



Powderhall Village Owners Association
MINUTES from Committee ZOOM meeting
Wednesday 11th January 2023

Present. Gordon Chrumka, Jane Garrett (Minutes), Sabine Goldhausen, Franz Kooy, Roddy Martine (Chair and acting Secretary), Kevin Patch, John Riley, Kathryn Tomlinson, Craig Williams.

Apologies received: James Bowyer, Marie Giatsi Clarsen, Ruth Evans, Gemma Halkett, Paschalis Kapsomenakis, William Laing, Stuart McAlister, Richard Ross, Karen Shewan

In attendance: Sarah Wilson from Charles White Factors

1. Approval of previous minutes 16th November 2022.

- a. These were approved and seconded.
- b. Matters arising: Gordon reported that the minutes have not yet been published on the website
Action: Gordon will action

2. Review of Actions by Sarah Wilson

- a. Things on Powderhall have been relatively quiet.
- b. There remains, however, issues with some residents smoking and opening the smoke vent windows on block landings by pulling out the safety pin. The smoke vent windows are safety requirements in case of fire so residents are asked not to touch the windows in any way, and also to keep the areas in front clear as these would be used as landing stages for the fire services if there was a fire in a building. There are a few residents who are using the areas in front of the windows for storage purposes- this should not be happening and could put lives at risk.
Action: placing safety notices by the windows.
- c. Internal Redecorating costs for Powderhall: the costs quoted by 3 firms now need to be re-confirmed. The details of costs will then be circulated to residents. The redecorating process should be taking place in 2023.
Action: Sarah Wilson
- d. Lifts: There has been one issue in December when there was an entrapment at 1 The Brae. Unfortunately, the person trapped forced an exit and caused a great deal of damage to the lift. There was therefore no working lift over the Christmas period and for 3 weeks afterwards. Residents are reminded that if they are stuck in the lift there is an alarm button to press (hold for 5 seconds) which will alert Schindler who will arrive within 60 minutes.
Action:
 - i. Post additional notice in lifts to inform residents of procedures.
 - ii. Post notices re the fire windows and the lift on Powderhall Facebook page and noticeboards.
- e. Legionnaire risk assessment is due to be carried out on the water tanks.

- f. A small fence in the Townhouse area had been damaged. This has now been made safe. Action: Frans to explore if fence is actually needed. Removal could reduce costs.
- g. Parking permits: there is, and will continue to be, increasing pressure on Powderhall's parking spaces as there are new housing developments being constructed in the area. P4 Parking are being vigilant in checking for parking permits. They will issue tickets if a valid permit is not displayed. Sarah Wilson has been getting abusive comments from some residents when they have been issued with a ticket. It is imperative that residents display their permits and that their permits are up to date. If there is a valid reason why residents are not displaying permits, they must inform Sarah Wilson within 14 days.
- h. Residents are asked to remember that P for Parking are there at the committee's request in order to protect Powderhall residents parking rights! Please support this process!**

3. Replacement trees behind townhouses.

- a. Frans has been taking a lead in trying to resolve the issues of the mature trees and shrubs that were cut down in error by the Hatters' Lane development.
- b. MBM Commercial, in responding to the claim from Powderhall residents, said the insurance company had made a poor offer, considerably less than was originally considered and insufficient to cover the amount of damage caused.
- c. Frans put in a further claim of £20,000 on behalf of the Powderhall Village Owners' Limited (PVOL) with the help of a loss adjustor. The claim included the cost of loss of amenities.
- d. The Loss Adjuster for Hatters Lane has since offered £5000 . This would cover only a third of the costs of replacing the trees lost. The legal advice over this issue is not yet conclusive and we may make a further response.

4. Canonmills Gardens completion

- a. Sarah reported that the Canonmills Gardens director David Westwater from Artisan has not been responding to her messages with regard to the fencing that had been wrongly cut down between Canonmills Gardens and Powderhall Village.
Action: Sarah Wilson will write to Artisan developers head office re the issue.
- b. Other concerns relating to the Canonmills development, include the previous reporting of a mechanical high- pitched whining noise heard at various points of the day. There have been no further developments on this issue and Sarah Wilson requests that residents inform her if this is still an issue.

5. Meeting with city planners regarding access to Powderhall/Dunedin Street

- a. Frans, Gordon and Kevin will meet with representatives from the development on the old waste management site on Broughton Road. This is to do with proposed access from the new development onto Powderhall and any possible issues this may raise for Powderhall residents.

6. AOB:

- a. There has been a long delay on the provision of parking spaces for disabled people and renewal of markings across all car parks. This matter will now be dealt with this Spring, together with other additional yellow line marking including the ramp outside The Rigg so that bin lorries can have easier access.
- b. Electric Vehicle Charging Points**

- i. Gordon met previously with Bumblebee EV Chargers to discuss the possibility of fitting EV car charging points on Powderhall. Costs would vary according to various factors. In our case, the underground car park may present the best option and no permission would be required from the council. There will be a new grant scheme from April 23- the committee will examine this then.
 - ii. Gordon has also contacted Home Energy Scotland who were unable to help this proposal as yet as it is not in their remit. This position will change apparently.
 - iii. Sarah suggested contacting Renewable UK as they are helpful. Frans suggested that we set up a sub- committee to continue this research as part of an energy action plan for Powderhall.
- c. Bike Storage**
- i. A resident at 5 The Rigg has asked if the committee will consider erecting a bike hanger as there is no bike store available.
 - ii. The Committee recognise that there is a need to look at this and they discussed several options for placing bike storage in Powderhall including using some underground parking space or in space at the end of Powderhall Road.
 - iii. Bike storage must be secure and there must be sufficient units. Edinburgh council offer a suitable unit model. Planning permission would have to be obtained.
 - iv. Gordon said he is happy to contact companies re this issue. A sub committee may be formed to get this process underway. In the meantime, Sarah Wilson asks residents not to park bikes in the stair wells due to fire regulations and possible damage to carpets and walls. Residents should store bikes in their flats.
- d. There are a few issues with water staining on the outside of buildings. It is the responsibility of owners to clean these areas. Bicarbonate will remove green stains as will the use of a Dishmatic (from Amazon). A company called Eco pressure clean, Edinburgh will also clean walls at a higher level.
 - e. John asked why there is scaffolding at rear of the Rigg: Sarah said this is because some guttering is being repaired. She has written to residents to inform them.

Date of next meeting: Wednesday, 15th March 2023 at 7pm (via Zoom)