



Powderhall Village Owners Association AGM – Wednesday 3rd April 2014

The Annual General Meeting of the PVOA was held at Broughton Primary School

1/ The Chairman welcomed Powderhall owners and residents.

In attendance Councillor was Councillor Deidre Brock. Councillor Angela Blacklock, Councillor Maggie Chapman and Councillor Nick Gardner sent apologies.

The Chairman also welcomed Councillor Lesley Hinds, Convenor of Transport and Infrastructure for Edinburgh Council.

2/ Approval of April 2013 Minutes and Accounts

The Minutes of the 2013 PVOA AGM, and for the 2013/2014 PVOA Accounts prepared by Treasurer William Mackie, were Forwarded and Seconded.

3/ **The Chairman** reported that 2013 into 2014 had passed relatively smoothly in Powderhall Village with the resolution of two of our most pressing ongoing problems.

A/ The Water of Leith Flood Prevention Scheme

The Powderhall stretch of the Water of Leith Flood Prevention Scheme has been completed, and the Chairman extended the PVOA's thanks to committee member Ian MacMillan, and Joanna Bytheway, for monitoring the renewal landscaping. This has now been handed over to Sarah at Charles White. Sarah is currently awaiting a response from John Wharrie at CEC on work for the final landscaping works to commence..

B/ Residents Parking and the adoption of Powderhall Road.

AFTER an a unanimous vote from the owners of Powderhall Village to retain the parking

spaces which they had assumed they already owned, Councillor Hinds has successfully negotiated for Taylor Wimpey to modify the terms of its application to exclude all the parking bays in question and to submit an amended RCC. The matter is now in the hands of Taylor Wimpey.

The Chairman has been informed by Taylor Wimpey that he and the Factor, Sarah Wilson of Charles Wilson, will be kept fully in the loop in this regard, but to date neither has heard anything more.

Councillor Hinds reassured the AGM that she would enquire as to how the matter was progressing. Similarly, Councillor Brock will also stay on the case.

The Chairman thanked Councillor Hinds for her efforts on behalf of the owners of Powderhall Village and hoped that the matter will soon be finally resolved once and for all

The Chairman thanked Councillor Hinds for her attendance.

Councillor Brock informed the AGM that the Powderhall Waste Disposal Plant is now scheduled to close in 2017. What will happen to the vacated acreage is yet to be ascertained, but it will probably become housing once contamination risks have been assessed. As regards, the three bowling greens, it has been proposed that with a decline in demand, two be made available for other uses and it is Councillor Brock's suggestion that a section be made over to Broughton Primary School as a recreational area.

Councillor Brock also confirmed that Trade Waste Trials in Leith Walk have proved successful and that they will soon be rolled out into other areas. The Clean Leith Forum, an initiative to prevent dog fouling and fly tipping, has also proved successful.

The Chairman thanked Councillor Brock for her attendance.

5/ Factoring Issues – Sarah Wilson

Sarah Wilson reported that to save costs, the electricity supply was being changed to EON. The redecoration of every block in Powderhall Village has been completed. The main projects going forward are related to carpets and flooring. There will be a deep clean of all carpets (with the exception of 4 The Rigg) in June, with costs varying per block. It should also be noted this will be completed by mid-May and charges will be included in the 1st June 2014 invoice. The carpet cleaning works out at £20 + VAT per property.

Floor Re-buffing - Cost per block as below

Floor Re-Buffering (For Powderhall Road, Powderhall Brae & 7-11 Powderhall Rigg only)

1-8 Powderhall Brae - Floors	
£220.00 plus vat per block =	6 Blocks £1320.00 plus vat
7-11 Powderhall Rigg - Floors	
£220.00 plus vat per block =	5 Blocks £1100.00 plus vat
12, 14, 20, 22 Powderhall Road - Floors	
£120.00 plus vat per block =	4 Blocks £ 480.00 plus vat
16 & 18 Powderhall Road - Floors	
£160.00 plus vat per block =	2 Blocks £ 320.00 plus vat

