



Powderhall Village Owners Association

MINUTES from Committee ZOOM meeting

Tuesday 6th September 2022

Present. Gordon Chrumka, Jane Garrett (Minutes), Sabine Goldhausen, Roddy Martine (Chair and acting Secretary), Richard Ross, Kathryn Tomlinson,

Apologies received: Frans Kooy, Stuart McAlister, Kevin Patch, John Riley, Karen Shewan

In attendance: Sarah Wilson from Charles White Factors

1/ Approval of previous minutes 19th July 2022. These were approved and seconded.

2/3 Review of Actions by Sarah Wilson

- Internal Redecorating costs for Powderhall have been confirmed following the receipt of 3 quotes from Burt decor, Painting the Capital and The Bell Group. The costs will vary among the blocks of flats partly due to the choices to be made between replacing paper and /or painting over lining paper. There will also be variations in costs between blocks as every block is different in some way. The details of costs will be circulated to residents in the near future.
- Lifts: All the damaged lifts have been dealt with, bar one. Sarah again reported that the lifts are maintained but are inevitably aging so there will be further issues with them. She emphasized the importance of residents setting up a contingency fund which would help costs in situations such as this. This issue will be raised at the AGM (see date below) where she will discuss with attendees the purpose of contingency funds in the Powderhall community. A new lift can cost up to £90,000 to replace or £20,000- 30,000 to partially refurbish. We have had a platinum contract with Schindler to maintain lifts, but some items are not covered under this such as ropes, sheaves and main drive units. Their contract will be due to renew in 2024 so this will be reviewed and tendered at the time. British Engineering have also been carrying out 6 monthly independent inspections.
- Contingency fund: the committee discussed what could be a reasonable amount to suggest residents might pay towards a contingency fund to cover major issues such as the repair of lifts. The Powderhall development is reaching up to 22 years of age and wear and tear in all sorts of areas is inevitable. An amount of £30 a quarter was suggested. Roddy stated that a vote would be done at the AGM on this matter, and Sarah said that residents could also vote by proxy if they cannot attend the meeting. Votes will have to be quorate to carry out the process further.

4. Gardens, Replacement trees behind townhouses.

Franz has been taking a lead in trying to resolve the issues of the mature trees and shrubs that were cut down in error by the Hatters Lane development. MBM Commercial, in responding to the claim from Powderhall residents, have made a poor offer, considerably less than was originally considered and insufficient to cover the amount of damage caused. The committee agreed that this offer seems very unfair as Hatters Lane were entirely culpable for spoiling the area and reducing the security of the residents. Unfortunately, the legal costs of pursuing this further could be

prohibitive and it may be that residents may be forced to accept the poor offer made . This would in no way cover the damage that has been done.

Sabine suggested that the amount offered may provide some further fencing to at least improve security- but even this is uncertain and then the residents would have to fund their own plants etc. Gordon told the committee that the PVOA are paying the legal fees but unfortunately there will clearly be a limit to this. The committee will talk further with Franz about the issue and the way forward.

5. Developments at Canonmills Gardens

Artisan has cut down half of a border fence between Canonmills Gardens and Powderhall Village, in error. Their plans indicated (according to Director David Westwater) that it was their fence but this is not the case. The fencing will be replaced by Artisan. Several residents at the Brae have also reported that a section of fencing between Warriston Road and Powderhall grounds at the rear of 6 The Brae has been removed by developers and that this area is now being used regularly as a point of entry to Powderhall grounds. Concerns re security, safety, and damage to the gardens have been raised by residents.

Action: Sarah Wilson will continue to work with Artisan developers to remedy the fencing issues.

Sarah has still not had any update from Artisan at Canonmills re the finishing date. This could be towards the end of the year. Two site huts have already been removed.

Other concerns, possibly relating to the Canonmills development, include the reporting of a mechanical high- pitched whining noise heard at various points of the day. Craig Gorman, Powderhall development inspector, has tried to find the source of the noise but he could not hear it. Possibilities are that it is from a new central pumping system on the Canonmills development that makes more noise in the early mornings and evenings. The Canonmills site manager has not heard it. Another possibility is that a Powderhall resident has installed a shower pump. Gordon reported that 2 and 1 The Brae are both hearing a sound at a certain frequency. Sarah said the Canonmills site manager will look into the issue if there is a recording of the sound or other further information from residents.

ACTION: Powderhall residents please report issues such as this directly to Charles White rather than on Facebook where it may not be picked up in time to action during the working day. It is possible that the whining sound is from a Powderhall source . Charles White need to have firmer and clearer information about this issue and where and when it occurs if they are to action it. It will help resolve this if all concerns are reported directly to Charles White. Please record the sound if possible.

There is now a damaged drain cover on Powderhall Road caused by the developers' traffic. The road is adopted by the council. Residents should contact the council if they have concerns about the damage- the more that report this the more likely that it will be repaired. CWL have also reported this to the Council.

6 Parking: Allocation of disabled parking spaces

There has been a long delay on the provision of parking spaces for disabled people and renewal of markings across all car parks. This matter will now be dealt with as quickly as possible.

(Government guidelines recommend that 6% of parking should be allocated to disabled people)

- 7. Annual General Meeting:** It has been several years since we have held an AGM due to Covid restrictions. AGMs give residents opportunities to vote on issues, and to raise issues or questions around what happens at Powderhall generally, and how the estate is managed. We have arranged for an AGM to be held at the Drivers Club function room on Beaverhall Road on Wednesday 28th September at 6.30 and the committee would very much like as

many residents as possible to take part. Please attend if you can and if you would like to play a part in how certain issues at Powderhall are run.

Agenda for the AGM:

***Update from Gordon Chrumka on the PVOA owners Ltd funds.**

***Contingency funds for Powderhall**

***Dogs in Powderhall grounds**

***Information about the role of Charles White**

*** Update re the re-development of the adjacent waste disposal site: Powderhall Gate**

*** New committee members**

Powderhall Accounts will be available and will be signed off at the AGM if approved.

5. AOB:

Following a question from Richard, the committee briefly discussed the possibility of carrying out an energy audit at Powderhall with a view to improving energy consumption and possibly considering the feasibility of fitting solar panels on roofs at some point. This would form part of a possible action plan for future- proofing Powderhall, including the use of more green energy sources in the future.

Gordon said that interest- free loans for charging points for electric vehicles will be available soon.

Roddy said the committee would give more time to these matters in the near future.

Date of next meeting: Wednesday 16th November at 7pm (via Zoom)