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Your Committee Comment

As summer approaches we take stock of our achievements, regroup and plan ahead for the next onslaught!, rather like our political representatives. Our members have diligently pursued the topics which matter most to you, successfully cementing our relationship with H&P, who have reconsidered an increase to the management fee in January in favour of freezing it at last year's level.

A lot of shoe leather has been worn out in pursuit of finding the elusive heat tracing cables in the basement, new cleaning contract, additional CCTV installed to assist a secure car park space for our beloved chariots.....the list goes on, however we will try and condense our successes so far whilst keeping you informed as to ongoing pursuits.

Many emails have been received and responded to, hopefully answering your enquiries. Please keep in touch with us via the website www.pagh.org.uk (or drop a note in the letterbox outside the concierge's office) - your comments questions and suggestions are important and just what we need to ensure we keep working for the good of everyone. On that note, if you would like to be involved there are currently two places available on the committee if you are interested in helping us to keep Glasgow Harbour the No. 1 place to live, and can spare some of your free time. Please get in touch.

Fabric Fund - An explanation



An important part of your feedback to us highlighted the dissatisfaction of many of you with the deterioration and lack of maintenance of the common areas in our units. On broaching this subject with H&P we sought a long-term solution to ensure that, above all, the aesthetics and overall integrity of this development should be maintained to reflect a level we have all bought into and expect as standard. To avoid any financial considerations having to take precedence in the future, we agreed on the idea of a fabric fund. This fund would be shown separately on the quarterly account and according to the terms of our deeds, held in a separate interest bearing account. Once we have saved sufficient funds this will be used to address the "fabric" requirements of each block i.e. painting, carpeting and redecoration as required. These amounts are non refundable in event of sale of our properties. **DEED REF 9.6 refers.**

CAPITAL INVESTMENT



New Cleaners: It's good to see old fashioned elbow grease in use. They are working hard to bring the development up to scratch. Your feedback would be appreciated. **Expect improvement in quality of cleanliness plus savings on the contract of £8,723.** We suggest using the savings on areas which would benefit from a deep clean periodically.



New CCTV: The signage from Rodgers will hopefully deter unauthorised parking either in the common areas of the basement car park or in someone else's space. We now have 9 internal and 6 external cameras throughout the development which will, we hope, make everyone feel more safe.

Balcony Maintenance

The balconies are covered by the common areas. Understandably some proprietors have taken it upon themselves to varnish and maintain these themselves given that there are no immediate plans to do so collectively. Just to be aware that according to the deeds, we are bound to adhere to existing colours. As Byant are no longer on site, the exact match is not known but a similar shade we would expect to be acceptable. **DEED REF 7.0 refers.**

Garden Maintenance

It appears to be going well with fortnightly grass cutting and weeding in the courtyard, however concerns over the state of the grass on the enclosure have been raised. Your observations would be appreciated. Also, just to keep you informed, we are currently in discussion with GH Ltd to ensure they maintain the grass section on the square. We will keep you advised of any developments.

LITTER & YOU



One ongoing item at our committee meeting is the litter and dog fouling around our development. Littering is an unlawful act and as such Glasgow City Council have already collected fines from over 1,000 offenders. Visit the website to find out more about their initiatives to clean up Glasgow on www.glasgow.gov.uk. They are tackling cigarette litter, a substantial concern around Glasgow Harbour, dog fouling, also a huge concern for many of our residents as the summer approaches, and many would like to take advantage of our outdoor areas without the fear of discovering an unwanted pressie on your shoe or worse! If you see anyone littering our streets, you can do your bit for the environment, as well as help keep our public areas safe, by contacting GDC by email on clean@glasgow.gov.uk. Thank you to all our fellow residents who do act responsibly, it's appreciated by all. Let's influence everyone to consider their actions on others.

GAS FLUES



The recent change to legislation regarding the maintenance of Gas Flues in January of this year has prompted a letter and safety notice from Valliant, which everyone should have received. It highlights the requirement of a gas fitter when maintaining or servicing your boiler to be able to access / see the flues clearly where they enter the common voids. For some this may require an adjustment to allow an inspection hatch to be installed. We would therefore urge everyone to firstly ensure the safety of themselves, their visitors, families and that of your tenants by checking out what you need to do, specifically to avoid the danger of co-leaks. All properties will vary in their requirements depending on positioning of each boiler vs flue path into voids. Please visit the Health & Safety website www.hse.gov.uk/gas for information.

Please note all adjustments should be completed by 31st December 2012 and your Committee would strongly recommend that you look into this now and understand your own requirements and responsibilities.

CAN YOU SEE CLEARLY NOW?

The window cleaning contract is currently held by OCS who are expected to clean our windows every two months, weather permitting. If you feel that your windows have been missed or not cleaned to standard please contact the concierge in the first instance to allow him to contact OCS. It's hoped they will rectify the situation.



**Concierge office:
0141-337-2763.**

WHAT'S ONGOING?

1. In discussion with TWD regarding Flue drawings and other matters.
2. Meeting Glasgow Harbour Ltd to highlight lighting and gardening issues.
3. Pursuing Roads Adoption by Glasgow City Council from GH Ltd to reduce costs.
4. Meeting neighbouring associations to pull resources.
5. Watch out for details of common area and window cleaning schedules on the website and notice boards.