



**Powderhall Village Owners Association
Committee Meeting Minutes
Held on Zoom
27 October 2021**

Present. Gordon Chrumka, Jane Garrett (Minutes), Sabine Goldhausen, Frans Kooy, Roddy Martine (Chair and acting Secretary), Kevin Patch, Richard Ross, Kathryn Tomlinson, Dorothy Weenink

Apologies Received: John Riley, Stuart McAlister, Karen Shewan;

In attendance: Sarah Wilson from Charles White Factors

1. **Approval of previous minutes (1st September 2021).**
 - a. **These were approved.**
2. **Review of Actions by Sarah Wilson**

a. **Parking:**

The new parking permits have been sent out to residents but there are still some residents who have not yet received their permits. Residents should contact Charles White if they have not yet received their permits.

b. **Fibre Optic systems:**

Sarah reported that the new fibre optic system has been installed across Powderhall. The Property Inspector is to do a final inspection. It is up to individual residents to decide if they want to use the hyperoptic system. Quite a few residents are already getting connected.

c. **Lighting:**

The lighting upgrade has been completed and one or two issues raised at the last meeting have been addressed. Kevin raised a possible issue with the lighting in the store at 5 The Brae.

Action: SW

d. **Paintwork:**

Paintwork and carpet cleaning/renewal needs to be carried out in the near future. Some blocks will be easier to do than others. Five Contractors were asked to submit tenders for early in 2022. In fact, three will submit tenders for this very large job including Painting the Capital and the Bell Group. Charles White is hoping to get a third quote. Proposed costs will be circulated in the New Year. Costs will include those for paint and another for paper. Costs will be submitted to the committee and choices re wallpaper will be

discussed. Powderhall deeds of conditions state that decoration be of a uniform nature.

External paintwork requirements are for front doors of the buildings and bin store doors only.

The Committee discussed again the state of the refuse disposal area doors, many of which have been badly damaged by refuse collection agencies. This will be looked at again but is unlikely to be resolved till 2023.

e. **Flooring:**

Some carpets are looking rather tired and some floor coverings are cracking and showing their age. Costings for replacing these will be reviewed in the future.

f. **Bin Stores:**

Repairs to the external of bin store doors have been delayed due to worker illness. The rubber panels used to protect the external doors are extremely strong and are necessary to protect the wooden doors when the bin men collect refuse. These will be repaired soon.

There remain issues in some blocks about the state of the bin stores which are sometimes smelly due to inadequately wrapped kitchen or animal waste substances, such as cat litter, breaking open whilst in transit down the waste disposal chutes. Chutes regularly get blocked by large or bulky items such as pizza boxes which have not been broken up and then there can be an unpleasant back- up of waste.

Within the bin stores themselves, large items are often dumped and these can present a fire risk or other health and safety risks.

Residents are reminded to dispose of their waste carefully, both when using the bin chutes and also when using the bin stores directly. Please wrap waste securely, break up cardboard boxes, and take larger items to the Seafield Recycling Centre or arrange for a special collection from Edinburgh Council.

3. **Dog Fouling:**

Many dogs are not walked through the development to the park but poop in the grounds. There are concerns that as more properties are built in the area (2 new developments are planned) this problem could worsen and the Powderhall Village garden facilities could be spoiled.

Some people are still ignoring notices, including those attached to the children's play area at the Brae. Dog poo poses a health and safety hazard in particular for children who may play on the grass.

Edinburgh Council created a public through way to St Mark's Park and this makes it difficult to prevent the dog problem.

4. **Gardens**

Sabine previously raised the issue of extra hedging as a preventative and the committee agreed that Hunters Gardeners should be approached to provide an idea of the cost for additional hedging

around the play area.

- a. The following actions have been agreed:
 - i. Committee members and other residents walked round the grounds and looked at the possibility and placement of extra hedging and also trees. Trees are available for community planting from the Queen's Jubilee fund.
 - ii. Sabine would like to form a tree-planting committee. The PVOA committee would like families to be involved with bulb and tree planting. Sabine has purchased 2000 bulbs to plant around the estate! More information on this project will be circulated to residents soon.
 - iii. Issues relating to the grounds will be presented at the next AGM (delayed till the New Year) and residents may vote on the issues.
 - iv. The committee agreed that options re the grounds must be further explored as they are an important amenity.

5. **Annual General Meeting** (matters pertaining to):

An AGM will probably be held sometime in spring 2022. A suitable venue will be looked for. Due to Covid restrictions there would be a maximum number of people who could join. Further information will be forthcoming to residents.

6. **AOB:**

a. **Powderhall Village Owners Ltd (PVOL):**

Gordon provided an update on the company that is responsible for the parking spaces and common land.

- i. Gordon is in the process of preparing the financial information for the year end 31 August 2021. The accounts will go to the accountant.
- ii. The free period of banking has ended so Gordon is trying to get a new package.

b. **PVOA Treasurer Report:**

- i. Sabine is officially the PVOA treasurer now. Sabine reported that she can't do online banking at the moment as a third signatory is required for the RBS for payment.
- ii. **Action:** Gordon volunteered to be the third signatory if there is no conflict of interest with his role as director/company secretary and signatory for PVOL.

c. **New Town and 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 Committee to join the Council. The committee discussed the possibility of sharing the role. It was felt it would be useful to have a presence on the Community Council.

- d. Richard reported that external doors at The Brae were not draught proof and given the current emphasis on saving energy this should be remedied.

Action: Sarah will ask Craig to look at this issue across the development.

7. Date of next meeting: 18th January 2022 (via Zoom)