



**Powderhall Village Owners Association (PVOA)
Committee Meeting 7pm (19:00)**

Minutes December 2nd 2025

Attendance

- **Present:** Craig Williams (Chair and Minutes), Frans Kooy, Jane Garrett, John Riley, Richard Ross, Roddy Martine, Sabine Goldhausen and Sarah Wilson (Charles White).
- **Absent:** Gordon Chromka, Kathryn Tomlinson, Shaun Gaukrodger, Stuart McAllister and William Laing.

Charles White Limited (CWL) Report

1. Internal Paintwork:

- a. **50% of owners have agreed to pay;** 47% in full and 3% in instalments.
- b. **CWL require 75%** funds to be received in before the work can be “instructed”.
- c. A “stair by stair” approach was again discussed. By combining all the work into a single contract containing 22 stairs our tenders have applied an economics-of-scale discount to the overall work. Our tenders have indicated that if we move to a “stair by stair” approach they would no longer be able to give an economics-of-scale discount, resulting in a higher per stair cost to all Owners. Therefore, CWL and the Committee is continuing with a single contract approach.
- d. Seeking cheaper alternative tenders was also discussed. The Committee before putting any quote from a contractor in front of Owners would need evidence for due diligence purposes of their Company House registration, VAT registration, insurance, testimonials relevant to our size of work, project timelines and a full risk assessment plan.
- e. CWL will have a conversation with the current tender about extending the expiry date of their quote to allow us more time to reach our 75% payment target.

2. Powderhall Bowling Green CCG Building Work:

- a. CWL and the Committee were not informed in advanced by CCG of: the commencement of building activity, closure of St Marks Path, diverting the general public through Powderhall Village and the screwing of diversion signs into our trees. The diversion has resulted in some noticeable additional public travel through Powderhall Village.
- b. The Committee insists that boundaries between Powderhall CCG and Powderhall Village must be respected. An inspection of the boundaries will be undertaken for evidencing reasons should boundary issues arise at a later date.

3. Factor Petition, Special General Meeting (SGM), Proxies & Communications:

- a. CWL has no concerns with the validity of the Petition.
- b. CWL is prepared to assist in sending Owners SGM invitations and Proxy forms.

4. Gas works (12 Road & 3 Rigg): CWL is waiting on the Contractor to provide start dates.

5. Trees Overgrowing 2 Rigg: CWL is waiting on the Contractor to provide start dates.



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6. **Trees in Cannonmills Gardens:** Cannonmills Gardens factor, Redpath Bruce is responsible for cutting/trimming the Trees overgrowing on their land. CWL can only voice Powderhall Owner concerns to Cannonmills Gardens factor requesting action.
7. **Trees Overgrowing behind the Townhouses:** CWL is waiting on a contractor quote.
8. **Grounds Old Surveys Request:** CWL has fulfilled an Owner request for providing old ground surveys.
9. **Water Stain 5 Rigg:** Due to the cold weather, work will start after Winter 2025/2026.
10. **Cold Spots in Flats:** CWL to monitor this issue over Winter 2025/2026.
11. **Wall/Fence Damage outside 4-5 Rigg:** CWL has and will continue to chase the Assessor of the Delivery Company for payment due to the damage caused. For safety reasons, the Committee has authorised CWL to get the repairs as soon as possible.
12. **Gap in Brae Fenceline:** CWL has instructed work to be undertaken before Christmas.
13. **Signage 1-2 Rigg:** Owners are concerned that the signage is not completely clear. John Reilly will put a suggestion forward to CWL on how the signage can be made clearer.
14. **Abandon Items:** CWL will have the following abandon items removed: mattress behind 2 Rigg, sofa chair in the bin store 4 Rigg and fridge in the bin store 5 Rigg.
15. **Large Items in the Stair Hallways:** CWL will continue to maintain a policy of not removing any private items in stair hallways.
16. **Damage to Property:** The Committee is aware of damage to a car windscreen over a previous weekend in Powderhall. CWL and the Committee are not aware of any similar damage being reported in the last month.
17. **P4 Parking:** An Owner has expressed concerns that non-Owners are parking in Powderhall Village outside of P4 patrol hours. The Committee have asked that PVOL (Powderhall Village Owners Limited) to review the contracted agreed P4 patrol hours to consider if hours of coverage should be extended.
18. **Leaves Blocking Carpark Drains:** East of Scotland Drainage is contracted to clear the Powderhall Village owned carpark drains as they do every year around January.
19. **Ground/Roadway Above Underground Carpark:** An Owner was concerned that there might be worsening depressions in the grass and more cracks on the roadway above the underground carpark. CWL has not detected any significant deterioration but will monitor the situation.
20. **Bollards:** Owners have noticed some Rigg bollards tilting at noticeable angles. CWL has instructed PP Build to attend and straighten and re-cement as required.
21. **Rigg 6 Service Bell:** Following an Owner concern, CWL have instructed Sequel Fire & Security to fix the Service Bell to stop automatically giving access to the building.
22. **Responsibility for Painting Outside/External Balcony Railings:** CWL has confirmed that painting external balcony and window rails are a communal responsibility as per the Deeds.



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PVOL Report

1. **Update:** Nothing to report at this time.

Treasurer Report

1. **Bank Signatories:** Our Treasurer is looking into the process of changing signatories on our Account.
2. **Bank Account Type:** Our Treasurer following advice from RBS is considering changing our old style Treasurer Account to a new style Community Account which is more suitable for our ongoing needs.
3. **Bank Money Movements:** There has been no money transactions this month.

Annual General Meeting (AGM) Powderhall Village:

1. **Date/Venue:** The Committee plans to hold the AGM around late January or early February 2026, subject to local venue availability.

Special General Meeting (SGM) Factor Vote:

1. **Date/Venue:** The Committee having no objections to the Owners Petition calling for Factor Vote, therefore has authorised the holding of a SGM in early to mid March 2026, subject to local venue availability.
2. **Motions for Voting:** The Committee will review initial draft SGM motions and proxy/mandates at the next Committee Meeting.

Committee Meeting Administration

1. **Previous Minutes:** Accepted with no amendments.
2. **Next Committee Meeting:** Tuesday 13th January 2026 7pm Zoom Call

End of Minutes