



Powderhall Village Owners Association

MINUTES from Committee ZOOM meeting

Tuesday 19th July 2022

Present. Jane Garrett (Minutes), Sabine Goldhausen, Roddy Martine (Chair and acting Secretary), Kevin Patch, John Riley, Karen Shewan, Kathryn Tomlinson

Apologies received: Gordon Chrumka, Frans Kooy, Stuart McAlister, Richard Ross

In attendance: Sarah Wilson from Charles White Factors

1/ Approval of previous minutes May 10th 2022. These were approved and seconded.

2/ Review of Actions by Sarah Wilson

- The new parking permits have been sent out to residents. There are still some owners who have not claimed their permit. P for Parking will issue parking tickets to vehicles that do not have up to date permits and these tickets will not now be cancelled.
- There have been further complaints about noise on the estate. Sarah has been looking into this. It may be coming from properties that are let for weekends and so this is an issue for owners. There were also a few complaints about people hanging flags from windows but this was considered a short-term issue.
- 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 soon.

3. Maintenance Issues:

* Lifts: Three lifts at The Rigg have been shut off for health and safety reasons. Sarah is making an insurance claim on the lift insurance for some of the costs, for the main drive unit in 11 Powderhall Rigg which costs circa £9000. The lifts at 5 and 7 The Rigg have damaged ropes which will cost around £5000 to replace. Unfortunately, it will be up to 4 weeks before the lifts are running again. Sarah reported that the lifts are maintained but are inevitably aging so there will be further issues with them. If a contingency fund is set up then this would help costs in situations such as this. At the AGM (see date below) we will discuss with attendees the purpose of contingency funds in the Powderhall community.

* Complaints over bin stores: there remain issues with managing the bin stores which quickly become messy and smelly if they are not used correctly. There were recently many flies at 9 The Rigg bin store. This was due to cat litter being put down the chute and the bag and contents bursting. The cleaners had the unpleasant job of unblocking the chute. Smelly waste needs to be appropriately wrapped. Residents need to make sure bins are not overflowing and are being circulated so all bins are used. Residents need to cut up/ collapse cardboard boxes before recycling them. These can present a fire risk if not dealt with properly.

* Height of sign at the Rigg car park. Delivery vans are often hitting the bottom of the sign. This may have to be adjusted.

- Sarah informed the committee that a new door entry system is to be fitted at 1 The Brae. Parts have been ordered for this but have taken quite a while for the contractor to receive but she is in weekly communications with the contractor on this.
- Bike stores: Sarah updated the committee on recent developments aimed at improving storage facilities for bikes. Some new racks have been fitted in some stores and there has been a clear out of old and broken bikes that no-one claimed. These may possibly have belonged to property renters who have moved on and this is occurring throughout the development.

4. Gardens, Jubilee trees, Replacement trees behind townhouses.

Sarah updated the committee on the situation re the cutting down of mature trees and shrubs on the border of Powderhall townhouses and the Hatters Lane development. This was done in error as the land belongs to the Powderhall estate and this is made very clear on plans which Hatters Lane factors should have checked before doing the work. There was an initial agreement that the trees and bushes cut down would be replaced by Hatters Lane factors, Autumn Screen. Craig Gorman (CWL), Hunters Garden Services, and Frans Kooy (PVOA Committee) continue to work together to resolve the situation which has not yet been resolved as loss adjustors are now questioning the process and the amount it would cost to re-tree the area. The initial estimates for doing this were around £23,000 but the insurers have offered only 2.5 thousand. Frans spoke to MBM Commercial about the issue but there is no feedback yet. Further legal action on behalf of Powderhall may be required.

Sabine reported on the Jubilee trees that were planted earlier in the year. Unfortunately, only 1 survived! We may have an opportunity to obtain a few more trees or shrubs and the replanting process will continue. Hunters will do some new planting in the autumn.

John reminded the committee that there is a hose available for watering purposes, but the fitting does not fit the taps!

Sabine brought up the possibility of having a few benches around Powderhall green areas. Benches made from recycled materials can be purchased for £300. Roddy suggested this could be discussed at the next AGM.

5. Developments at Canonmills Gardens and Beaverhall Road.

Sarah has still not had any update from Artisan at Canonmills. Progress is being made with the development but the finishing date is uncertain. Artisan are having some parking space issues at the new development so we will be keeping an eye on future development with this matter

6. Parking Allocation of disabled parking spaces Electric car charging points

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. Roddy raised the issue of charging points for electric vehicles. According to Sarah Wilson, unfortunately there are no grants available to Powderhall to do this and costs of installation are very high so at the moment little can be done.

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 Taxi 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. More information about the AGM will be circulated nearer the time.

8. AOB:

*Gordon said that the PVOL Ltd accounts have been prepared and are ready for approval by Roddy and Frans. Costs have included the painting of parking lines at £2000.

* State of external doors was discussed and may be discussed further at the AGM.

* Contingency funds can be allocated on a per block basis only. This will be actioned after the AGM.

* Kathryn reported an issue with wasps: Sarah will check whether there is a nest nearby.

Date of next meeting: Tuesday 6th September at 7pm (via Zoom)