



Powderhall Village Owners Association

Minutes of Meeting held on Wednesday 14th November 2012

Present: Gordon Chrumka, Andrew Logue, Ian MacMillan, James Marsden, Roddy Martine (Chair), John Riley, Kathryn Tomlinson.

In attendance: Sarah Wilson, Charles White

1/ Apologies: Andrew Nisbet, William Mackie (Treasurer), Dougie Brown

2/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on 26th September 2012 were approved

3/ The fire at Powderhall Rigg

In regard to the fire which occurred in the Penthouse of 4, The Rigg on 26th September, Sarah reported that there had only been minor damage to the surrounding properties. A fire report has confirmed that there had been no electrical fault involved, but there are concerns about smoke damage in the immediate roof area.

On behalf of GVA Grimley, Surveyors, a loss adjustor has indicated that charred roof trusses will need to be replaced, and a lingering smell needs to be eradicated. Work is now in hand and is covered by the insurance.

Quotes have been received for the internal smoke and water damage to the common area (painting of stairway, recarpeting, etc) and this is waiting on the owners of the damaged property removing the contents. A Solicitor has been appointed in this regard.

14/11/12 Action: Sarah to keep Committee informed.

4/ Update of Actions from Previous Minutes

Overflow/Gas Outlet Pipes Plan

Sarah in company with Charles White's Architect and Surveyor is preparing a set of internal and external plans relating to the blocks at Powderhall, detailing all the water/ gas outlets, etc. This will eventually be featured on the Powderhall Web Site.

14/11/12

Sarah to Action

Childrens' Play area entrance

There is no longer any grass at the entrance to the Children's play area, and Sarah provided two options: The introduction of soft moulding stretching 2 metres back from the play park gate (meeting with the required safety regulations). This can be provided at a cost of £400.00.

The second option is that the area be astra-turfed at £250.00.

The Committee decided that astra-turfing would not be long lasting enough and therefore authorised the first option of soft moulding material.

Wall planting opposite the Town Houses

It had been decided that cascading ivy plants should be introduced to cover the wooden struts on the eastern entrance to Powderhall Road. After a meeting with Frans Kooy, Brian Hunter had quoted £390 to introduce 45 cascading ivy plants. However, Gordon Chrumka has volunteered to source alternative, more colourful planting. The planting will need to be undertaken in the Spring, so there is still time available and Gordon will send information to Frans and Andrew Logue (who has joined the Committee) who will decide how and when to proceed.

14/11/12

Action, Gordon.

Flower Bed at B&Q

The Committee is looking to remedy the slippage and erosion at the B&Q boundary bed, and Brian Hunter has already quoted for work at a level which the Committee decided was too high (September Minutes). Sarah has spoken to Brian Hunter in regard to this and alternative solutions are being put forward.

14/11/12

Sarah to Action

Grass Quality

Brian Hunter had been consulted over re-seeding of the grass throughout Powderhall Village, and has recommended that all areas be weeded instead, at a cost of £450+VAT. Sarah was asked to authorise this for the appropriate time of year.

14/11/12

Sarah to Action

Water of Leith Flood Prevention Planting

Ian has been meeting with the Landscape Contractor for the Powderhall stretch of the Water of Leith Flood Prevention Scheme. Ian was informed that the roses were dying back as a result of herbicides, but we are assured that Brian Hunter does not use herbicides. Ian is to have a further meeting with the Landscape Contractor to confirm that the planting is up to the standard required.

14/11/12 Ian to Action

Lifts

Sarah is meeting with Schindlers on 22nd November regarding maintenance and the reduction of servicing costs

14/11/12 Sarah to Action

Re-decoration of common areas Road, Rigg and Brae.

All blocks are scheduled for re-decoration and re-painting in 2013. Sarah has put the specifications out to tender, and Charles Whyte will write to all owners in this regard in the New Year, providing the various options.

14/11/12

Sarah to Action

Powderhall Boilers

As previously minuted the provision of access flues to boiler piping is the responsibility of individual owners. However, no doubt made aware of the forthcoming legal obligation, a joinery firm has placed fliers in communal stairwells advertising boiler flue inspection hatches.

While in no way wishing to discourage owners from making the necessary arrangements, the Committee wishes it understood that while it should be noted that any contractor can install inspection hatches, owners should be aware that to comply with the incoming safety regulations, the hatches must allow for the flue to be checked and if necessary replaced. Several flats in the development have a ceiling void of just 9.4cm, which would not allow for the flue to be replaced even with inspection hatches.

We strongly recommend owners wishing to proceed in this matter to seek the advice of a gas safe engineer before commencing any work. For any owners wishing to install a new boiler to avoid installing access hatches, Lothian Gas and Ideal Upgrades Ltd. have been recommended to PVOA.

Front steps at The Brae

Broken tiles need to be replaced

14/11/12

Sarah to Action

Waste Collection

There have been recent problems with irregular Waste Collections. Sarah is in contact with the Council in this regard.

14/11/12

Sarah to Action

5/ Parking and Powderhall Road adoption

Andrew and Roddy have been maintaining contact with Convenor Hinds in regard to the Council's plans for road adoption and the ownership of parking spaces, and they are still awaiting a further response.

6/ Upgrade of Web Site

Former PVOA Committee member Dougie Brown has come up with some superb designs for a new-look web site and although unable to attend this meeting for personal reasons, is willing to take on the re-design and some of the everyday Web Site work with Gordon, who has heroically maintained it

since it began.

It was proposed that Dougie, Roddy and Gordon should meet to discuss how to progress this further as soon as possible.

14/11/12 Roddy to Action

7/ AOB:

Bike Stores:

Residents are requested NOT to leave personal items in the Bike or Bin Stores.

Social Evening 2013

It has been proposed that a repeat social evening (The Elbow, 2009) be arranged in February of next year so that owners can have the opportunity to meet one another prior to the PVOA AGM in March 2013.

14/11/12 Katherine and James to Action

9/ Next PVOA Committee Meeting:

The December meeting of the PVOA Committee will take place on Thursday 13th December. Details of the location will be circulated to PVOA Committee Members.