



Powderhall Village Owners Association

MINUTES from Committee ZOOM meeting

February 4th 2025

Present: Roddy Martine (Chair), James Bowyer (Secretary), Gordon Chromka, Jane Garrett (Minutes), Gemma Halkett, Franz Kooy, John Riley, Richard Ross, Craig Williams, Kathryn Tomlinson, Shaun Gaukrodger

Apologies received: Sabine Goldhausen and William Laing
In attendance: Sarah Wilson from Charles White Factors

Action Number	Action Description	Responsibility
1	Discuss the installation of motion sensor lighting	PVOA Committee
2	Address the Development damage caused by Storm Eowyn	Charles White
3	Communicate with townhouse owners on the fencing	PVOA Committee
4	Update owners on the completion date of the roof survey	Charles White
5	Obtain updates on the tree near 2 Rigg on Council land	Charles White & PVOA Committee
6	Send reports to applicable owners/blocks on gas works remediation once received from supplier	Charles White
7	Draft a follow-up letter on the Internal Paintworks project for review by the Committee	Charles White
8	Discuss purpose, management and regulation of the Powderhall Village Facebook group.	PVOA Committee
9	Provide vendor evaluation documents to the full Committee for discussion	PVOA Tender Sub-Committee

Item 1: Welcome, Introduction, Apologies, Approval of previous minutes

- Roddy welcomed members and Sarah Wilson.

Item 2: Review of actions by Charles White (Sarah Wilson)

1. Circulating accounts to residents – PVOA accounts completed at last AGM.
2. Minutes of PVOA meetings - there was a concern that the minutes from the previous meeting were circulated late. Apologies were made by the Committee: this was due to a technical issue.
3. Water leak/ cold spot - this has been investigated. It is possible that the tenant concerned is not ventilating the space adequately or that the bathroom fan is not working properly. The dampness is not due to a roof leak. This is being monitored.
4. Sarah provided the specifications of the cleaning and gardening contracts at Powderhall to the Committee as requested.
5. Cleaning concerns: there has been a lot of dust at 3 The Rigg; this is due to some construction work that has been going on. Cleaners have reported a high volume of pine needles on carpeted areas from Christmas trees.
6. Lighting: Charles White has previously discussed the possibility of fitting motion sensors to existing block lighting with CRB Electrical. Although this is a possibility it would result in some areas not being lit due to limited ambient light. CRB Electrical do not recommend it for internal stairwells, but it could be fitted on landings. This idea is not applicable for all blocks and some dwellings on Powderhall Road can be fitted with sensors. Lights are on minimum settings of 10% now. Regarding the bin stores, these are being fitted with new sensors when the existing lights become defective. Committee to discuss if sensors should be installed in the Development where applicable.
7. Building stain at 5 The Rigg - the overflow that was causing this leak and subsequent staining has been fixed after extensive communication between the owners and Charles White.
8. Audio volume in lifts: Schindler were asked to turn down the speaker volume in lifts on the Development. Schindler are reducing the volume in the lifts but there is a minimum audio level required in case someone is trapped in the lift and hard of hearing.
9. Previous costs regarding lift callout charges at the Rigg were minuted incorrectly at the AGM, both invoices were checked and had been charged to the correct block.
10. Eowyn Storm damage - there was some damage, which could be seen from ground level, following the storm, including a few slipped tiles and a downpipe detached. Committee members reported that some fence panels/ supports/links had been blown down around the Rigg. There is a £500 excess on any claim with insurers but damage costs were under this amount so no claim will be made.
11. Roof works - 7 The Rigg's roof works has been communicated to the block and will commence March 2025 and the works in 1 The Brae are now complete. The Committee commented that some tiles may be loose at other Rigg blocks (6, 7, and 11).
12. The Committee reported that a poplar tree had been blown down from one of the townhouses gardens, close to the communal land, and that a gate to the lane came down. Charles White's vendor, Lock Solid, had reviewed the damage and that a fence/ new post would have to be put up before the gate could be repaired. A townhouse owner had reported that the concrete fence panel was dangerous.

