



In this issue:

- A Hive of Activity
- It's a Walk in the Park
- Height Restriction!
- 21st Century Style
- Energy Saving Trust
- Is it a Bird...Is it a Plane.....
- Ombudsman
- Smoking is Ok!
- The Committee
- A Date for your Diary

A HIVE OF ACTIVITY

With the fireworks and festival atmosphere of the Commonwealth games well and truly confined to history, here at Glasgow Harbour our little corner of the universe has seen much activity recently. No medals are evident though, but there is much afoot to spruce up our space. Here is a word from Alan on what's been happening:-

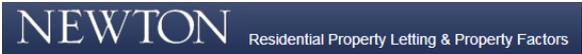
External Improvements

During the last few months there has been a lot going on to help improve the outside of our buildings. The cleaning of the render is nearing completion and I'm sure you will agree that there has been a vast improvement now that the unsightly green algae has been removed.

The painters have been working on the painting of the balcony handrails which are deemed to be communal and must be maintained regularly as per the deed of conditions. This has proved challenging. Gaining access to some properties has been difficult and we would urge anyone who has still to arrange access for the painters to do so before the weather deteriorates. You can do this by contacting them via the concierge office in the basement (0141 337 2763) or alternatively call Stephen the Painter directly on 07928 074481. The majority of handrails were in such a poor condition that to sand and varnish would not have effectively improved their look or condition enough to match those few owners who have looked after theirs in previous years, hence the need to cover with a darker quality finish in order to achieve a uniform result. There are some proprietors who are refusing to allow their handrails to be treated. Your attention is drawn to clause 7 of the deed of conditions which states that all proprietors are bound to adhere to a common colour scheme in respect of the exterior parts of the flats therefore we kindly request that you comply.

The insurance work on the damage caused by the storms last December is now almost complete after what has been an unacceptable delay. It would appear that much of the delay has been caused by the material for the panels having to be obtained from Germany and then fabricated to size here. The committee has advised Hacking and Paterson that the length of time taken to attend to the storm damage is unacceptable and they have passed this on to the insurers.

It's a Walk in the Park...



Newton's factor, who act on behalf of Glasgow Harbour Ltd in the upkeep of the Clyde Walkway, Linear Park and The Square, have instructed the replacement of two new trees in the park as well as the clearing of weeds along the walkway and square. The committee will be meeting soon with both parties to discuss the current service and seek an improvement on a number of areas, however we can only work successfully for you if you, our fellow owners, pay your fees - please don't let us down! Currently these charges are around £200 per year which does include the necessary insurance cover for the harbour wall.

CAUTION - HEIGHT RESTRICTION!

New signs above the garage entrances should now be in place which we hope you will agree are clearer and more appropriate in highlighting the low level of our garage space thus avoiding damage to overhead pipes in the future. Just a reminder that all commercial vehicles are prohibited from parking in our garage areas, as noted in the deeds, and require the written consent of the property manager to do so. Article 10.10 refers. Recognition for good service and fair pricing to Signs Express of Hillington (0141 883 0304) for our two new garage entrance signs.

21ST CENTURY STYLE



By the time this goes to print you will have received a communication from H&P informing you of the plans to transform the concierge office in the basement. Not only that but a whole new investment by H&P in our future as they provide an on-site resource to us in the form of new Facilities Manager, Scott Gillespie. The upgrade to the concierge/DMO office in the basement will accommodate both the Concierge and our dedicated Facilities Manager with the costs being picked up by H&P in an effort to demonstrate their long-term commitment to us. This is a unique step for H&P having recognised the need to move away from their traditional factor role to keep up with the 21st century needs of their customers. Scott will be available to all owners, initially at set times which will be displayed in the office and he will therefore be instrumental in driving our future maintenance programmes as he familiarises himself with the running of our development. The new design is intended to reflect the modern style of our development and drive quality in all future improvements.



As always our focus on seeking opportunities for savings to our common charges remains high on the agenda. Having made contact with the Energy Saving Trust earlier in the year to take advantage of saving initiatives for our homes, we asked the question if anything might be available to help reduce our energy bills as a community. The short answer is that we are looking into this with the help of the Trust and will update you on the outcome at the AGM. As with everything that takes place - it's complicated and requires much investigation, walkarounds, plans etc but we are hopeful that there will be a chance to reduce those ever increasing electricity bills and our time and effort will pay off.

Is it a Bird.....
Is it a Plane.....
No it's a 3 PIECE SUITE!!!



Please spare a thought for our concierge and his health and safety.

There may be two of them but they work on single shifts which means there is only one person on duty at any given time.

Please contact the concierge on 0141337 2763 if you have any bulk items to dispose of. He will liaise with you as to where the item needs to be stored for collection. We only have one collection point for the whole development therefore if you and your helper leave an item in the bin store it has then to be moved by our lone concierge to the collection site.

OMBUDSMAN



It is with great disappointment that we have to report a formal complaint has been lodged with the insurance ombudsman against Buildmark Insurance (NHBC) following their inability to ensure that Taylor Wimpey fulfilled their responsibilities to us by fixing all aspects of the insurance claim due to water ingress which was filed over two years ago.

H&P have accepted a without prejudice gesture to the value of £1,000 into our account as compensation for the delay.

A date has been agreed for a further inspection of the outstanding works to be conducted by the insurers whereby H&P and the committee will also attend. We will keep you informed.

SMOKING IS OK!



It may be unofficial but it seems that, unlike the rest of the country, all of us at Glasgow Harbour accept that smokers can make a mess of our stairwell areas, courtyards, cost us money for additional cleaning charges and can pollute our air and heighten the risk of fire to their hearts content.

Unless you report this to the factor, we are complicit in this behaviour.

Letters have been sent to some Landlords where it is known a tenant who smokes is causing these problems, unfortunately with no successful results. How should we deal with this? Please advise your ideas to the committee via our email at www.pagh.org.uk or direct email pagh99@gmail.com

The Committee

We continue to meet at least once a month and welcome your questions and suggestions on all aspects of our community via our email which can be accessed via the website www.pagh.org.uk

A DATE FOR YOUR DIARY

Annual General Meeting: Monday 17th November 2014
Venue: Church Hall, St Peter's, Chancellor Street, Partick

Yes it's that time again. The church hall at St Peter's on Chancellor Street, Partick has been booked for the above date. The committee hope that as many of you as possible will be able to attend.

The required correspondence will be with you in due course.

