburgh Council (CEC) and Edinburgh residents on a wide range of subjects including; Planning (building approvals), Transportation (roads, buses and trams), Licensing (bars and restaurants), Culture and Visitor Accommodation (B&Bs and Hotels). The NTBCC consists of 6 elected City of Edinburgh Councillors, a number of Community Councillors and nominated geographic Interest Groups.
2. **Engagement:** PVOA Committee and NTBCC Chair are of the opinion that a Powderhall voice would be welcomed at the NTBCC. PVOA will seek to formally register as an official "Interest Group" with the City of Edinburgh. This engagement from PVOA will incur no cost to Powderhall but will come with the obligation to attend NTBCC meetings and the expectation to actively engage in discussions within the NTBCC going forward.

Local Area & Boundary Issues

1. **St Marks Park to McDonald Road Bridge & Path:** For safety reasons the Edinburgh Council have closed the bridge and path over the Water of Leith. No dates have been given to when the bridge will be repaired.
2. **St Marks Park to Powderhall Wooden Bridge:** Since the closure of the "St Marks Park to McDonald Road Bridge" we are seeing an increase in foot and cycle (food delivery and motorcycle) traffic into Powderhall along the pathway adjacent to the children playground. We will make enquires with the Edinburgh Council to understand their plans for redirection of "any local foot and cycle traffic" and enquire into latest safety report for the "Wooden Bridge".
3. **Powderhall Path Fenceline Damage:** Continuing to await Edinburgh Council response to the damage caused by a Council Tree splitting and damaging our boundary fence.
4. **Powderhall Building Work CCG Phase 1 (old Bowling Green):** Builders latest update as of July 2026 said they were planning for building completion in Spring 2027. The PVOA continues to have no boundary issues with the development.
5. **Powderhall Stables:** Leaseholders last update was in January 2026, it did not supply a date as to when the development is planned to be open to artists and available for hiring their venue for meetings/events.
6. **Beaverhall No 27 & 29 Development:** Clearance of the site is continuing. City of Edinburgh planning permission has been granted for 205 units. The PVOA is not aware of when building on the site will commence or complete.
7. **Hatters Lane Overgrowing Trees/Shrubs:** Work has been started but the remaining work is paused now till September after the bird nesting season is over.
8. **Hughes Closed Overgrowing Trees:** In the latest update from Hughes Close Factor, Redpath Bruce has now informed us that certain "works will be undertaken in the autumn once nesting season is over". PVOA Committee and CWL are of the opinion that there is no further actions needed on our part at this time.

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Website: <http://www.powderhallvillage.org.uk/>

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PVOA Treasurer, PVOL Director and Website Reports

1. **PVOA Treasurer:** Our new online account is now open and old account funds to be transferred over soon.
2. **PVOL Directors:** All HMRC & Account paperwork has now been filed. Only Director Id fillings are pending.
3. **Website:** The website is currently missing minutes of the 2026 AGM and the last few PVOA Committee Meetings. Gordon Chrumka (our Website Administrator) will investigate this matter further.

Recent & Ongoing Work

1. **Scottish Single Building Assessment (SBA) Legislation:** CWL reported that fire risk inspections will be undertaken and paid for by the Developer of buildings in the Brae and 7-11 Rigg, with reports issued in due course.
2. **Water Stain Internal Stairwell Wall 3 Rigg:** CWL reported repair work is waiting on getting access to the last affected flat before the ground floor stairwell work can be undertake.
3. **Water Stain Outside Wall 5 Rigg:** CWL reported work is on hold as a recent new water discharge was detected.
4. **Bike Store Clear Out / Donation Scheme:** CWL is now focusing on clearing out 2 Brae and 7 Rigg Bike Stores.
5. **Carpark Cleaning:** CWL reported most work has now occurred and final part is waiting on tanker availability.
6. **Carpark Special Need Spaces:** CWL plan to meet on-site to discuss this with Jane Garrett and Craig Williams.
7. **Roof Leaks:** CWL reported recent leaks have been detected at 1 Brae and 7 Rigg.
8. **Lift Motor Replacement:** CWL reported 3 Rigg motor was replaced at a cost of over £9000 shared by 17 flats.
9. **Children Playground:** CWL reported that for the children playground; parts of the swings were replaced due to “normal wear and tear” and the springy ground padding was also inspected.

Future Work

1. **Bike Hangers:** CWL will be seeking to obtain 2 quotes about installing external Bike Hangers in Powderhall.
2. **EV Charging Stations:** CWL will meet on-site with Jane Garrett, Frans Kooy and Craig Williams to consider possible suitable locations. This will lead to later conversations on costs, timescales and approvals.
3. **Painting Work:** CWL now has received 3 quotes that will be send onto the Committee with per stair costs.
4. **Flooring Work:** On hold at this time, as CWL will look for quotes in late 2027 with work to be undertaken in 2028.
5. **Roofs:** CWL remains concerned about our aging state of our roofs/membrane and potential costs.
6. **Lifts:** CWL remains concerned about our aging state of our lifts/parts and potential costs.
7. **Underground Carpark:** CWL continues to be monitor its condition. No repair work is required at this time.
8. **CCTV:** On hold at this time, CCTV will be put on as an agenda item for the 2027 AGM. While ensuring that:
 - a. The quality of CCTV is of high enough standard to be useful.
 - b. All recorded images are securely protected/stored.

Any Other Business

1. **Hedges:** Comments have been made that some hedges seem too high and there are noticeable gaps between certain hedges. Hunters (our Gardeners) are systematically cutting to a schedule and will address height issues in time. Gaps in hedges will be reviewed and an action plan discussed between Hunters and CWL for the next planting cycle.
2. **Items on Landings and Stairwells:** Please do not store items on landings and in stairwells, as this is a Fire, Health and Safety concern.

End of Minutes

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