

THE BRACKENHILL PARK

HAMILTON OWNERS' ASSOCIATION

OA Committee Meeting

Date: December 4, 2025 7:00 PM GMT

Transcript: [See full transcript](#) **TO BE REMOVED**

Audio: [Listen to audio](#) **TO BE REMOVED**

Participants: Dasha Chan, Elena Miller, James McIntyre, Lhyam Sumal, William Chan

Apologies: Chrissy Rooney, Craig Freeland

Duration: 35 mins

Overview

- Scott Builders Near Completion: Only four/five houses remain under construction; unresolved issues with communal paths and responsibilities persist.
- Infrastructure Concerns: Poor footpath condition and shared car park lighting issues remain unaddressed, with unclear ownership and ongoing costs for homeowners.
- Ownership Disputes: Conflicting claims between Scott Builders, Teneo, and H&P complicate resolution of unfinished developments and infrastructure repairs.
- New Estate Factor Consideration: Integro Factoring and Sentry Factoring are under review to improve services; both aim to include neglected areas.
- Fee Discrepancies: H&P's inconsistent management fees among similar homes fuel resident distrust; ongoing confusion for over 18 months.
- Upcoming Engagements: Next committee meeting scheduled for January 21st; walk-around inspection planned for February 4th with H&P to assess conditions.

Notes

Constitution Approval

- Constitution approved at the AGM; sign-off planned but delayed until more members can participate, including Craig, Chrissy, and Andrea.

Scott Builders Update

- Scott Builders nearing completion with about 3–4 houses left; have fenced off part of the communal path, passing responsibility to Taylor Wimpey, leading to unresolved maintenance issues.

Communication Issues

- Ongoing lack of communication with Scott Builders and Taylor Wimpey regarding landscaping and estate maintenance; action plan to escalate issues to Monica Lennon MSP and the council, copying Hacking and Paterson.

Phase One Estate Issues

- Phase one estate issues included footpath disrepair and lighting problems in shared car parks; council denies responsibility, placing burden on the factor; lighting as installed by builder, additional updates cost residents.

Property Ownership Discussion

- Discussion on property ownership and responsibilities: Teneo administrators claim sale of full development “in its entirety” to Scott Builders. Scott Builders contest responsibility for completed sections but also unaware of responsibilities for boundary line to Taylor Wimpey development for instance. Factoring arrangement issues highlighted as Scott Building section does not appear to be landscaped or maintained.

Ongoing Coordination

- Ongoing communication and coordination with MSP Monica Lennon and council representatives to resolve estate maintenance and responsibility issues.

Factoring Companies Review

- Review of new factoring companies: Integro, Sentry, Curb (non-responsive), and Scottish Woodlands (no response); Integro and Sentry visited site twice, with Integro's proposal received and Sentry's awaited.

Tailored Maintenance Proposals

- Integro and Sentry willing to tailor maintenance specifications more thoroughly than Hacking and Paterson, including difficult-to-maintain communal areas like nature trails and unfinished land.
- It was explained to both new factors the areas of the development that are frequently resulting in complaints, which H&P are also aware of.

Costing Proposals

- Integro's costing proposal is lower than current fees; Sentry emphasises legal action approach to hold builders and council accountable for unresolved issues.

Decision Process for New Factor

- Decision process for selecting a new factor involves review by committee and a subsequent majority vote by residents with 40% participation requirement.
- It will be required to put proposal and potentially a presentation to all homeowners ahead of a General Meeting for a decision to be made.

Follow-up with Curb Factoring

- Coordination to potentially follow up once more with Curb factoring to assess willingness to engage.

Management Fee Discrepancies

- Ongoing issues with inconsistent management fees charged by Hacking and Paterson across different development areas, with discrepancies persisting over 18 months; investigations and escalations in progress internally within H&P but to date, no progress.

Committee Member Update

- Chrissy, a committee member, currently on health-related break but expected to rejoin by February. Members to be kept updated.

Next Meeting Scheduled

- Next owners association meeting scheduled for 21 January at 7 pm via Teams; a walk-around with Hacking and Paterson proposed for 4 February (lunchtime) to assess development conditions and maintenance requirements.

New Member Introduction

- New member Elena introduced; discussion about her arrival in the estate and lack of proper notification from the factor about the owners association; consensus to add her to the WhatsApp group for better communication.

Meeting Conclusion

- Meeting concluded with Christmas well wishes and plans for ongoing communication via chat and upcoming meetings.

Action Items

Lhyam Sumal

- ☐ Email Monica Lennon's office and council regarding Scott Builders' incomplete works and maintenance problems, forwarding correspondence to Hacking and Paterson
- ☐ Draft and send follow-up email to H&P proposing a walk-around on 4 February for lunchtime. Arrangements with Committee members to be finalised nearer the time
- ☒ ~~Coordinate scheduling the next owners association meeting for 21 January and confirm with members, including Andrea and Craig~~
- ☒ ~~Send summary notes of this meeting to the group and proceed with email communications regarding ongoing issues~~

Dasha Chan

- ☒ ~~Add new member Elena to the WhatsApp communication group for ongoing updates~~
- ☐ Contact Hazel to obtain current progress with Curb factoring engagement and reassess if a renewed effort is warranted

All Committee Members

- ☐ Review new factoring proposals from Integro and Sentry once all documents are received to prepare for resident presentation and vote