



Powderhall Village Owners Association
MINUTES from Committee ZOOM meeting
Wednesday 21st April 2021

Present: Gordon Chrumka, Jane Garrett (Minutes), Sabine Goldhausen, Frans Kooy, Roddy Martine (Chair and acting Secretary), Stuart McAlister, John Riley, Richard Ross; Karen Shewan;

Apologies received: Kevin Patch.

In attendance: Sarah Wilson from Charles White Factors

1/ Approval of previous minutes (22/02/2021). These were approved.

2/ Review of Actions by Sarah Wilson

- **Parking:**

- The new parking permits are being sent out to residents.

To this end, P4 is being vigilant about parking entitlement and issuing tickets to those who do not comply. Wardens are visiting the site at different times of the day. Sarah has cancelled many tickets which have been issued because owners have not been displaying their permits.

- There are no Non-Permit parking areas on Powderhall Road. The City Car Club has its own spaces at either end of Powderhall Road.
- Large “Private Parking” signage is to be introduced to deter interlopers. Concern was expressed that workers from the Canonmills Garden development are parking in Powderhall spaces.
- Stuart has been communicating with Artisan about the current and possible future parking issues when home owners move into the Canonmills Garden development. Ideas such as the introduction of fobs and barriers were discussed. However, in the short term, signage will be improved.

Residents are asked to notify Sarah know if they see workers from the Canonmills Garden development using Powderhall parking. Artisan has spoken to its employees about this issue. Problems with Parking will be reviewed at the next meeting.

- **Fibre Optic systems:**

- Sarah has had further communication with CityFibre and Hyperoptic. There remain some issues to be explored with both providers. Hyperoptic has already looked at the site and is reputed to do a tidier job with regards to hiding cables. Members of the Committee expressed the view that they should be making a decision as the provision of a fibre optic system will add value to the site.

The Committee therefore gave Sarah a Mandate to move on with the process and to sign a Wayleave when appropriate. (However, the plans will need to be seen before signing)

- **Lighting:**

- The lighting upgrade should go ahead in 4- 6 weeks' time. This will take place in sections according to when blocks were constructed. Electricians will be on site for 3-4 weeks. Craig Gorman, property inspector, will talk daily to electricians.

- **Paintwork:**

- Paintwork and carpet cleaning/ renewal needs to be carried out in the near future. Some blocks will be easier to do than others.
- 2-6 The Rigg, for example, has white emulsion which is easy to renew, whereas other blocks which have paint and wallpaper will be harder. Contractors are preparing specifications now and there will be a tender process.
- The internal paintwork may be completed by the end of the year.
- The Committee discussed the state of the refuse disposal area doors, many of which have been badly damaged by refuse collection agencies.
 - Both Sarah and Kevin have spoken with the Council previously about how contractors manage the collection of waste and recycling, and Sarah will speak again with them.
 - Some doors (for example at 1 The Brae) do not close properly.
 - Brushes that have been fitted to doors at 8 The Rigg are stopping the doors from closing.
 - Sarah will ask for this to be looked at and dealt with. Motion sensor lighting has been fitted in some areas and this should help.

ACTION SARAH 23/07/21

- **Dog Fouling:**

- Richard reported that there are more dogs around than before lockdown. Many are walked through the development to access St Marks Park and unfortunately many poop in the grounds.
- People are ignoring notices, including those attached to the children's play area at the Brae. Although many owners pick up dog poo - not all do. This poses a health and safety hazard in particular for small children who may play on the grass.
- Dog walkers are also going through the grounds with several dogs.
- It is clear that this will be an ongoing issue and the Committee should decide if the garden amenities should be degraded in this way or whether they should be there for residents' safe enjoyment.
- Roddy reminded the Committee that it was Edinburgh Council who had created a through way to and from St Mark's Park, so there is a limit to what we can do.
- Richard felt that that central area should be demarcated in some way. Stuart asked if we had explored the costs of fencing or hedging in the central area so that children/ residents could still access it but it would be harder for dogs.
- Frans suggested a lower barrier that would keep dogs out and might be cheaper to install. However, this is a matter that would need to be discussed at the PVOA AGM.
- The Committee agreed to get a quote from the gardeners (Hunters), for hedging, and take it from there.

3/ AOB:

- **Building insurance:**

- Karen had a query on building insurance since claims appear to have gone through the roof and residents are not happy about the amount they are having to pay.
 - There has been an unusual increase in accidental damage by water at The Brae and it is obvious that not everyone is maintaining their properties well. It was suggested that the plumbing inspection introduced by CWL in 2019 be taken further to prevent such events.
 - Stuart asked if more properties were being let out and Sarah said there had been a 5% increase.
 - Stuart wondered if there was less maintenance in let properties but Sarah said this didn't seem to be a trend as yet.
 - Insurers are not keen to take on properties that have been affected by water damage so this makes the situation more costly.
- **Please Note:**
 - There is generally a shortage of building material post- Brexit. Plaster is in short supply and parts are also more expensive. This will inevitably affect repairs.
- **Powderhall Accounts:**
 - Karen has brought the annual accounts up to date and these will be passed to Sabine following Karen Shewan's retirement as Treasurer.
 - Since Sabine Goldhausen has agreed to take over as Treasurer from Karen, it was resolved that one of the Authorised Signatories in the current mandate for the Powderhall Village Owners Association RBS account No. XXXXXXXXX, sort code XX-XX-XX, be changed from Karen Shewan to Sabine Goldhausen.
 - Roddy Martine will remain as the Authorised Signatory for the account.
 - Roddy proposed a vote of thanks to Karen for all her hard work on behalf of the Committee.
- **Electric vehicle charging points:**
 - Gordon has contacted the Energy Saving Trust about the possibility of providing charging points for electric vehicles. The business director will be looking at the possibilities for funding charging points for Powderhall blocks through PVOL.
- **Bike storage bins.**
 - The PVOA Committee is still looking at options around this.
- **Mice infestation**
 - There is a problem currently with mice in some properties. Menco Pest Control has been called in and measures have been taken to deal with this. Residents need to keep crumbs/ food left out etc.to a minimum.
- **Removal of Horse Box.**
 - Frans asked about the long standing presence of a horse box at the Dunedin Street end of Powderhall Road.
 - It has no registration plate so Sarah cannot chase this up via DVLA or get any details. The street enforcement officers have not been helpful about this matter.
 - The owner, who apparently lives in Dunedin Street, has clamped the horse box.

- Sarah said that cars etc. with a SORN notice and a permit have parked on the site but the horsebox is an ongoing problem that we need to keep an eye on.
- **Surrounding area.**
 - Stuart discussed general issues around traffic and parking in the Powderhall area.
 - There have been changes to junctions and traffic lights in the area and there is a real concern about traffic overspill into Powderhall village.
 - There is also the potential issue of the closure of Warriston Road and whether this will continue or not. If so then the Logie Green Road junction and possibly Powderhall village would become considerably busier.
- **New Town & Broughton Community Council.**
 - Stuart is resigning from the New Town and Broughton Community Council.
 - There is therefore an opportunity for a member of the Powderhall Owners Association committee to join the Community Council.
 - There are around 10 meetings held in a year.
 - Gordon felt it would be good to have a representative on the NTBCC as there are a number of upcoming issues in the area that could affect Powderhall.
 - It was agreed to make this an Agenda item at the next PVOA meeting.

4/ Next Meeting

The next meeting is to be held on **Wednesday, 23rd June 2021** via **Zoom**.

NEXT PVOA MEETING (By Zoom?) : Wednesday 23RD JUNE at 7.30