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An Update from Your Committee

It's been a busy 12 months, with your committee finally being voted in and the constitution now validated thanks to an overwhelming attendance of proprietors at the General Meeting on 6th September. David Kingham attended on behalf of Hacking & Paterson, overseeing the voting process and ensuring appropriate format observed in keeping with the terms of our Deed of Conditions. We thank Hacking & Paterson who covered the cost of the venue as a goodwill gesture.

Over the previous 12 months, members of the committee have held monthly meetings to progress and work on prioritising the things which concern you the most. Minutes of which, including the General Meeting minutes, can be obtained by contacting the committee via the website or leave a message in the red letter box. We are meeting with H&P to address all outstanding items to date and will report back to you soon.

As you can appreciate, on the scale of our development, all projects can be very time consuming therefore whilst we gladly make that commitment, I would encourage everyone who can spare a little time to get involved and help us to help each other.

Thanks to those of you who have already offered to help out with the Basement Lighting, Typing and Car Park Project.



Ongoing projects from your feedback:

- Improving the overall cleaning quality in all areas of the development, ensuring value for money.
- Improving the outside environments i.e. landscaping, Glasgow Harbour responsibilities to paving, lighting and landscaping.
- Restructuring of the timescales and remedies currently being applied to those who do not pay their management fees on time with a view to closing the gap of outstanding debts to allow us to free up the cash to upgrade our current security system.
- Working together with H&P to form a strong working relationship with continued focus of improving our development at the heart of every decision.
- Working together with Glasgow Harbour Ltd to ensure our common areas are well maintained.
- Plans to meet with other proprietor associations within our development to share knowledge, concerns, and resources for the continued benefit of all.
- Ongoing commitment from Community Police to attend our meetings and support our development.

SUCCESSSES

- Informative website with function to contact your committee, and for latest info.
www.pagh.org.uk
- Red letter box outside concierge office for those who do not have access to a computer to leave mail for your committee.
- New telephone landline in concierge office:
0141 337 276.
- Anticipated reduction in communal electricity bill after substantial negotiation with suppliers also some practical steps taken in respect of basement lighting.



Cleaning Schedule

Your landing should be cleaned at least once a fortnight. Currently there is a cleaner on site daily, Mon-Fri. Windows should be cleaned bi monthly, weather permitting.



Garden Maintenance

We should see activity begin again around April, weather permitting.

SECURITY AT THE HARBOUR



SECURITY
Glasgow
Harbour

Some committee members have met with Police Community Liaison Officers who advised on some aspects of security in which residents had expressed a concern. They advised that if you do have any concerns please call them and record the incident or problem as only by having a record can they build a picture of any possible ongoing issue. They are more than happy to discuss any issue or concern you may have over something you have seen or heard or something which just doesn't seem right.

They advise all residents to maintain a responsible attitude to your environment and to your neighbours. Please note, deliberate damage to doors and locks is a criminal offence. On entering and leaving the building, ensure you close and where appropriate, lock all doors. Take a responsible approach to making noise or having a party by informing your immediate neighbours or even inviting them. There is an anti-social task force and more information can be gained by looking at the Glasgow City Council website for Dos and Don'ts on this subject. Entering or leaving the buildings, please challenge anyone without a key, don't take offence if you are asked by a neighbour if you live here, they are just being responsible and looking after your security as well as their own.

Community Policing Team can be contacted on **0141 532 3592** or by email PartickWestCommunityPolicingTeam@strathclyde.pnn.police.uk

CAR PARKING



The car parking continues to be an emotive subject, with many people still using the communal spaces to park vehicles on non car parking spaces or in someone else's designated space.

One of our committee members has teamed up with a proprietor to look into what options we may have in dealing with these issues to everyone's satisfaction.

The police advise caution and consideration should you need to challenge anyone in the car park. Please keep yourself safe and give the benefit of the doubt as others may not have the benefit of knowing the rights and wrongs of our development.

Each flat within this development is limited to one exclusive car parking space. Car parking spaces are all clearly numbered; the numbers correspond with your flat plot number.

If you are unsure which car parking space belongs to your flat, please refer to your deeds in which you will find your plot number which corresponds with the numbers in the basement and will be clearly marked in your space. If your deeds are held by a landlord, please contact them or their agents to verify your plot number. It's also worth noting at this point that every property has the right to only one car parking space therefore if you are already using this space any subsequent vehicles should be parked on the external parking spaces at street level.

Extract from Deed of Conditions

Part1 Definitions and Interpretations

1.1 Exclusive Car Parking Space

means a car parking space within the Basement Car Park, the exclusive right to use which has been granted by the Developer to an individual Proprietor or Proprietors, but excluding anything within the basement car park common parts.

Part 10. Use and Prohibitions

So far as regards the Developments and all Flats thereon:-

10.7 The Proprietors entitled to use the Exclusive Car Parking Spaces

are prohibited from selling or letting the same separately from their flat or from otherwise granting rights of occupation thereto to third parties.