



Powderhall Village Owners Association

MINUTES from Committee ZOOM meeting.

Wednesday 15th March 2023

Present. Gordon Chrumka, Jane Garrett (Minutes), Sabine Goldhausen, Gemma Halkett, Franz Kooy, William Laing, Roddy Martine (Chair and acting Secretary), Richard Ross, Kathryn Tomlinson, Craig Williams.

Apologies received: James Bowyer, Marie Giatsi Clarsen, Ruth Evans, Paschalis Kapsomenakis, Stuart McAlister, Kevin Patch, John Riley, Karen Shewan

In attendance: Sarah Wilson from Charles White Factors

1/ Approval of previous minutes January 11th, 2023.

These were approved and seconded (by Gordon)

2/3 Review of Actions by Sarah Wilson

- There has been, and will continue to be, work on Powderhall fire alarm systems in the communal areas. Other safety work is required on Powderhall Brae with Gas Technology Corporation (GTC) having completed a spot check, as they do to ensure the gas mains into buildings are up to standard and they have reported some works required in Powderhall Brae, CWL are currently requesting quotes from contractors and will write to all owners regarding costs once received.
Action: Sarah will write to all the Brae blocks with any proposed costs.
- Internal & External Redecorating costs for Powderhall: the costs quoted by 3 firms now need to be re-confirmed. The details will then be circulated to residents. James asked if all owners had to agree to the proposed costs for redecorating to go ahead. Sarah said that there must be a majority vote per block.
Action: Sarah Wilson
- Lifts: Things with the lifts have been OK technically. There has been an issue with one resident/owner, however, who stated that CWL did not have the right to instruct the lift in their block to be fixed, without majority agreement of the block. Sarah reminded the committee that it is implicit that if you own a flat on Powderhall that you are automatically part of the owners' association. The committee was elected at the last AGM (September 2022), and this is minuted. However, as the committee did not specifically state in the minutes that they authorised the lift repairs this resident feels they have the right to refuse to pay the costs. Roddy reminded the committee and residents that the committee does act in the best interests of the residents and owners. Although it was acknowledged by the committee, in the way the minutes of the meeting, were written it is not clear that the costs were approved nevertheless it is agreed that the committee did approve costs. The work has been carried out and the issue will be referred to the CWL complaints procedure. Kathryn proposed that in future repairs costing over a certain amount should be clearly circulated to every Powderhall owner involved. SW confirmed that this is already the case as per the Written Statement of Service.

- There have been some roof leaks at the Rigg, hence the scaffolding. There has also been a leak at 1 The Brae- the work is now complete.
- The Development Inspector carries out regular inspections of Powderhall including the perimeter fences. Craig reported a break in the fencing behind 6 The Rigg and that youths were using it to get onto Powderhall. Broken fence panels next to 5 The Brae have been fixed. Action: Sarah will instruct a repair to be carried out at The Rigg.
- Parking permits: there is, and will continue to be, increasing pressure on Powderhall's parking spaces as new housing developments are being constructed in the area. P for Parking are being vigilant in checking for the correct display of parking permits. They will issue tickets if a valid permit is not displayed. NEW parking permits will be issued soon, and residents are requested to display these as soon as they receive them and to dispose of the old permits.
Sarah appreciates that for some residents who rent properties it can take longer for the permits to reach them. The old permits will remain valid for some time, and residents are asked to contact Sarah Wilson if there are any issues about delay or not receiving new permits.
Residents are asked to remember that P for Parking are there at the committee's request to protect Powderhall residents parking rights.
- The roof gutters are due to be cleared across Powderhall in April 2023.

4. Replacement trees behind townhouses.

Franz continues to take 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 adjacent to Powderhall.

MBM Commercial, in responding to the claim from Powderhall residents, had made a poor offer, less than was originally considered, and insufficient to cover the amount of damage caused.

Franz put in a further claim of £20,000 on behalf of the PVOA Ltd and with the help of a loss adjuster. The claim included the cost of loss of amenities.

The property manager for Hatters Lane has since offered £5000. This would cover only a third of the costs of replacing the trees lost. The loss adjuster quoted £ 7,500 would barely cover the costs of replacing 7 trees only. Franz will approach the committee in the future re obtaining further financial support to help with this issue.

- 5. Noisy neighbours and Air B&B.** There has been noise from parties held on Powderhall, associated with the renting out of Air B&B flats. One resident was threatened when he complained about noise levels to the party- goers. Sarah Wilson has written to the flat owner to inform them of the situation. Gordon informed the committee that new licensing and planning rules will be in place soon across Edinburgh because of Air B&B proliferation causing issues to many residents. Franz said that noise inside a flat can be deemed to be illegal by the noise team and it should be reported. Threatening behaviour should be reported to the Police. Sarah Wilson advised residents that a diary of the noise should be kept and reported to the council noise team.
- 6. Canonmills Gardens completion** the development is complete. Gemma and Kathryn reported that there was some parking on Powderhall Road next to the new development which is causing some access problems. Powderhall Road is owned by the council and parking will therefore be their concern.

7. Meeting with city planners regarding access to Powderhall/Dunedin Street

Franz, Gordon, Roddy, Kevin, and Sarah met with representatives from the proposed development on the old waste management site on Broughton Road. This is to do with access from the new development onto Powderhall and any issues this may raise for residents. There are some uncertainties including loss of mature trees and bushes on Powderhall Road and the committee agreed that we need to have a closer look at planning.

William asked what the need for access onto Dunedin Street was about and what was the need for it. He felt that there must be an alternative plan for any access issues.

Sabine would like to know what the plans are for paths in the area.

The gradient on Broughton Road is not suitable for wheelchair users.

Roddy said the committee need to have a closer look at the plans and we need to know what the plans would look like if there was no access to Dunedin Street. The Council Reps stated that they would send these onto CWL for forwarding to the Committee.

8. **AOB:**

- William asked if the new painting programme would include front doors to the buildings. SW confirmed these will be included and this will be discussed later re colour etc.
- Gordon reported that PVOA accounts will be at the accountants by May. The register office address will be changed as will the accountant's address. There will be a cost to this process.

Date of next meeting: Wednesday May 17th, 2023, at 7pm (via Zoom)