Carpet Cleaning

Block 1	Powderhall Brae = £340.00 plus vat
Block 2	Powderhall Rigg = £360.00 plus vat
Block 2	Powderhall Brae = £400.00 plus vat
Block 3	Powderhall Rigg = £340.00 plus vat
Block 5	Powderhall Brae = £400.00 plus vat
Block 4	= Not required New carpet
Block 6	Powderhall Brae = £280.00 plus vat
Block 5	Powderhall Rigg = £280.00 plus vat
Block 7	Powderhall Brae = £420.00 plus vat
Block 6	Powderhall Rigg = £420.00 plus vat
Block 8	Powderhall Brae = £280.00 plus vat
Block 12	Powderhall Road = £120.00 plus vat
Block 7	Powderhall Rigg = £400.00 plus vat
Block 14	Powderhall Road = £120.00 plus vat
Block 8	Powderhall Rigg = £280.00 plus vat
Block 16	Powderhall Road = £220.00 plus vat
Block 9	Powderhall Rigg = £320.00 plus vat
Block 18	Powderhall Road = £220.00 plus vat
Block 10	Powderhall Rigg = £280.00 plus vat
Block 20	Powderhall Road = £120.00 plus vat
Block 11	Powderhall Rigg = £420.00 plus vat

Block 22 Powderhall Road = £120.00 plus vat

Sarah further reported that CW are looking to move over to a budgeting system for the accounts rather than that which occurs at present. This would mean that a budget would be set for the year and owners would be billed every six months to pay, or they could still pay by 12 equal monthly direct debits.

Sarah will be writing to all owners regarding the costs for their blocks and will request a vote to ensure that the decision was quorate.

Car Permits

The 2014 car permits have now been circulated, and advice on the Insurance Premiums have been sent out.

Following various questions from the floor, the Chairman thanked Sarah Wilson for her attendance.

6/ Financial Report and change of Treasurer.

With the retirement of William Mackie as PVOA Treasurer, Mel and Karen Shewen have generously agreed to take on the role and its responsibilities.

On behalf of the owners of Powderhall Village, the Chairman moved a vote of thanks to William Mackie for being such a stalwart support to the Chairman and Committee. We all wish him well.

Election of PVOA Committee for 2014/2015

The current Powderhall Village Owners Association Management Committee members were re-elected: James Campbell, Gordon Chrumka, Dr Aamer Khan, Frans Kooy, Andrew Logue, Roddy Martine (Chair), William Mackie, Ian MacMillan, James Marsden, Dr Andrew Nisbet, John Riley, Mel and Sarah Shewen (Joint Treasurers), and Kathryn Tomlinson.

Owners wishing to join the Committee are invited to approach the Chairman directly, or to make contact with him through the PVOA Web Site.

Anyone who might be prepared to take on the office of Secretary will be enthusiastically welcomed!

7/ Formation of PVOA as an Unincorporated Body with Constitution, Officers and Trustees.

Although the Powderhall Village Owners Association has been operational for twelve years, as based on the requirements of the Deeds & Conditions, we have now been advised that in order to take over control of communal items such as Parking Spaces, a written constitution is required.

It will be to this body, the Powderhall Village Owners Association, that the ownership of the Powderhall parking spaces will be transferred at the time of the Council's adoption of Powderhall Road.

The AGM therefore gave approval for the Management Committee to proceed with this, and for copies of the proposed Constitution to be distributed to all owners for their approval. A voting form will be attached. Once the terms and conditions of this document are agreed by a quorum, final copies will be circulated to be kept with Deeds and Conditions.

Stair Rep Vacancies

We are enormously fortunate to have Stair Reps for the majority of the properties in the village, a very useful support mechanism. However, there are currently vacancies for Stair Reps at 12 Powderhall Road, and 5 The Rigg. If there is anyone from these Stairs willing to take on this responsibility, could they please make themselves known. It is, after all, in their interests to keep informed.

Will any Stair Rep who has recently changed his or her e.mail address, or who has not been receiving the monthly Minutes, please contact the Chairman directly.

POWDERHALL WEB SITE

Gordon Chromka reported that with elements to follow, the re-designed Powderhall Web Site is now on-line.www.powderhallvillage.co.uk

Garden Committee

Over the past year, a Garden Committee has been formed as part of the main PVOA Committee. Generally speaking, the gardens are in good order and we have taken steps to improve the entry approaches to Powderhall at both ends by planting ivies on the fencing opposite the Town Houses, and by shoring up the long bed against the fence at B&Q.

The Chairman will shortly be approaching B&Q to ask them to honour their agreement to cut back the boundary trees which are once again showing signs of becoming dangerous to health and safety.

Conclusion of AGM

The Chairman gave an assurance that the PVOA Committee is doing its best to minimise costs where possible and concluded by thanking all concerned with the pledge that the PVOA Committee will continue to do its best to look after the best interests of Powderhall Village.