

Annual General Meeting Wednesday 30th November

Gorgie Dalry Parish Church Hall, 190 Gorgie Road, EH11 2NX

2021/2022 Committee

Attendees

- Neil Raphael (Flats) – Chair
- Carmel Connolly (Townhouses) - Secretary
- Ruth Evans (Flats)
- Rich Gibb (Flats)
- Norma Johnstone (Flats)

Apologies

- Liam Langedijk (Flats)
- Massimo Fabbreschi (Flats)

Committee Report

Neil Raphael opened the AGM by welcoming owners, Callum Searle and the committee.

Neil started off by establishing the differences between the Committee and Factor responsibilities and doing a call out for volunteers. We always welcome new voices and volunteers so [get in touch](#) if you're interested. More information on the [Sinclair Development Website](#).

In the past year, the Committee have met 6 times, 4 of them with Trinity Factors.

The Committee is focussed on the following for next year:

- Establishing a [10-year plan](#) for the continued maintenance of the development
- Improving communications with owners with newsletters throughout the year, a survey and a notice board on the development

Questions for the committee covered:

- Myreside
 - The committee recommend owners approach Myreside directly for information and refunds. Some owners have grouped together to retrieve refunds.
- Parking permits
 - With the upcoming change in on street parking restrictions, there are concerns there'll be an increase of vehicles being parked in private Sinclair spaces. Private parking permits may be an option. Some people recommended actively using the parking space poles.
- Bike sheds
 - The bike shed roofs require maintenance and there's a need for the cull of contents as there are old bikes and other objects taking up space.
- ISPs
 - Owners noted the work that's currently happening by CityFibre to install fibre. The committee and Trinity Factors are not in communication with CityFibre. This work is through Edinburgh City Council and on council owned roads/paths in the development

Factor Report

Callum Searle is Sinclair Developments contact at Trinity. Callum reflected on the difficult handover from Myreside, with lack of information on the development itself and owner contact information.

Updates

- Lighting
 - External and internal lighting going forward will be checked monthly to help manage costs and group repairs for improved efficiency
- Insurance
 - The value of the development has been corrected to better represent the development's value
- Gas Safety
 - Inspections have been completed. There is an issue where some gas/electricity points are too close together. Callum is working with Scottish Power to rectify.
- Bike Sheds
 - Tender process is out to find contractor to repair Bike Shed 1 roof. It's been difficult to get quotes with limited options and contractor availability.
- Fountains
 - Tender process is out to find contractor to repair electrics, update in Spring.
- Tree Survey
 - Survey complete and work to begin in 2023.
- 2021/2022 Budget
 - Budget reconciliation will be delivered at end of year.
 - Electricity has been difficult due to issues moving accounts between Myreside to Trinity. 20/29 accounts are under Trinity now, however bills haven't been received. Estimates used for now and money will be held in reserve to pay the bills when they arrive next year
- 2022/2023 Budget
 - The budget shared ahead of and at the AGM excludes items needed to be voted on
 - Electricity is one of the biggest items, standing charges is £29,000 a year alone
 - Insurance has seen a big increase. Quotes were requested from 7 suppliers. In the last year, there were £79,000 in claims and this has increased the premium. Escape of water is a common claim, Trinity keeping an eye on this to understand if there are patterns.

Questions for the committee covered:

- Lighting
 - Improvements are proposed in 10-year plan
 - Moving to LEDs is an option but several fixtures already use LEDs
 - Moving to motion sensor lighting is a potential option too
 - An owner with experience with Electricity suppliers is going to work with Callum to understand if we can get better quotes/contract options
- Fountains
 - Should the fountains be removed? This is an item that will be included in the upcoming survey.
- Management Fees

- Why have the fees increased for Townhouses when they barely interact with Trinity.
Callum to review
- Rubbish
 - How to deal with fly tipping in the area. One suggestion was to use [Fix My Street](#) to report.
- Cleaning
 - Suggestions to shampoo the carpets to improve appearances.
 - Should Trinity perform cleaning spot checks to ensure they are performed to an appropriate standard.
- Bike Sheds
 - They have bad lighting but options are limited as they don't have their own electricity supply
- Debt
 - Big concern over debt. 60 properties (~20%) of the development have not yet paid or paid in full.
 - Callum reports this is a mix of reasons
 - Trinity don't have the right details. They have been reaching out via emails/post
 - Owners have part paid and have forgot to complete payment
 - Owners purposefully not paying
 - Final notices have been issued
 - Owners have requested regular updates. Callum is taking this away.

Votes

All motions passed. There were 47 votes in total with 20 proxy votes and 27 in person (some votes duplicated via proxy (email/post) and in person).

Motion	Agree	Disagree
Reappoint Trinity Factors as development factor	45	1
Development plan	45	1
Stair cleaning: (flats only)	26	17
Grounds maintenance	40	7
Building refurbishment & maintenance fund: (flats only)	31	12
Approval of factor budget & factor fees	41	4

Numbers for Motions will not all total to 47 due to abstentions and Flat only votes.