



Powderhall Village Owners Association

2006 Annual General Meeting

7.30pm on Wednesday 10th January 2007

Broughton Primary School

Minutes

Introduction.

The meeting was Chaired by Ian Corbett with Roddy Martine as Secretary. Also present was our Local Councillor Trevor Davis.

Approval of 2005 AGM Minutes.

The Minutes of the 2005 AGM were approved.

Matters Arising:

Buildings Insurance

There are three separate block Insurance Policies covering the Road, Brae and Rigg. In the event of a claim, the Excess will be shared by the appropriate block.

Smoke Detectors and Emergency Lighting

The Committee had been asked to look into the cost of testing Emergency Lighting and Smoke Detectors on the basis that one test per year was adequate. In effect BSI demands two tests per annum, so we must accept this.

Neighbourhood Watch

The Committee is still anxious to set up a Neighbourhood Watch Scheme, a situation highlighted by the recent break-in at the Rigg. Unfortunately, Simon Daley, our Community Police Officer, was unable to attend the AGM to explain the procedure and the matter will be discussed by the Committee at a later date.

Electricity Supply to Light at 12 Road

Charles White were unable to get Bryants to do this work since it was not reported within the first two years, and so the cost will have to be shared among the owners at this address.

Bait Boxes

These were installed by Menco early in 2006 and are monitored by them. The problem with mice and rats seems to have disappeared.

Parking Scheme at Powderhall Village.

The Chairman outlined the background to the parking situation in Powderhall Village and the introduction of parking permits for residents.

At the time of the last AGM in January 2006, Edinburgh Council made it known that it was planning to adopt 168 residential parking spaces when Powderhall Road was also adopted from Bryant Homes. There was an understandably strong response to this from Powderhall property owners who had understood that they had legally purchased private parking with their properties. An emergency meeting was then called at Tesco's in January 2006 at which the matter was fully discussed and the Committee authorised to enter into talks with the Council.

Following representation through Councillor Trevor Davies, the Council then agreed that they would return 63 of these 168 spaces to the owners. This was still not acceptable to the committee and following further discussions with the Council, an agreement was reached that the Council would only adopt a total of 31 spaces on Powderhall Road. The committee formally accepted this revised parking plan in August 2006 on behalf of the owners.

Because the new N1 Controlled Parking Zone which surrounds Powderhall came into force on 4th September 2006, the Committee has entered into an agreement with Central Ticketing to protect our parking spaces from unauthorised use. Residential and Visitor permits have been issued to all householders within the Village. The cost to householders is zero since Central Ticketing recoup their expenses through the fines they collect. There are now six Parking Co-Ordinators located at the Road, Brae and Rigg who have the power to cancel fines, and a web address: parking@powderhallvillage.org.uk has been successfully set up.

Our Warden at Powderhall Village is Andy Girvan and residents are asked to make him feel welcome. It was noted that there have been a few initial problems, notably when house holders and tenants leave the Village and

take their tickets with them. In future, all owners and tenants are reminded that they must leave their permits for the incoming occupants. This was the first opportunity since the emergency meeting held at Tesco's for owners and residents to comment on the subject of Residential Parking, and the Committee were thanked for their work in implementing the scheme. It was agreed that the current scheme did not need to be changed or improved at this stage.

A map showing the 31 general parking spaces to be adopted by the Council following the adoption of roads within Powderhall Village from Bryant Homes can be viewed on the Powderhall Village Web Site. (www.powderhallvillage.co.uk).

The adoption of the roads will hopefully be completed later this year. To date, it has been held up over snagging problems with a sluice gate and street lighting. In the meantime, there has been a problem with irresponsible parking outside the parking bays behind Powderhall Brae and Rigg and on the south-side of Powderhall Road which does not come under our jurisdiction. This has been creating problems because refuse collection vehicles, furniture vans and emergency vehicles are unable to reverse close to entrances. The Council has been informed of this.

Councillor Trevor Davies

Councillor Davies addressed us on the subject of "Changes to Council Elections and Plans to Devolve Powers to Neighbourhoods". As from May 2007 there will be a new Electoral Ward stretching from Cannonmills to Hibernian Football Ground along Ferry Road. Under Proportional Representation, four Councillors will be elected, and the intention is to devolve political decision-making on subjects such as street cleaning and anti-social behaviour to a more local level. A full-time Neighbourhood Manager is to be appointed by the Council, and existing Community Councils will become involved in long-term management of local affairs.

