

Web Update January 2010

**\*IMPORTANT REQUEST TO ALL OWNERS \***

**WATER INGRESS:**

***Would ALL owners who are experiencing water ingress please make their complaint known as Barratt are now looking into this problem throughout the development as a whole. If this applies to you, please contact A&K as soon as possible with your name, flat number and contact details along with the nature of the problem. The complaints will be recorded/collated and passed on to Barratt for their attention. If you are an owner who lets your property please have your property inspected and report water ingress immediately. There is more chance of a positive outcome if this is dealt with collectively, so if you are aware of anyone who is experiencing problems who may not have read this please spread the word.***

**ROOF:**

Following pressure from A&K and our legal team, Barratt/ Ogilvie and a roofing contractor have spent 3 days carrying out their own survey. Their survey is to determine the work that will be required to bring the roof up to the correct standard. Barratt have agreed to report back to the property manager with their findings within the next 2 weeks. Barratt's report will outline the repairs they intend to carry out. The report will be considered by the committee prior to any agreement been made.

**GARDEN AREA:**

The 45 high quality mushroom dome lights have now been installed in both garden areas.

**GARAGE:**

The ongoing repair in the garage is 75% complete and the contractors are on schedule to finish the outstanding work by the end of March.

**CORRIDOR DOORS:**

The major repair to the corridor doors and the enhanced locking system throughout the development is on schedule. At present the contractors are working on floors 4/5.

They expect to complete the full contract by the end of February 2010 .

The locking system completely satisfies the requirements of both Strathclyde Fire Brigade and Police Services. Both services have advised that they can only see long term benefits for owners and residents when this work is completed.

## **LIFT RE-INSTATEMENT CORE A:**

The outstanding electrical components to allow the completion and re-instatement of the lift in core A have now arrived. The work is due to start week commencing 25<sup>th</sup> January 2010 and fingers crossed the lift should be in operation by the end of that week.

As you know this lift has been out of operation for over 4 years so this is a welcome step forward in the development's progress.

## **GYM**

The gym will be up and running within the next few weeks.

All residents wishing to make use of the gym will have to register and take an induction course to comply with health and safety regulations.

It is also intended to start a running club for owners and residents.

If you are interested in any of these activities please make contact with the A&K Property Management Services on their email address

**kqpropertymanager@gmail.com** or **by phone on 0141 420 3900**

To conclude this update we are very pleased to announce the following happy events.

Tam (A&K staff member who residents may know as the guy who always has a smile on his face!) is now smiling like a Cheshire cat. His partner Rosie recently presented Tam with a beautiful baby girl Nieve. Both mother and daughter are doing well.

Kara, A&K's Administration Director also gave birth to a bouncing baby boy Lewis on the 20<sup>th</sup> January. Both mother and baby are doing well.

On behalf of the owners we send our very best wishes to both families.

We would also like to take the opportunity to wish everyone a happy and prosperous 2010!