13. Roof survey- this could not be carried out on January 25th as planned due to the storm. This will be carried out on another date, with the building insurers paying for the £3,000 cost. This survey will detail the state of the roofs and what work is required.
14. Rigg car park - at 2 The Rigg it appears that lower branches from a tree on Council land may cause damage to parked cars at some point. The Committee and CW have both contacted the Council about this.
15. Smoke vents: cabling on the smoke vents needs to be changed to meet EU standards. This cabling has not been changed since the Development was built. The service reports for these are on the CWL portal.
16. GTC-UK have been carrying out safety checks on the mains gas into the blocks for ventilation in the risers, at the Rigg and Road. Some of these systems are out of date and do not meet current safety standards. This work has already been done on some blocks at Powderhall Road and The Brae.

Item 3: Internal paintwork communications

- The Committee acknowledge that there have been many concerns expressed on Facebook and in conversation with Committee members about the internal redecoration project and associated costs. Some Powderhall Village residents had no knowledge of the project.
- CW reminded the Committee that the project has been mentioned at two AGM meetings, has been minuted on PVOA minutes, and explained in newsletters over the last two years.
- It is more than 8 years since internal redecoration has been carried out and it is written in the Title Deeds that redecoration will occur at regular intervals.
- One issue raised is why costs at 2-6 The Rigg are lower than in other blocks: this is because the Rigg has no wallpaper to replace and is therefore cheaper to redecorate.
- CW highlighted that owners are not expected to pay the proposed amount in one go and there are payment options.
- The Committee raised that this was not mentioned in the letter issued by CW and more detail should have been provided on the project's background and the proposal. The letter should have been sent to the Committee for review before being sent to all owners.
- Charles White will write a follow-up letter to residents providing more detail on the project and addressing the areas of concern. This letter will be sent to the Committee for review and comment before being sent to owners.
- The Committee agreed that any complaints or queries about this matter will be dealt with by Charles White in the agreed communication channels (phone/email to Charles White) and no personal comments towards Sarah Wilson is unacceptable.

Item 4: Any Other Business (AOB)

Powderhall Village Facebook Group:

- This was set up for owners to communicate with each other, but it seems that there are many people using the site that don't live / own a property in Powderhall. The Committee agreed that the site should be for the community (both residents and owners) and that it is inappropriate to use it to make requests to Charles White or to make offensive comments against Charles White employees.
- To be discussed at the next PVOA Committee meeting.

Children's playground:

- The children's playground had its annual ROSPA safety inspection.

Dogs:

- It was suggested that the dog signs should be renewed and made clearer as dogs are still soiling the central area of Powderhall's gardens. This remains a concern as small children play in that area.
- The Committee discussed the effectiveness of the signs and cost/benefit of renewing the signs.

Door Malfunction:

- Charles White reported that the front door in 5 The Brae is jamming due to people wedging it open thus damaging the door mechanism.
- The Committee discussed back door security and the possibility of making these more secure, for example fitting metal plates or additional locks. The possibility of using CCTV will also be considered.

Smoke vent systems:

- Query from a Committee member regarding the necessity of changing wiring for smoke vent systems in the blocks.
- This was investigated by Charles White and the wiring concerned was found to be non-conforming therefore will need to be upgraded.

5. Factor Tender sub-committee update:

- 6 vendors completed and successfully completed the Factor Assessment Questionnaire.
- The sub-committee will now score and evaluate each vendor's response. Firstly, without the commercials being disclosed and subsequently reviewing the commercials.
- The sub-committee aim to provide their report to the wider Committee for discussion at the next PVOA meeting.
- The main concern raised by the sub-committee is the best way to hold a vote that meets the conditions of the Title Deeds. To be discussed by the sub-committee and full Committee respectively.

Next PVOA meeting: April 1st 2025 at 19:00