



## **Powderhall Village Owners Association**

### **Minutes of Committee Meeting held on 4 June 2008**

**Present:** Roddy Martine (Chair), Gordon Chrumka, Sharon Lennie, Bill Scott, Ian Corbett (acting Sec.), Peyman Taheri and Kathryn Tomlinson.

**Apologies:** Joanna Bytheway, Stephanie Scott, Jane Chisholm and Yvonne Carruthers.

#### **Agenda:**

- Update from Sarah – ongoing actions
- Parking at Powderhall
- Rigg repainting
- Gardening sub-committee
- AOB

#### **Update from Sarah – ongoing actions:**

Sarah has just returned from leave but e-mailed the following update on current action points earlier to-day.

Brae Remedial Work - missing corner protection strips. These are on order and work is expected to be completed within 2 weeks. All damaged floor tiles have been replaced and the resealing and buffing work will commence next week starting in block 2 and finishing in block 8. All work is expected to be completed by Friday 27 June.

It was pointed out that some tiles in 7 Brae have risen (not yet broken) and need to be refixed before buffing and resealing.

**Action:** Sarah to arrange for tiles in 7 Brae to be inspected and refixed before resealing.

- protection for bin store doors. Sarah has contacted a company called [horsemat.co.uk](http://horsemat.co.uk) that supplies industrial rubber matting for this type of work (and also for equestrian centres – hence the name). They are sending her samples today and then Sarah will meet with Norrie on Friday 6 June 2008 at 1.30 to decide which type would be best. Sarah will then receive a price for the amount required and a quote for fitting will be available within the next week.

**Action:** It was suggested that Sarah and Norrie also check on Friday that same material can be used on Rigg bin stores, and take measurements so that this remedial work can be done immediately the repainting work is completed before further damage occurs.

- touch-up work - T W Scott has been reminded that there is one small area of banister in 7 Brae which is to be touched up.

CW payment procedure for contractors Sarah reported that large contracts such as repainting are checked by a Technical Manager on completion. Only when any remedial snagging work has been done and after a short period of time for complaints by residents to be made is the contractor then paid. All small works are not necessarily checked before payment, but if a complaint is received that work is unsatisfactory, or if Sarah, on a site inspection, thinks that work done is not to the required standard, then the contractor will be made to return to make good.

Gutter Cleaning Sarah has sourced another roofing company, City Roofing Ltd, that has agreed to provide a quotation, and has also arranged to meet with K2 steeplejacks (the company Joanna found out about) on site on Friday 6 June at 1300. Sarah will see what their price is, but her experience is that steeplejack companies tend to be very expensive. Sarah will inform us of both new quotes next week.

New Road Signs This work should have been completed when Sarah was on holiday. She has called Totem Signs several times since her return and they have finally contacted her today to say that the Remaining new signs will be in place by Wednesday 18 June.

Stonework Behind Powderhall Road BLC will commence work on this in week commencing 9 June

Fence Panel Behind 18 Powderhall Road This unfortunately is still ongoing. Sarah, prior to her going on holiday, met with Neil Gordon who acts on behalf of Rutterford Holdings who own the wall in this area. She spoke with him again yesterday and he is having to speak to their company Solicitor to clarify the situation. Sarah apologies for the delay but will try to resolve this as soon as practicable.

Repair of Fence Beside Powderhall Road Sarah has e-mailed and telephoned Bryant Homes regarding this matter several times over the last two months and Jim McGurk will not give a definite answer as yet (although he did offer to rip down the whole fence!). Bryant are dragging their heels on this one - however, when Sarah gives them her proposal for the maintenance of the area for the next 10 years, she hopes that the repair work can then be done.

Communal Electricity Charges Scottish Power is still trying to resolve this for us at present

Gate to Lane Behind Townhouses Sarah is meeting with Peyman at 12:30 on Friday 6 June to progress this matter. She only received the town houses' confirmation slips the day before she went on holiday.

New Gas Box Lid at 2 Brae This was finally fitted on 15 May.

### **Parking at Powderhall:**

Nothing has happened since the last committee meeting. Ian and Roddy met councillors Deidre Brock and Angela Blacklock at the Redbraes meeting of local residents associations in mid May. We explained that Louise Lang (on leave at that time) had been trying to keep this issue moving on our behalf. Deidre also offered to get involved in Louise's absence, and asked Ian to forward to her the notes of our meeting with the Council and copies of subsequent e-mails. This was done, but there has still been no response.

