



Powderhall Village Owners Association

Minutes of Meeting held on Tuesday 15th May 2012

Present: Frans Kooy, William Mackie (Treasurer), Ian MacMillan, James Marsden, Roddy Martine (Chair), Andrew Nisbet, John Riley, Kathryn Tomlinson.

1/ Apologies Gordon Chromka

2/ Approval of Previous Minutes

Approved

3/ Update of Actions from Previous Minutes

On 14th May, Nicola reported to William and Roddy on the following actions.

Chris Cadwallender of Deacon was asked at the AGM why the Insurance was divided up into four blocks: Powderhall Road; 2-6, The Rigg; 7-13 The Rigg, and Powderhall Brae, when 6, The Rigg was not attached to 2 to 5, The Rigg. He said that this was the information supplied by the Developer. He and Charles White were asked to investigate the situation. Nicola has reported back that 2-5 and 6, The Rigg was a Miller development, and this is how it appears in the Deeds & Conditions. The situation can be reviewed if necessary, but it would not necessarily lead to a lower insurance rating.

Flood Prevention Work

Deacon has asked for information on the Flood Prevention work to send to Zurich (hopefully leading to a reduced rate of insurance).

15/05/12: Ian to Action

Overflow Pipes

The matter of exterior staining caused by overflow pipes was raised again, and it was pointed out that dripping outlets are the responsibility of individual properties, and that all that Charles White could do is send a letter to the offending owners. In future, if the Factor does not receive a response within a fortnight, the matter will be handed over to the Council to serve a Compulsory Order.

It was also suggested that where properties are leased out through a Letting Agent, owners should be obliged to notify the Factor as to who they are and to

supply contact details.

Nicola was once again asked to obtain floor plans for all Powderhall properties so as to be able to identify water outlets, etc. The Committee was under the impression that Sarah had organised these some time ago.

15/05/12: Nicola to Action

Internal Boilers

The problem facing owners with Internal Boilers and the legal necessity (after 12th December) to introduce Inspection Hatches was discussed. This again is the responsibility of the individual Home Owner, but it was suggested that affected Stairs might look towards finding a common solution.

Bike Storage

The Factor was asked to look into the provision of more bike storage. In a number of cases, bike stores are being used for general storage, and it should be made clear that this is not acceptable. Nicola to investigate common areas in this regard.

15/05/12: Nicola to Action

New Parking Permits

New Parking Permits have been issued to all Owner Properties - one Resident Permit and one Visitor Permit per household. Two car households are advised that they may apply to Charles White for a second Resident Permit, but must give proof of necessity. It has to be made clear that Vans and Commercial vehicles are not eligible for permits.

Satellite Dish

There is a complaint about a satellite dish on a balcony at 5, Powderhall Brae. This is contrary to the Deeds & Conditions and the Owner has been notified.

15/05/12: Nicola to Action if Owner does not respond

4/ Block Insurance/ Charles White/ Deacon

It appears that the block insurance reductions relating to the Brae properties quoted by Chris Cadwallender at the AGM were incorrect and Nicola has responded stating that the 31% premium reduction which Chris provided at the AGM relied on an inaccurate rebuild value - the result of an 'admin error' at Deacon. The Committee would like to note that both the sum insured, and the invoice values received by residents of the Brae are accurate. If Rigg or Road owners have queries regarding the reduction actually received, they are advised to contact Nicola Rankine directly.

The Committee registered its disappointment and observed that Charles White & Deacon appear to suffer from rather a lot of administrative errors.

5/ Tendering for Factoring Contract

The Committee has decided upon a short list of four companies to approach for factoring tenders: Hacking and Paterson, Redpath Bruce, Ross Liddell and Charles White. References from Owners Associations will be sought and Internet postings in regard to their proficiency will be taken into account.

15/05/12: James to Action

6/ Parking and Powderhall Road adoption

The situation is as it was at the AGM, and a Stopping-Up Motion will be put before the Council on 18th June. It was comforting to know that all three of our returned Councillors, Blacklock, Brock and Chapman have stated that they would support our case. In the meantime, Councillor Lesley Hynds has been appointed Convenor of Transport, Infrastructure & The Environment to replace Councillor Gordon Mackenzie, and Roddy and Andrew will arrange a meeting with her asap.

Roddy and Andrew have also met with the Chairman and legal advisors for the Hopetoun Village who have a similar parking space problem, almost parallel to our own experience. Hopetoun has been much more confrontational in their dealing with Council officials and are proposing to take out an injunction against the Council. However, it was decided that a similar action on behalf of the owners at Powderhall would not, at this particular juncture, advance our cause.

15/05/12: Roddy to action meeting with Councillor

Hynds

8/ AOB

Steps beside 2, The Rigg

There is fallen debris and damaged brickwork on the steps beside 2, The Rigg

15/05/12: Nicola to Investigate

HMO

An owner at No 6, The Rigg has asked the Committee for their help in opposing an HMO order. It was pointed out that the Council would only respond to No 6, stair owners in this regard, and that she should approach her neighbours to respond individually.

Flower bed in front of B&Q fence

Ian pointed out that the flower bed against the B&Q wall is becoming seriously eroded. Brian Hunter to be notified and asked to come up with solution. Also, the grass under the fallen B&Q fence needs attention.

Sadly the planting last year opposite the Town Houses has not been a success, and Brian Hunter to be asked for recommendations, possibly cascading plants from the top - Frans Kooy, who lives opposite this, is happy to talk to him.

15/05/12: Roddy and Nicola to contact Brian

Hunter.

Lorry noise from Waste Disposal Plant

John has written to Councillor Angela Blacklock in regard to the reversing lorry noise from the Waste Disposal Plant. He will notify the Committee as to her response.

Double Parking at junction of Beaverhall Road and Broughton Road

There is a problem with cars double parking daily at the junction of Beaverhall Road and Broughton Road, causing a potential accident spot. John will write on behalf of the PVOA to Lothian & Borders Police in this regard (William to provide him with address).

15/05/12: John to Action

Litter at Childrens' Playground

James drew attention to the increase of litter by the Childrens' Playground area wrappers and Tesco bags. It was thought that this might have been caused by increased traffic caused by the Water of Leith Flood Prevention workers. Although the gardeners collect rubbish twice a month through the summer months, it was proposed that when the pathway is adopted in September we should ask the Council to put in a bin.

9/ Next Meeting:

Wednesday 11th July at 1/16 The Brae at 7.30pm (courtesy of William)