Councillor Davies was asked about the future of the Powderhall Refuse Site which has been scheduled for re-commissioning for some time. The matter is currently under scrutiny by the Council with sites at Millerhill, Portobello and Leith under consideration. A decision is expected later this year, but it will probably take between 4 and 5 years for a move to take place.

Election of Office Holders and Committee Members for 2007

The Chairman thanked all Committee Members for their work over the past year and paid tribute to former Committee Members Campbell Gibb,

Karen Black and Marianne Simpson. He was standing down as Chairman, but will remain on the Committee.

Roddy Martine had been proposed and seconded as Chairman and Sharon Grant as Secretary of the Committee for 2007. Both were elected unanimously. Bill Scott had agreed to join the Committee for 2007 and was duly elected. All the remaining Committee Members had previously agreed to continue in 2007. It was emphasised that if anyone within Powderhall Village is interested in joining the Committee, they should contact either Roddy or Sharon.

Any Other Business

Working Fund

It was proposed that a Working Fund be set up to cover incidental expenses encountered by the Committee – stationery, postage, telephone calls, etc. Charles White is to be asked to include a fee of £2 per annum per household in the first bill of 2007, and this will be placed in a Bank Account with a Treasurer appointed from the Committee. A Statement of Accounts will be published at each future AGM. This proposal was agreed.

Website

The Powderhall Village Web Site: (www.powderhallvillage.co.uk) has been set up by Gordon Chromka. The Committee has agreed to pay £100 a year for the posting of the Web Site, and it was proposed that it be further developed with more information relevant to Powderhall owners.

The webmail address for parking queries: parking@powderhallvillage.org.uk is also working well.

Commercial Vehicles

It is stipulated in the Deeds & Conditions of Ownership at Powderhall Village that no Commercial Vehicles should be permitted to be parked overnight within the Village. The matter will be further discussed at the next Committee Meeting. A majority of those present favoured keeping a watching brief and avoiding escalating the matter at this time.

Repainting Schedule

The Powderhall Brae contract for paintwork has had the specification for works required completed and it is currently with three painting contractors to tender. When the prices are received (hopefully next month), Simon Scarborough (Charles White) will write to all concerned regarding the costs and then once 75 per cent of the monies have been received, the work will commence. The owners will then be given notice of the commencement date and the estimated time of completion. Charles White's technical manager will oversee the works and will snag them at the end to ensure compliance with the specification. Before the work commences, a sub-committee comprising one or two committee members

and the Brae stair reps. should meet and agree whether, for example, bin stores and cycles stores in the brae should be repainted at the same time.

Recycling

In addition to the introduction of bottle and paper re-cycling bins into the Bin Stores, two of the large bins behind 12-16 and 18-22 Powderhall Road have been replaced with bins for recycling packaging material. A meeting with the Council was scheduled for 11 January to decide which bins stores in the Brae and Rigg were big enough to have an additional large recycling bin for packaging material.

Information Points

A section of fence has collapsed due to earth slippage close to the Bridge over the Water of Leith between Powderhal Brae and Powderhall Rigg. Options to deal with this are currently being examined and an engineer is to be brought in urgently for consultation.

Gardening work to fill gaps in shrub beds and hedging is under way.

There has been a break-in at Powderhall Rigg. Occupants are reminded to only allow access to the block to people coming to their own flat.

Paying On-Line

Charles White has proposed a facility for home owners to pay bills on-line through the Royal Bank of Scotland. To achieve this, however, the facility will have to be registered to the co-proprietors at a charge of £1.94 per household, whether people use it or not. The proposal was put to the Vote and categorically rejected.

Vote of Thanks to Chairman

Finally, a Vote of Thanks was expressed to Ian Corbett for his sterling work as Chairman over the past year, and the meeting was closed at 9.30pm.

Charles White

Sarah Wilson is on Maternity leave until May. In her absence, all contact with Charles White (0131-447 8191) should be through Simon Scarborough (simon.scarborough@charleswhite.co.uk)
