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Factor Tender Progress

To keep everyone involved, and up to date with our progress, here is a brief outline of what is happening in the factor tender process:-

- a) The committee met with 5 potential candidates who answered 4 questions in the Stage 1, Pre Qualification Questionnaire interview.
- b) Each company was scored individually in each category with the overall scores determining the top three successfully being through to the next stage.
- c) Stage 2 involves the successful top 3 candidates, (plus the incumbent factor), being given the opportunity to visit Glasgow Harbour for an insight into the requirements and scale. They will then present to the committee their vision of how they would approach and run the development.
- d) Stage 3 will be for the committee to discuss the merits of the above, and consider the bank, credit and client references provided by all factors before presenting you with the facts.

As the choice of factor is for every owner to decide, we appreciate your patience in awaiting our publishing of the information and choices available to you. Look out for forthcoming communications.

CURRENT PROJECTS

Current projects are ongoing, including the lift lighting which has involved a trial of different types of lights in 323 Glasgow Harbour Terrace to get it right before rolling out across all units. Hopefully this will result in non removable lights which are energy efficient and a better proposition to those previously installed.

GARAGE HEIGHT LIMIT



Our garage area continues to challenge those with taller vehicles. Therefore, following an accident which has torn the lagging on our water pipes and exposed the trace heating elements, you will soon see signs advising of a height limit of 6ft 2in for all vehicles entering our underground parking area. The damage recently has been limited to two pipes, one of which has been paid for by the owner's insurance, but the other has had to be paid by all of us as it was not reported by the person involved and cannot be traced on the CCTV in this instance.

PARKING



As with previous reports, we continue to see the use of the underground parking area inappropriately, and sometimes inconsiderately, with vehicles parked on access routes or blatantly obstructing access for some parking spaces. A gentle reminder to everyone - you have one parking space allocated only within the terms of your deeds. This may be an area in which we need to seek your thoughts and wishes going forward if we are to find a solution to what can sometimes be an emotive subject.



ARTWORK

We are at the final stages of the upgrade of entrances which we started last year with refreshing and decorating all of the entrances to our buildings. The fabric fund has been used to fund this project therefore this will not pose a new cost to you. We commissioned photographer Iain McLean to provide us with a selection of modern photos of our local surroundings including the Rise statue, the museum and the shipyard. We have been very pleased with the results and have chosen a selection from his work to enhance our entryways. We hope you will agree and enjoy the finishing touches as we endeavour to have the prints in place soon.

COMPLEX CO-OPERATION

Development Maintenance Operatives (DMO)

Our DMOs once again have requested that we remind you of a few points which would help them in their daily toil.

- 1) Please place your rubbish bags into the bins provided and do not leave the bags outside the bins on the ground. If your bag is full or burst, they then have the task of moving it safely.
- 2) For larger items of rubbish, please call 0141 337 2763 to advise that you intend to drop the item for disposal and liaise with the DMO who will then advise where best to leave the item and when. This will allow the item to be collected appropriately as currently this has been a problem whereby we have only one person on duty to then carry out the task of moving large items from one end of the development to the other.
- 3) Welcome to our new owners who have recently moved in. Many of you do not know where your designated parking space is. If your plot number appears on your deed of conditions, this corresponds with your parking space in the underground car park. The DMO can advise you of this information should you require it. Please be aware that someone may have been using your space for a long time, either by not knowing their correct space or by noticing that yours has not been occupied, please give the benefit of the doubt when informing that you now wish to use your own parking space.

WELCOME TO OUR NEW NEIGHBOURS

A very warm welcome to those of you who have recently moved in to Glasgow Harbour.

A few pointers to make life a little easier for you:-

- DMO OFFICE is located via the garage area and to the left of the East ramp.
- There are notice boards in the garage entrances of every unit which provide information on window cleaning and gardening schedules as well as some useful out of hours contact numbers.
- The committee can be contacted via our website www.pagh.org.uk or email directly pagh99@gmail.com
- The bins are located in the basement level with rooms off the garage floor areas. There are a number of regular household refuse bins in which you should deposit your rubbish in tied black bags. Nearby you will find a blue lidded bin which is used for recycling articles only and there are a couple of green lidded bins in which you can recycle glass. Glasgow District Council recycle many items, a copy of these can be found on the notice board or on the GDC website.

YOUR INPUT

We hope everyone has enjoyed the good summer at Glasgow Harbour.

A development of our size and diversity will always be a challenging entity to keep in pristine condition, however

we value your input to help us to achieve what is important to you. Please do your part and let us know your wishes, observations and thoughts in general to ensure that everyone has a say. Remember: if you do not have access to the internet you can leave a note in the red post box which is located just outside of the DMO office. The email address is pagh99@gmail.com. Please allow a few days for a response as the committee hold full time jobs and take on these tasks in our spare time.



CLAIM PROGRESS

Our Chairman John, recently met with representatives of the builders, H&P and NHBC. Confirmation has just been received from NHBC that they have awarded a new completion date of 9th October 2013.

H&P have responded, expressing their disappointment that the work is not yet underway.



A WORD ON THE WEB

The owners' page on the PAGH website will be placed behind a login panel in the near future. This will allow us to place information of a more confidential nature such as accounting information on the web site. To register it is proposed that you will need to provide your name, email address, real address and Hacking & Paterson account number which you will find on your latest invoice. We will then send you your user id and password. The safety of your personal information is very important to us and we will not be storing any personally identifiable details on our web site. All personal information will be stored offline. Please remember that some information on the owners' page will be of a confidential nature and should not be shared with non owners.



NEXT AGM – 11th November 2013

The forthcoming Annual General Meeting of the Proprietors Association is in the process of being arranged for Monday 11th November 2013 in St Peter's church hall, Partick. The committee look forward to welcoming as many of you as possible to this all-important event.