

Minutes: Committee and Trinity Factors Meeting

Monday 6th March, GDS Church, 190-192 Gorgie Rd, Edinburgh EH11 2NX

Attendees

- Neil Raphael (Flats) – Chair
- Rich Gibb (Flats)
- Carmel Connolly (Townhouses)
- Massimo Fabbreschi (Flats)
- Liam Langedijk (Flats)
- Norma Johnstone (Flats)
- John Martin (Flats)
- Callum Seale (Trinity Factors)
- Sharon Laird (Trinity Factors)

Agenda

1. Welcome

We extend a warm welcome to John Martin to the committee; he's representing the Sinclair Development flats as a landlord. We also welcome Sharon Laird as our new point of contact at Trinity Factors, we look forward to working with her.

2. Cycle shed repair plans & other planned repairs

1 cycle shed is actively being reviewed for repairs. Quotes are being gathered to understand how all cycle sheds in the development can be maintained, balancing cost with longevity. Repair work is a great opportunity for the sheds to be clear out of orphaned bikes and other items that are not suitable to be stored. Trinity Factors will coordinate this with the committees' support.

A note of thanks to Trinity for the fast reaction to the patching of the cycle shed 6 on Sinclair Place due to vandals creating a hole in the roof.

Other items raised were damage to bin store 8 and how to handle 2 abandoned vehicles on the development (white van and green Audi) which appear to have been abandoned. Trinity will review.

3. Development finances: 2021/22 final position

Trinity shared a spreadsheet of in and outgoings for Sinclair Development. 2021/2022 finances are close to being reconciled as there are still some items coming in and they need to ensure items are apportioned appropriately. We requested for better communication of finances over the year when suitable. The good news is that we are in credit. Individual statements will be sent to owners to inform. Credit will directly go to owner Trinity accounts. It can either be taken off the 2022/2023 bill or requested to be transferred to owner bank accounts via Trinity.

For properties that have not paid in full, or at all (8 properties), Trinity have sent out final reminders w/c 6th March and then will begin legal action as required.

4. Development finances: 2022/23 Q1 update (including energy costs)

Main discussion for 2022/23 finances where high costs associates with Insurance and Electricity. Trinity to investigate if development can be insured on a block by block basis to increase the number of insurers that could be used. John Martin working with Trinity to understand consumption and how PIR/LED conversions could benefit the development.

Additionally, we and Trinity was to understand if we can shift the budget period so owners don't receive a bill before Christmas. More investigation required by Trinity and they will report back at the next meeting.

5. Issuing & distribution of the development survey

Neil has been working on a development survey with the committee input. Now GDPR policy is ready, we are ready to distribute. It will collect information on owner opinions for the development to feed into Trinity now and in the future.

6. Trinity items

Sharon updated the committee on the plan to have a cherry picker out to the development to complete multiple jobs like loose slates, damp ingress and clearing gutters.

It is planned the fountains will be up and running in May.