



Powderhall Village Owners Association

Powderhall Village Owners Association AGM – 3rd April 2019 from 7pm

**The Annual General Meeting of the PVOA was held at
The Capital City Church, McDonald Road, Edinburgh EH7 4NW**

Chair: Roddy Martine

Minutes: Jane Garrett

Present: Representatives from Edinburgh Collective Architecture re the Powderhall Waste Station Development. Neil Watts- CEC- Construction Project Manager, Development and Regeneration Team; David Robertson- CEC- Senior Construction Project Manager, Development and Regeneration Team; Robbie Crockatt- CEC- Acting School Estate Planning Manager, Communities and Families and Lesley Porteous- CEC- Planning Officer; Carl Baker- Collective Architecture- Architect; Ludovica Gregori - Collective Architecture- Architect

Factor: Sarah Wilson from Charles White Ltd

Welcomed: Richard Price, New Town & Broughton Community Council.

PVOA Committee Members in attendance: Gordon Chrumka, Sabine Goldhausen, Frans Kooy, John Riley, Karen Shewan (Treasurer), Mel Shewan, Kathryn Tomlinson. Apologies: Ramon Inglada, Emma Hignant, Stuart McAllister, Kevin Patch, Richard Ross

Agenda Items:

1/ Chairman's welcome and brief overview. RM thanked those Owners and Residents who were in attendance. Our three local councillors had been invited (with the retirement of Cllr Marion Donaldson, a bi-election was being held on 11th April). Only Cllr Rae had responded and was unable to attend. On behalf of the PVOA, the Chairman moved a vote of thanks to Cllr Marion Donaldson for her support during her tenure.

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2/ ECA representatives summarised the consultation exercise that had already taken place regarding the Powderhall Waste Disposal Site Development.

The main issues arising included:

- Use of category D listed Red Stone stables at front of site. This may be used for studios, café, etc. A bid to the Scottish Council to fund this was rejected. The ECA are hoping to obtain funding from other sources.
- Plans to build housing including affordable housing and housing for the elderly. There is to be a focus on intergenerational living on the site. Housing to consist of 1- 3 bedrooms.
- Use of bowling green areas. Plans to develop this area are to be submitted by August 2019. There are plans to build a 192 place Nursery here - 3 classes for part time Nursery places. This will replace Broughton School Nursery and will accommodate a projected growth in numbers and increase in allocated hours for nursery- aged children. The Nursery will accommodate catchment area children first. This is hoped to commence by 2020. Some of this green space may be used by Broughton Primary who have no green space on their site.
- Constraints:
 - 1) Safe removal of contaminated materials on the site: These materials are to be removed/capped. During this process consideration must be given to the possibility of waste entering the Water of Leith.
 - 2) Banking of the site. Currently the site slopes so this will have to be dealt with.
 - 3) Access. Edinburgh Council promote alternative ways of travelling but there are already traffic challenges in the area. The junction of McDonald Road and Broughton will have to be more controlled. Parking for parents / schools / nursery will also have to be considered with regard to the proposed Nursery.
- Opportunities:
 - 1) Develop the old railway line as part of cycle path.
 - 2) To retain trees.
 - 3) To reinforce the river bank.
 - 4) To enable access across the site.
 - 5) To develop the green area for inter-generational use.
- An ecological survey has been done re the wildlife on the site. It was reported

that mammals do cross the site but none are living on it.

The Chairman thanked Neil Watts and the Regeneration Team for attending and answering the various concerns of the owners and residents of Powderhall Village.

3/ Conveyancing of Powderhall car parking spaces.

Ownership of our car parking spaces has finally been agreed with Taylor Wimpey and the Conveyancing is in hand awaiting signatures.

Also raised was the question of managing the small strip of land/fencing adjacent to Powderhall Road and the new development. Discussions of various options occurred and it was made clear that Powderhall Village Owners will be further consulted on this matter. No decisions could be taken at the meeting because it was not quorate.

The Minutes of 2018 AGM were agreed by Gordon Chrumka and seconded by Jane Garrett.

4/ Factor's Report by Sarah Wilson.

- Sarah visits the site regularly and feels she know the site and what is going on. Continuity is good.
- Facebook has around 300 members and is proving to be a very useful communication tool. Sarah asks that any problems relating to maintenance, etc should be directed to her at Charles White, not posted for her attention on the Facebook Page.
- There has been reduced activity this year re vandalism, including in the underground car park.
- The property team at CW will be planning ahead in regard to interior painting and the maintenance of the lifts.
- Insurance claims have increased with 94% of these relating to water damage. This was the reason the recent plumbing inspections were advised. Due to the large number of claims, Powderhall is proving hard to insure and costs are rising.

The meeting discussed a possible change to who pays the excess of £1500 for water damage but were unable to vote on this as the meeting was not quorate.

The average claim for damage is £ 4,500!

More dates for plumbing checks are to be sent. The checks include seals, appliances, etc. but not under panels etc. Discussion regarding leak detection systems ensued.

Gutter clearing was discussed. SW said they are due to be cleared at end of year and PVC to be cleaned.

Sarah has been looking at different suppliers for electricity.

Other issues discussed:

- Overflow pipes are owners' responsibility to maintain; lighting in stairways- could we use motion detectors?
- Lighting being switched to LEDs; SW to work with CRB electrical - report to be sent to residents;
- Solar panels – to be looked at in the future when funding is secure;
- Lifts to be maintained by Schindler;
- Possible Savings Fund as way of preparing for bigger expenditure items;
- Cycle storage - some bikes never move but SW now tagging with 3 weeks to remove;
- There are still issues with dog fouling and bigger/more bins may be required.

5/ Garden committee. Some residents are keen to develop the garden space and to include wild flower areas, herb beds etc. Residents are encouraged to contact the committee should they be interested in gardening issues or to borrow tools - of which there is a small supply!

NB: It was noted that dog fouling has much improved over the year but residents/owners are asked to be vigilant in this regard.

6/ Approval of PVOA accounts 2018-2019: approved by Gordon Chrumka and seconded by Frans Kooy.