Powderhall Village Owners Association (PVOA)
Committee Meeting 7pm Zoom Call (open to all in Powderhall)
Minutes 29th October 2026

PVOA Committee Meeting Administration

1. **Attendance:** Committee Present: Craig Williams (Chair and Minutes), Frans Kooy (PVOL Director), Gordon Chrumka (PVOL Director), Jane Garrett, Kathryn Tomlinson and Roddy Martine. Committee Absent: Sabine Goldhausen (Treasurer) and William Laing. Property Manager (Factor) Charles White Limited (CWL) Present: Sarah Wilson.
2. **Previous Minutes:** Accepted without amendment.
3. **Next Committee Meeting:** Zoom Call, Thursday 10th December 2026 7:00pm-8:30pm.

Property Manager Charles White Limited (CWL) Report

1. **Storm Boelo:** Only one item to report. A small amount of mortar was detached from inside a balcony at 8 Rigg on the top floor. CWL have instructed repairs to be carried out.
2. **Scottish Single Building Assessment (SBA):** The Bryant built apartments will be assessed starting around 9th November 2026. Temporary "welfare facilities" will be set on the left hand side of the Powderhall Brae entrance. No date has yet been provided for the Miller built apartment assessment.
3. **Roof Repairs:**
    a. 1 Brae, scaffolding will be put up around the 20th November.
    b. 12 Road, will not require scaffolding. No date yet for when this work will start.
    c. 7 Rigg, roof work is subject to obtaining an additional quote.
4. **Painting 2027:** Internal communal areas work was discussed in terms of; deed conditions, benefits, uniformity and best long term value. Owners will receive formal communications in the coming days.
5. **Accessible Parking:** We have identified a number of potential spaces. CWL and the Committee are now waiting on cost estimates per space before proceeding further.
6. **Carpark EV Charging:** CWL and the Committee are considering an initial small number of charging points and are waiting on more information plans on power connections and Government grants.
7. **Carpark Cleaning:** We are still waiting on the final cleanup of the last remaining area.
8. **Water Leak 5 Rigg:** Leak has been stopped. Subject to weather, stain cleaning planned for next week.
9. **Water Leak 7 Rigg:** Works completed, however there is a slight intermittent drip due to condensation.
10. **Water Leak 6 Brae:** Private flat to flat leak. CWL will seek to put Owners in contact with each other.
11. **Flooding 8 Rigg Back Carpark:** C Chrumka to supply photos of flooding to CWL for further action.
12. **Bike Store Unwanted Bikes Donation Scheme:** Bikes in 1 to 2 Brae and 10 Rigg have now been tagged for removal. Unwanted bikes probably will be uplifted within the next 2 weeks.
13. **Underground Carpark CCTV:** CWL is waiting on further quotes to be received.
14. **Trees Overhanging from Hughes Close:** Dangerous branches have now been removed. We are awaiting Redpath Bruce completing further works as recommended in their most recent tree survey.
15. **Trees/Shrubs growing into Hatters Lane:** Work is planned for November 2026.
16. **Trees Survey Powderhall**: Our 5 year Forestry Report is expected in the coming months.
17. **Plant Outside Rigg 5 to be Removed:** S. Goldhausen to supply photo and details to CWL.
18. **Fence 7 Rigg Repair:** CWL has now instructed the work to be done.

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PVOA Chair Report

1. **Powderhall New Town Broughton Community Council (NTBCC) Interest Group membership:** We have now been accepted by City of Edinburgh Council (CEC). Which gives PVOA a seat on the NTBCC.
2. **St Marks Park McDonald Road Bridge (Powderhall Bridge No 2) Closure:** Both the New Town Broughton Community Council (NBTCC) and Leith Central Community Council (LCCC) have written to City of Edinburgh Council (CEC) stating that they expressed "*profound dismay and deep frustration regarding the ongoing closure of the St Mark's Footbridge*" and are requesting urgent action from CEC. The PVOA Committee will consider what additional signage may need to be added to ensure safe travel with the increased footfall and cyclists passing within the boundaries of Powderhall Village this Winter.
3. **Local Building Work and Planning Update:**
    a. Powderhall Phase 1 (Childcare & Aged Homes): Expecting work to complete in Spring 2027.
    b. Powderhall Phase 2 (Apartments): No current approved building plans or dates.
    c. Powderhall Stables (Art Spaces): Work is ongoing with no date yet for completing.
    d. Beaverhall Road 27 & 29 (Apartments): No current approved building plan dates.
    e. McDonald Road 101-107 (Change of Use): Possible demolition and redevelopment.
4. **Fence Damage Behind 6 Rigg caused by Trees:** The Chair will contact the CEC to discuss this matter.
5. **Underground Carpark:** CWL and the Chair on 18th November will carry out a joint inspection on the condition of the Underground Carpark and will report back to the Committee.
6. **Items in Landings, Stairwells, Bin Stores and Underground Carpark:** Residents are again asked not to leave items outside their premises as it is unsightly and a potential fire, health & safety issue.
7. **Noise Issues:** Residents experiencing noise issues should consider discussing this with neighbours first. If it does persist, residents may need to consider contacting the Council if the noise is coming from an apartment or the Police (on 101) if the noise is from outside.
8. **Rigg T-Junction Low Hanging Branches:** We will trim this soon for safety reasons.
9. **Rigg T-Junction Poor Shrub Growth:** We will revisit this again once the 2027 growing season starts.
10. **Road 12 to Broadside Low Hanging Branches:** We will trim this soon for safety reasons.
11. **Road 12 to Broadside 2 Trees Leaning at an angle:** We will wait for advice from the Forestry Report.
12. **Townhouse Tree Leaning at an angle:** F Kooy to supply details and photo to CWL.
13. **Factor Tendering Documents:** Chair to send documents to PVOL for safekeeping.

PVOA Treasurer Report

1. **Banking:** C Williams (Account Signatory) has confirm no material change in account balance.

PVOL Directors Report

1. **Accounts:** The 2025/2026 Accounts are awaiting a final Director signature.
2. **Banking:** R Martine after resigning as a Director, will be removed as an Account Signatory.
3. **Website Redirection:** powderhallvillage.org.uk website is now pointing to powderhall.co.uk.
4. **Directorship:** PVOA Chair has volunteered to take on the vacant PVOL Director position.

End of Minutes

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Email: admin@powderhall.co.uk
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