



NHBC



A meeting of all interested parties took place on 22nd May 2015 which proved to be less than satisfactory for our owners. NHBC concluded that most of the claim has been successfully actioned to an acceptable standard in their opinion. Our Chairman John expressed his concerns that the continuing time lapse in resolving these issues is detrimental to the overall progress of maintaining the common areas of the development. In the meantime, a complaint has been lodged on behalf of the owners by H&P and sent to the NHBC, specifically questioning the integrity of works carried out due to the fact of a problem at 317 GHT following the collapse of a wall at the lift entrance which seems to be the result of ongoing water saturation.

Courtyards for your Enjoyment



Plans are afoot to make our courtyards more user friendly for everyone. There have been complaints from some of you regarding the dog fouling which endangers everyone using these spaces. Jet washing of both courtyards will have been completed by the time you receive this newsletter, giving those areas a fresh look. There have been a number of suggestions around how these courtyards should look and be enjoyed. If you have any ideas, please let us know your thoughts by email either via the contact section of the website at www.pagh.org.uk or direct email at pagh99@gmail.co.uk

Hyperoptic Broadband



For those who have signed up, Hyperoptic is here. Engineers have been on site installing the system via our electrical cupboards in the common areas of each core. Step 2 will be for each household to sign up for their signal which if you have read all about the product, will change our virtual lives forever as we see huge increases in speed of our current broadband signals. This has been endorsed by our factors as a real asset to the value of our homes and it is generally expected will appeal greatly to those who work from home and those who believe in effective fast connections for those focused on today's technology driven community. If you missed the opportunity, you can visit the website at www.hyperoptic.com/residential-package for more information. We believe that this has been recognised as a befitting service for a modern premium development such as ours which will deliver on expectations of future buyers. The factor has met with one of the committee members and the Hyperoptic representative to plan where and how to ensure the required equipment is placed with the safest and best interests of everyone at the forefront of their decisions.

Miss Marple strikes again!

For those among us who feel vulnerable in whatever capacity this may present itself, hopefully you will be reassured to hear that we have our very own Miss Marple in our midst who is working with our local police to set up a neighbourhood watch scheme. Watch this space for more information on how you can get involved in our next newsletter.

Crime doesn't pay!

Following the recent theft of our entrance picture from 1 Meadowside Quay Square, we have logged a report with the police which also records the theft last year of the picture from 335 Glasgow Harbour Terraces. If anyone has any information regarding these crimes we would ask you please to contact the police on 101 and provide your information. All crime costs society but these crimes directly impact on our pockets as we are burdened with the replacement costs. They are unique, and signed by the photographer Iain McLean therefore should you spot either piece out with our development please report it.

People Power



Following a suggestion from one of our neighbours that a mirror may be a useful tool in assisting exit and entry from and to the garage at the east ramp we have actioned this with a mirror on the wall. Feedback however has suggested that it would be better placed on the lamppost. Our Facilities Manager Scott is looking into this possibility. A gentle reminder that the speed limit is 5mph. Please consider others when you drive and where you park in the garage area..

Storage Hunters at the Harbour



If you have not heard of this group of people, you are probably one of our fitter outdoor type residents however if you are a couch potato like me, you'll recognise the name as one of those addictive real life TV shows in which people make a living by buying other people's unwanted containers of stuff. We have our very own collection of people's unwanted belongings, some in our gas and electric cupboards, some await collection by H&P as they progress with clearing our landings and stairwells. A gentle reminder that all cupboards in the common areas should not be used by any one resident to store the overspill from your flat. On a recent inspection by Scott our Facilities Manager along with some committee members it was discovered that some cupboards are full of household goods, prams, toys etc. Please arrange for the removal of these items as soon as possible. It is a pity that we do not have an option to use these cupboards as they remain the property of all owners as they fall within the common areas. We do understand the temptation to use these handy areas however these cupboards house electrical wiring for the whole building and as such could be at risk by improper use.

Seasonal Cleaning



We cannot call it Spring Cleaning for obvious reasons, nor can we claim summer cleaning, we're still waiting for that to happen – Seasonal Cleaning sees our focus on the recent cleaning of the carpets on our landings and spot cleaning of the stairwells. We may decide to go ahead with complete cleaning of the stairwells however our cleaning company have advised this could be costly. We will give this some consideration as to the best course of action.

Concierge Chat



The saga of cardboard boxes continues..... At this time of year there is a marked increase in rubbish disposal, understandably, with new owners moving in and our previous neighbours moving out. We seem to have an added problem of some commercial cardboard being dumped in our bins which really does put extra and unacceptable pressure on the one Concierge on duty at any given time. Please remember that he has to move these heavy bins and often to flatten the cardboard beforehand on his own. If you are disposing of cardboard please flatten and leave in the bin store if it is of a substantial size.

Please do not dump large packages without informing the concierge if you have a problem in flattening. Also do not dispose of any commercial waste or recycling in our bins. The residents who have been leaving numerous packages from Specsavers and In Disguise are requested to stop immediately.

On the Horizon



In addition to those aforementioned projects, the committee are also looking into :

- A Welcome Pack to help answer those everyday questions which are not so obvious to new owners.
- Comparing our CCTV with those in nearby developments with a view to improving.
- Raising the question of our rates banding with Glasgow City Council in the hope of reducing – If you are a newly arrived owner – you could assist by adding your weight to the owner who is following this up. Please get in touch through www.pagh.org.uk.
- LED Light replacement in common areas, looking at joining forces with Cala to reduce costs.
- Handyman Donny has the ongoing task of replacing all missing and broken door stoppers as well as sprucing up the small repairs required in the common areas of each unit.
- Cleaning up after the onslaught of dirt and germs onto the walkway and balconies on the walkway deposited from the increase in activity of birds and pigeons which are being fed regularly and will only increase in numbers.

Insurance Focus



All of us continue to be concerned with the increasing cost of insuring our buildings and common areas. The history of claims highlights a constant threat from water, some of which seem to have been due to washers in toilet cisterns wearing out or seals in the shower cubicles. For a number of reasons, very often the problem is not noticed immediately but only after dripping or overflowing into someone else's flat. As a precautionary measure it would be good practice for owners to conduct a check of all areas which could be susceptible to this type of wear and tear and keep all components in good repair. This might help minimise the risk of a number of future claims

Save The Planet



We can all contribute in a small way - visit Freecycle.org

And Finally

SAVE THE DATE : Proposed date for this year's AGM Tuesday 24th November 2015