



Powderhall Village Owners Association

Minutes from P.V.O.A Zoom meeting Monday, 22nd February 2021

Present: Gordon Chrumka, Jane Garrett (Minutes), Sabine Goldhausen, Frans Kooy, Kevin Patch, Roddy Martine (Chair and acting Secretary), Stuart McAlister, John Riley, Richard Ross, Michael Sutherland, Sanne Weeninck.

In attendance: Sarah Wilson from Charles White Factors. Connor Flanagan.

Apologies: Elaine Ennis-Blunt, Emma Hignant, Ramon Inglada, Heather Mackie, Karen Shewan.

1/ Approval of Previous Minutes (2020)

The Minutes of the Meeting held on Wednesday, 9th December 2020 were approved.

2/ Review of Actions by Sarah Wilson , Charles White Factors

- State of roofs. There have been some leaks during the winter weather although most roofs are ok. The gutters need a full clean as this has not happened for two years. Quotes vary from £240-£380+ VAT per block, depending on size of block. The company who will be doing this are TECX Roofing and they will also survey the roofs and check the condition of the coping stones and mortar at the time of the gutter clean.

- The flat roof area at 10 The Rigg needs replacing. The first quote to do this is for £14,500 + VAT but more quotes will be obtained.

Action: 21/04/21 Sarah will obtain further quotes.

- Following snow, at 2& 3 The Rigg, the flashing had opened around the TV aerial and both items have been fixed.

- All roofs have been maintained on an ongoing basis over the years as required or if any defects were noted on inspections. We have to bear in mind that The Brae part of Powderhall Village is now 19 years old and there are areas which may require more extensive works.

- **Front and Back Door Locks**

There are 3 new front door locks supplied at The Rigg. Any new keys must also work on back doors and existing bike sheds.

- **Balcony Drainage**

Stuart has sent photos to Sarah of the drainage systems on balconies. Some drainage is communal but others have smaller outlets to be maintained by owners. Photos to be put into Charles White Ltd Newsletter to make things clearer to residents.

- **Proposed fitting of fibre-optic systems**

Connor Flanagan had been invited to join the Meeting to explain more about the proposed systems from City Fibre and Hyperoptics companies. The Committee has seen the wayleaves for these proposals.

Connor explained that a full fibre system would offer high quality video, and a faster on-line facilities than the current copper-based systems. He felt this would “future proof” Powderhall.

The system would be very useful in homes where more than one person is working from home, for example. However, there are some important differences between what the two companies offer.

City Fibre is wholesale only with access to a range of providers including Vodafone. Hyperoptic are the sole provider and have less flexibility. They have a nationwide pricing system.

Stuart said that some caution was needed as he had seen mixed reports about Hyperoptic. He had concerns about the terms and conditions offered by Hyperoptic including possible issues with the ending of an agreement if required and passing on information to a third party without reference. Hyperoptic do not have as many options to change providers as City Fibre do.

Frans said that Hyperoptic had asked customers to sign their right to laying cables before seeing details of the plan while City Fibre shared their plans before customers signed and customers can end agreements at any time.

Connor stated that switching providers is part of a consumer agreement in any case. Households do not have to use either of these companies and can revert or continue with their previous providers.

Sarah stated that following her previous letter about possibly changing to fibreoptics systems, 12 out of 325 residents had objected.

Actions 21/04/21: (1) Sarah to ask both companies for further information and reassurances re contracts and plans including the care of the gardens when laying cables.

(2). Stuart/ Sarah to circulate to committee previously issued information about the companies.

(3) Sarah to speak with Hyperoptic about the conditions of the wayleave.

(4) The committee will ultimately decide on which, if any, option to use.

● **Cladding.** Previous concerns had been expressed about the cedar cladding on 2-6 The Rigg following the Grenfell disaster. Roddy has had a survey done at his expense and there are no safety problems re the cladding. There followed a discussion about whether or not other properties should have an independent survey.

Action 21/04/21: Sarah to consult with RI Chartered Surveyors over costs and procedures about the matter.

● **PVOL Accounts:**

Gordon will submit the accounts for up to August 2020 to the accountant. Gordon has paid the Information Commissioner's Office registration fee of £40.

● **Storage of bikes:** This is an ongoing problem. Bikes should not be stored in stairwells according to Zurich Insurers as they present a fire risk.

However, the storage systems are currently full up and many bikes appear to have been left unclaimed in the bike stores. There is no bike storage at the Road or in parts of the Rigg.

The Committee and Charles White will investigate the possible introduction of bike pods at some point in the future.

Action 21/04/21: Sarah to tag bikes. If they are not moved after 3 weeks, they bikes will be removed. Notices will be sent to all residents about the matter in Summer 2021.

● **Motor vehicle Electric Charging Points.**

Currently there are currently no grants in the area available for introducing Charging Points as Sarah has been investigating this issue. This will be an area to revisit at some point.

● **Dog Fouling:**

Richard reported that there have been more dogs around since lockdown and also more dog poo from a few irresponsible owners. There seem to be fewer unleashed dogs

wandering around. Richard will continue to pressure dog owners to behave responsibly with their dogs. Gordon felt that the majority of owners did clean up after their dogs.

Stuart, who walks a dog several times a day, reported that he sees much dog fouling particularly on the grassy areas at the entrances to Powderhall. However, it was felt that the new red signpost at the entrance to Beaverhall Road has made a difference to the amount of fouling.

Action: Maintain vigilance. Review signage.

● **Lighting.**

Letters in regard to the lighting upgrade are going out this week (SW). This includes lights and fittings, car parks and street lighting. Edinburgh Council has apparently already replaced some of the street lighting as part of their city scheme.

John pointed out that the car park near the Rigg has been in darkness since Christmas

Action 21/04/21: Sarah will investigate.

● **CCTV in Underground Garage:** Individual licences are now required for CCTV cameras. Invision will monitor, if they are fitted. There are GDPR regulations to take into account.

Action 21/04/21: Sarah will supply Committee with more information.

3 & 4 Bonnington Zone

A Leaflet has been received in regard to the proposed BONNINGTON ZONING PLAN within which lies Powderhall Village.

Since the Owners of Powderhall Village collectively own and administer the Common Land and Parking Spaces, this does not directly impact upon us. However, with the enormous amount of new building underway without adequate car parking provision, the PVOA is only too aware of the impact this might eventually have on our private spaces.

We will reminded the Council that we collectively own the private land and parking spaces within Powderhall Village.

Dunedin Road proposal:

A notice has also been received relating to the Bowling Green Development adjacent to Powderhall.

There is a proposed entrance to Dunedin Street from the development which crosses our land and this would mean traffic safety issues as well as security and amenity concerns. It

was felt that creating this access would not be at all desirable for the Powderhall Village residents and ultimately not useful for others following the route.

Frans has raised an objection to the plan. Gordon stated there could also be health and safety concerns. John also raised awareness of a proposal to provide an alternative cycle route to avoid Broughton Road, making Powderhall Road a cycle route in effect.

Action 21/04/21: Frans, representing the PVOL, will comment on proposals on behalf of Powderhall residents and invite planners to get in touch with the PVOA to elaborate on their proposals. Frans agreed to act as the point of contact.

5/ AGM matters pertaining to:

(a) RM has signalled his intention to step down as Chair after fifteen years. An incoming Chair and Secretary will be appointed at the AGM which will hopefully be held later this year.

(b) Karen has also intimated that she wishes to hand over as Treasurer. The Committee expressed their grateful thanks for all of her hard work. Sabine has agreed to become Treasurer.