



AGM - Save the date:

Thursday 9th February 2017, St Peter's church hall. The terms of our lease states that each annual general meeting of the committee must be held within 15 months of the previous. We have opted to take the full term this year as a 12 month gap would take us into December which we believe may be a very busy time for many, therefore we hope this will be a more convenient date and may result in our best attendance rate so far. Please look out for the invitation letter and proxy forms which will be distributed by H&P on our behalf. If you are unable to attend in person, you can appoint a proxy to attend in your place or alternatively give your vote to our Chairperson both options require completion of the proxy form and return by the date and methods explained in the letter.

The current committee members continue to work with H&P on your behalf and would welcome any support you are able to give whether it be as a committee member, attending meetings usually once a month, providing your opinions and views on all matters relating to the upkeep of our community. You may on the other hand prefer to support us as a sub-committee member assisting on a project by communicating with a committee member, limiting use of the time given on committee business.

We thank all of you who do offer expertise and time for the good of all. Please visit our website at www.pagh.org.uk.

Food Waste

A couple of months ago we received delivery of small food waste containers from Glasgow City Council which were supplied to every home. Alongside these we received 7 large bins for collection of the bagged waste. Unfortunately some residents were unable to follow the instructions on correct disposal of their bagged waste, opting to put food directly into the bins which resulted in attracting vermin into our basements. The situation is now under control as we have had to enlist the help of a pest control agency. Our Concierge had an extremely unpleasant task of cleaning these bins which have now been reduced to two in order to mitigate the problems. The large bins have now been relocated to the vicinity of the east and west ramps in the basement area. Thanks to all of you for being careful with all waste, there's a lot of us about and we do generate a substantial amount to manage. Please ensure all bags are deposited IN the bin and not left beside them.

Christmas is Magical: Pine Needles are a Pain

We will arrange for a separate bin to be marked and located near the east ramp for disposal of your beloved but now dead Christmas Tree. Please ensure that you place it into a bag to avoid a trail of debris.

Concierge Chat X Two

1. The service of accepting parcels for our residents is of great benefit and convenience to many of us. It does present problems at times for the Concierge hence a reminder of the process:

- Parcel received and notice given to owner day 1.
- Recorded in office and stored for 7 days.
- If not collected by day 8 the parcel is returned to the supplier.

There is limited space in the office for this facility therefore a reasonable timescale has been applied to arrange collection. Please be considerate in this regard as the number of deliveries increases significantly during the Christmas period.

2. I'm like an old broken down record - I know, but here we go again with a request from Jim to all of you who are disposing of large cardboard into the bins. Please flatten the cardboard and leave it in the bin store but out of the bin. The consequence of large boxes being dumped intact into the bins reduces the available space for your fellow owners. Please be considerate: caring is sharing!

Just for clarity, small cardboard items should also be flattened where possible and put into the recycling bin.

The Concierge can be contacted between 07.00 - 18.30 daily on 0141-337-2763.

Speed Kills

Speed could kill a child. Please remember that the next time you zoom-zoom around our garage.

Development Management

H&P have informed us that the hours on site for our Development Manager Alan Henderson will be changing to two days instead of three. We have been assured that the service standards will not suffer as a result of this. Should there be a need for a representative to attend the development outwith the designated hours, someone from Scott's team will do so.

Hello from our new H&P Development Manager Alan:

"I have worked with H&P for two years and over that time have accrued experience managing other high-end developments such as Lancefield Quay and The Picture House. Over the last month I have been getting to know the development and look forward to meeting homeowners and assisting with the management of Glasgow Harbour. Feel free to contact me at the office or the concierge office should you wish to discuss any issues at the development."

Alan Henderson, H&P.

Contact me on 0141 337 2763 or 0141 248 5693

Clydeport Update

Members of the committee requested a meeting with factors Newton and Clydeport Authority to discuss a number of areas of concern to our members.

The outcome was that both of the above parties agreed to address the following:

Reinstate the Lighting - The Square ground lighting, walkway, raised flower beds, The Rise.

Oversee the reinstatement of the landscape to the Linear Park and Castlebank Terrace entrance areas. They have been advised of the poor quality workmanship in evidence already where the cobblestones have been replaced outside of the Park Lane development. Some improvements have been requested for the entrance area and a thoughtful solution to covering the view hatches which will be left behind and which will require access periodically by Scottish Water.

Gardening: Agreed to feed grass in square and courtyards, replant shrubs and introduce some colour plants. Protect from damage to grids and grass areas due ball games etc. with erection of notices being considered.

Beith St underpass: Brought to their attention as in need of repair to damaged floor bulbs/ walls.

Plans for the site immediately west of Park Lane development was discussed with new timescales and plans unveiled for 2018 completion.

We will provide an overview in more depth at the forthcoming AGM.

AND FINALLY...

It's another broken record, sorry. We all do appreciate mother nature I'm sure, our four legged friends, and our two winged feathered friends with whom we share this planet, however please spare a thought for the properties blighted by their droppings, please avoid feeding them. They do have a tendency to visit all of us.

Have a wonderful Christmas season; we look forward to seeing many of you during our door-to-door visits in advance of the AGM. Please do try and come along on 9th February, it would be great to see you and if you like, have your say or if you prefer just listen

Your Priorities

At the previous two AGM's and following our Energy Saving Trust report, it was recommended that we look at reducing our very costly electricity bill by changing to LEDs. This has proven to be a mammoth task as we discovered a plethora of questions arose every time we looked at how best to approach this project. The committee and H&P have forged resources to seek the best company to handle this and for the most effective way of implementing and paying for this transition. The outcome is not ideally what we would like in that we cannot implement this change quickly or without cost. However on the bright side, pardon the pun, is that we will expect to save money through reduced energy consumption and save further by using a new contractor to install the LEDs as well as provide ongoing maintenance, eliminating the need for Interlink. H&P recently reviewed our electricity contract and secured a low rate with the current supplier. The work has already started in 315 Glasgow Harbour Terrace. We will monitor and assess this project at every stage to ensure we progress to meet the objectives.

A Whole New World

No, there hasn't been a transformation to the landscape – it's just that the windows have been cleaned. You may have noticed that we have opted for abseiling the whole of the development this time around, instead of the usual method involving the cradles which remain out of commission.

ON THAT SUBJECT...Here's the latest..

The cradles have been out of commission most of this year. One of our committee members, luckily for us, has experience in this field and has been investigating what our options are. A quotation had been presented to the committee, which would involve overhauling the apparatus in order to meet the required standard for safe operation. The amount of this quotation was in the region of £350,000. If you have picked yourself up off the floor, we know how you feel. This is not an acceptable expenditure for residential properties we feel, nor is it one which we're sure you would agree is worthwhile value for money. These cradles help keep the costs of insurance claims down given that they have been used when repairing and replacing our external paneling etc. They have been used by window cleaning contractors and others in a similar fashion. We as a community need to look at the overall costs alongside the implications for and against decommissioning and what would replace them. This discussion will form part of our AGM agenda in February, hopefully you will input your thoughts and help us reach a consensus.

Christmas at home – not the hospital

Five miles per hour in the garage, please.

