



**Powderhall Village Owners Association (PVOA)
MINUTES from Committee ZOOM meeting
August 26th 2025 7pm (19:00)**

Attendance

Present: Craig Williams (Chair and Minutes), Gordon Chrumka, Jane Garrett , John Riley, Kathryn Tomlinson, Richard Ross, Sabine Goldhausen and Sarah Wilson (Charles White).

Apologies/Absence: James Bowyer (Secretary), Frans Kooy, Roddy Martine, Shaun Gaukrodger Stuart McAllister and William Laing,

Previous Meetings Open Actions

No	Description	Responsibility
1	Roof Inspection	Charles White
2	Notices on smoking and vaping	Charles White
3	Gas work communications	Charles White
4	Trees overhanging at the 2 Rigg	Charles White and PVOA Committee
5	Trees overhanging on the Road	Charles White and PVOA Committee
6	Overgrown bushes at T-junctions at the Rigg	Charles White and PVOA Committee
7	Water Stain 5 Rigg	Charles White
8	Townhouses fence work	Charles White
9	Wall/Fence outside 4-5 Rigg	Charles White
10	Internal Paintwork Quote	Charles White and PVOA Committee
11	Canonmills Gardens boundary trees	Charles White

Welcome, Introduction, Apologies and Previous Minutes

1. Craig Williams **welcomes** owner committee members and Sarah Wilson (of Charles White).
2. Attending Committee Members **confirm and accept** the previous July 29th PVOA minutes.
3. Craig Williams to confirm **previous minutes** are available to owners on both the PVOA website and Charles White portal.

Charles White Report

1. **Roof Inspection** is a block by block issue, with particular focus on the deterioration of membranes on the flat roofs. Those roofs are nearing the end of their expected life and repairs will be done “as and when required”
2. **Smoking/Vaping notices** trialled in 7 Rigg have resulted in no unnecessary alarms being triggered in the last month.
3. **Gas works**, 2 quotes have been obtained and we are waiting for a 3rd quote.
4. **Trees overhanging at 2 Rigg**, discussions are ongoing.
5. **Trees overhanging on the Road**, a quote was received and approved by the Committee to cut/trim/shape the trees before Winter.



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6. **Overgrown bushes at Rigg T-junctions**, we have received a quote to cut bushes to be no higher than 30cm. We are now waiting on further quotes to understand all our options for (i) the full removal of all the bushes with re-soiling and (ii) planting of new bushes.
7. **Water Stain 5 Rigg**, the stain is still highly noticeable and we will seek to have it removed.
8. **Cold Spots** within buildings will continued to be monitored into the 2025/2026 winter months.
9. **Townhouses fence work** we have received 2 quotes. After due consideration and discussion the Committee approved the lowest quote for the work to be carried out.
10. **Wall/Fence outside 4-5 Rigg** was hit by a delivery van in July. We are still waiting on the delivery company claim to be paid before repair work can be carried out.
11. **Internal Paintwork Quote**. 3 new quotes have now been received, following the expiry of the January 2025 quote. Thistle Decorators submitted the lowest quote, matching the January 2025 quote and is valid till 10th November 2025. Therefore the Committee approved the work to be carried out in 2025 by Thistle Decorators. Charles White will inform Owners in due course. The Committee remain of the opinion that the work is necessary to maintain appropriate standards in the internal communal areas, in accordance with the title deeds.
12. **Canonmills Gardens boundary trees** are excessively tall and need to be trimmed. Charles White is waiting on a response from the Canonmills Gardens Factor and Owners Committee.
13. **Hatters Lane boundary trees**. Hatters Lane has raised a concern with Charles White about our trees adjacent to their boundary. The Committee will investigate this matter further.
14. **August Winds (Storm Floris)**, the only reported damage was a couple of tiles blown off from 2 the Brae. The tiles have now been replaced.
15. **Water Tanks**, were tested and no health issues were detected. Owners in the Brae and the Rigg will be informed of when the tanks will be next be cleaned.
16. **Parking Tickets**, P4 Parking is continuing to ticket vehicles parked in Powderhall without valid parking permits. Owners and residents are advised to always ensure they have valid parking permits clearly visible for the parking inspectors.

Factor Tendering (Charles White not was not present for this discussion)

1. Charles White, Myreside and Taylor & Martin remain under consideration for balloting.
2. The Committee will issue communications to Owners in the month of September.

Date of next PVOA meeting with Charles White

Tuesday 30th September 2025 7pm (19:00)