The committee had decided to delay introducing the new parking permits on the assumption that a decision was imminent, but in view of the unnecessarily long delays that have ensued, it was agreed that we now ask Sarah to implement the new parking scheme by 1 September at the latest – sooner if Sarah is comfortable with an earlier implementation date.

**Action: Sarah to implement plan for new parking permits by 1 September at the latest – sooner if possible but only if she is comfortable with an earlier deadline.**

### **Rigg repainting :**

Sarah has the specifications, tenders and agreements from both the Bryants (7-11) and Miller (2-6) Rigg painting sub-committees to go ahead with these projects, and the request for funds letters will be sent with this month's Charles White invoices.

### **Gardening sub-committee:**

Roddy reported that he, Stephanie and Joanna met with Brian Hunter of Hunter Garden Services on site on Tuesday 27 May, and walked around the estate with him.

The poor state of the top soil was discussed, and it was recommended that those beds which had not as yet been improved should be supplemented with wood chip as soon as possible. A general up-grade of beds throughout the estate was called for.

Starting at the wall opposite the town houses, it was suggested that a border be cut and climbers be introduced. In addition, some dwarf azalea and Montano clematis would add colour.

In the beds in front of Powderhall Rigg, the addition of wood chip would help enormously. The success of the hawthorn tree was commented upon. The introduction of hydrangeas was also recommended.

In the central area between Powderhall Rigg and Powderhall Brae, on either side of the pathway up to the bridge, it was suggested that the laurel and pine be removed from the beds to the front, and heathers introduced with decorative rocks.

Concerning the long bed at Powderhall Brae, Brian has already suggested improvements and given a quote to Charles White.

Of particular concern was the bed behind 1 and 2 Powderhall Brae by the boundary fence with B&Q, which requires a lot of improvement. Four dead trees need to be removed. The introduction of ivy was suggested, although it was understood that regular watering would be a requirement. In regard to the wall next to B&Q at the car park (area fronting onto Powderhall Road), it was proposed that an edge be cut, and that the bed be top-filled, planted and composted.

**Action: Roddy will prepare a map of Powderhall Village for the sub-committee to fill in their planting requirements. This will then be sent to Brian Hunter for costing.**

The sub-committee will meet again at 4/6 Powderhall Rigg at 13.10 on Monday 16 June for further discussion.

**Action: Any resident wishing to join the gardening sub-committee should register their interest via the website ([www.powderhallvillage.org.uk](http://www.powderhallvillage.org.uk)) using the 'Contact Us' link followed by the 'Contact PVOA' link.**

## AOB

- a) Sharon advised the committee that she had asked Sarah to ensure that the cleaners were brushing out the bin stores as they are contracted to do, and also asked that they clean any sinks in the bin stores that require cleaning.

**Action: Sarah to remind cleaners to brush out bin stores, and request that sinks be cleaned if required.**

- b) Sharon reported that there had been no progress in establishing a social sub-committee because of difficulty in contacting the resident in 4 Rigg who had volunteered to run such a committee. There had only been one expression of interest to date from other residents prepared to join this sub-committee.

**Action: Sharon to keep trying to contact this resident to ascertain interest in running this sub-committee.**

**Action: Any residents who would like to join the Social sub-committee or any suggestions for activities should forward details via the website ([www.powderhallvillage.org.uk](http://www.powderhallvillage.org.uk)) using the 'Contact Us' link followed by the 'Contact PVOA' link.**

- c) It was noted that the PVOA working fund levy of £2 per household had not yet been collected for 2008.

**Action: Sarah to collect £2 per residence in next bill and transfer money to Bill's Powderhall Owners Association account when received.**

- d) Sharon reported that the stonework in 4 Rigg needs cleaning, despite having been done only recently, due to the continuing problem of a dripping overflow. Bill also reported that there is a dripping overflow from what is thought to be the first floor at 7 Brae.

**Action: Sarah to get a quote for cleaning 4 Rigg stonework, and recover the costs from the owner responsible. Sarah to identify dripping overflow at 7 Brae and write to owner.**

- e) There has been a complaint about the town house bins that are left at the front of the houses near the entrance to the alleyway, blocking the pavement and constituting an eyesore.

**Action: Town house owners are requested only to put bins out on collection days and to remove them to behind their houses once they have been emptied.**

- f) Roddy informed the committee that he is researching a history of the Powderhall site, and once completed, his article will be forwarded to Gordon for inclusion in the Powderhall website.

**Next meeting: Tuesday 5 August at 7:30pm in Sharon's flat – 4/5 Rigg**