

## Committee Meeting with Hacking & Paterson

**Date:** June 25, 2025 7:00 PM BST

**Participants:** Chrissy Rooney, Craig Freeland, Fiona Gray, Hazel Hutton, Lhyam Sumal, William Chan - Alastair Leitch and Lynsey Hutchinson for Hacking & Paterson

**Apologies:** James McIntyre, Fiona Flynn, Dasha Chan, Andrea Harned

**Duration:** 83.00 mins

### Overview

- S4 Maintenance quote ambiguity noted, requiring clarification on ground reinstatement inclusion for Bracken Hill Crescent play park to align with resident expectations.
- Resident feedback from September 2022 reviewed; issues around lawn maintenance responsibility at Corsehill Crescent and Bellway sites highlighted.
- Bellway remains accountable for play park and SUDS areas due to incomplete land transfer; regular updates requested from Martin Benson (Bellway).
- Communication gaps with Scott Builders acknowledged, affecting estate maintenance and owner support; raising concerns about financial capability to meet standards.
- Cleansweep withdrew from Phase Two quoting due to capacity; residents indicated strong desire for contractor changes based on service dissatisfaction.

- Discrepancies in management fees and share calculations among residents of different phases raised; standardisation effort planned by Lynsey.
- Safety concerns about weed-killing measures during pets' exposure discussed; damaged manhole cover on Harrislaw Drive flagged for council attention.
- South Lanarkshire Council now provides 14 cuts annually for the Meikle Earnock Road spine; previous council adoption discussions revealed miscommunication.
- Community Connections group activities have resulted in unconsulted planters around the estate, impacting accessibility and aesthetics as plants die off and are not replaced.

## Notes



### **Bin Removal & Ground Repair Issue**

- S4 Maintenance quote clarification needed - original quote stated bin removal only, but residents understood it included ground reinstatement at Brackenhill Crescent play park.
- Lynsey Hutchinson to challenge S4 Maintenance tomorrow regarding ground repair inclusion in the original quote and e-mail communication sent to OA.
- Active Playground provided a separate quote for wet core reinstatement.



### **Resident Feedback Review**

- Lynsey received feedback list from September 2022 meeting, requiring clarification on specific locations and ownership boundaries.
- Corsehill Crescent (Barratt development) and Bellway site do not receive front lawn maintenance - only common ground maintained.
- Phase One maintenance issues identified, walkthrough with Cleansweep recommended.
- Weeds observed along Jersey Lane mono-blocking at grass verge edges, as well as Brackenhill Crescent and Meikle Earnock Road.

### **Developer Land Transfer Issues**

- Bellway still responsible for areas around play park and SUDS due to incomplete handover, Martin Benson regularly contacted for updates by Lynsey.
- Stewart Milne administration left nature trail and various patches unmaintained.
- Scott Builders purchased Stuart Milne estate for £23 million but appear unaware of full responsibilities including wider estate maintenance.

### **Scott Builders Communication Challenges**

- Colin from Scott Builders expressed concern about financial capacity to bring full estate up to standard.
- One owner moved from existing Brackenhill property to new Scott Builders house, attempting to set up factoring account via Scott Builders with H&P.
- Lindsay from Scott Builders not responding to landscaping and owner information requests.
- Monica Lennon MSP providing support and council contacts for estate issues.

### **Site Visit Planning**

- Site meeting with Scott Builders planned for week of July 30th-August 3rd before Alastair's holiday.
- Lhyam to contact Colin tomorrow to arrange meeting.
- Taylor Wimpy commenced landscaping on their section, highlighting Scott Builders' lack of action on adjacent areas.

### **Contractor Review & Tendering**

- Clean Sweep declined to quote for Phase Two due to being 'too busy'.
- Residents voted overwhelmingly for contractor changes due to dissatisfaction with current services.
- DSMCG and Gordon Shanks quotes available - decision pending Scott Builders meeting outcome.
- Single contractor preferred for entire development to ensure consistency.

### **Billing & Management Fee Discrepancies**

- Residents questioning varying share calculations (1/74, 1/173, 1/108) on different bills.
- Management fees differ between Phase One and Phase Two residents - Phase One paying higher amounts.
- Lynsey to escalate management fee discrepancy with directors for standardization.

### **Maintenance & Safety Issues**

- Weed killing spray safety concerns raised by multiple residents regarding pets.
- Harrislaw Drive damaged manhole cover at numbers 14 and 16 - council adoption pending.
- Whitecraigs Crescent and Holstein Avenue lighting issues referred to Colin Park (South Lanarkshire Council).
- Brackenhill Crescent play park complaint about ball games and car damage - resident requesting high nets installation. OA advised that H&P will respond to the resident in writing declining installation of high nets at this time.

### **Land Adoption & Council Updates**

- Meikle Earnock Road spine now receiving 14 cuts annually from South Lanarkshire Council.
- Former Stewart Milne architectural technician (local resident) indicated spine road was never intended for council adoption.
- Community Connections group placed planters around estate without consultation - some now unsightly and blocking pathways. Contact required at Community Connections.

### **Administrative Updates**

- Quarterly new homeowner report requested from Lynsey.
- Barratt site and Bellway areas require separate walkthrough due to private ownership issues.
- Land grab concerns at former Stuart Milne show homes - one vocal resident complaint, but cost implications if reinstated to common ground.

## Action Items

### Lynsey Hutchinson

- ☐ Challenge S4 Maintenance tomorrow regarding ground repair inclusion in bin removal quote
- ☐ Email Scott Builders regularly and update committee on contact attempts
- ☐ Arrange separate walkthrough of Barratt site and Bellway areas
- ☐ Send quarterly new homeowner report to committee
- ☐ Escalate management fee discrepancy with directors for standardisation
- ☐ Review resident account with varying share calculations and provide explanation
- ☐ Conduct walkthrough with Cleansweep to address Phase One maintenance issues
- ☐ Proceed with new contractor quotes from DSMCG and Gordon Shanks pending Scott Builders meeting outcome

### Lhyam Sumal

- ☐ Contact Colin from Scott Builders tomorrow to arrange site meeting for July 30th-August 3rd
- ☒ ~~Email title plan from Scott Builders to Lynsey for review~~
- ☒ ~~Forward resident billing query email to Lynsey for account review~~
- ☐ Reach out to Community Connections group regarding planted flower pots maintenance

### Chrissy

- ☐ Ask Fiona Flynn for phone number to add to WhatsApp group
- ☒ ~~Continue pursuing council road adoption through Colin Park contact~~