



Special General Meeting of Plot Holders

Tuesday 12th August 2025

Trustees Present

Stephen Parsons – Chair of Trustees (SP)
Phil Hallman (PH)
Louise Haynes (LH)

Staff

Tim Cookson (LK)
Anna Seinkiewicz (AS)

Trustee Apologies

Wendy Sinfield (WS)

Volunteers

Speaker
Stephen
Parsons

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Good evening and welcome.

Welcome tonight on this true summer evening to a Special General Meeting of Plot Owners. We have tried to keep the room as cool as possible today so my apologies if it does get even warmer. The bar is open for cool drinks if required.

The fire exits are already open should the alarms unexpectedly sound.

This is of course a private meeting of Plot Owners or their proxies can I ask that if anyone isn't a plot owner to leave the meeting, this includes any members of the press.

My name is Steve Parsons, chair of the DPML Board of Trustees. Here is Phil Hallman, and Louise Haynes who are also Trustees.

On my left is Wendy Sinfield, who will be independently verifying the vote counting process. Tim Cookson, the Facilities Manager for DPML, and Anna Seinkiewicz one of our receptionists will be counting the votes cast later on.

The purpose of the meeting is to consider a Resolution put forward by myself as a Plot Owner but also on behalf of DPML. You would have had copies of that resolution emailed to the Plot email address or posted through the door.

There is a structure to the meeting.

- I will be looking for approval of the SGM Minutes from 26th March as a true and accurate record of the meeting

Mr Taylor pointed out that the minutes would need to be passed as a true record at the next OGM rather than this evening.

Lyndon Taylor

We will then consider the Resolution itself for which I will make the initial presentation, any of you will then be invited to speak for or against the Resolution, we then take a vote on the Resolution. The vote counting will take some 20 to 30 minutes so there will be a welcome break for that time, then the Result of the vote will be declared.

S Parsons

However, I wish to make a few basic points first.

There will be an audio recording of tonight's meeting strictly for the purposes of accurately minuting the meeting.

When any Plot Owner is speaking, please show courtesy and respect to that individual and allow them to be heard.

There will be a microphone made available to the speaker and for the purposes of the Minutes please state your name and street.

Given the heat a speaker may come to the front here or speak from their seat.

Each speaker will be given 3 minutes and Louise will keep a time record. This may seem short but it gives everyone a fair chance to be heard.

Each speaker will by rotation speak for or against unless there is no one to speak.

As has happened in recent years, the DPML Deed of Trust requires a show of hands when voting unless 40 or more Plot Owners request a ballot.

We have already been asked by a number of Plot Owners to hold this vote by secret ballot so please can I have a show of hands in favour of a secret ballot this evening.

A show of hands was confirmed as over 40 so a secret ballot was passed

P Hallman

Each Plot is entitled to one vote. You have a slip of paper to record your vote. When it comes to the vote, put your vote slip in the box

S Parsons

There will then be a break whilst the votes are counted.

Before I go through the Resolution detail, I would like to reiterate the wording in an email I sent you all on 1st July, where I stated that I was 'very pleased to inform you that DPML and Squirrels have agreed a set of key terms that will enable Squirrels to continue to provide their pre-school services from the Lodge building and help re-build the relationship between both parties.

That agreement would not have been reached without the support of the Plot Owner working group who greatly assisted the efforts to find a 'pragmatic and constructive way forward'. I would like to thank them for their hard work and patience. I would also like to thank my Trustee colleagues here and also the Trustees of Squirrels. The meeting at which the basis of the agreement was reached was professional, respectful and required a realistic compromise from both parties.

The discussions were agreed to be confidential and will remain private to those there.

The Resolution before you tonight is similar to the one considered at the SGM on 26th March, the one that I withdrew at the meeting - but now with terms within the agreement with which both parties believe can form the basis of a longer term relationship.

DPML believe that this LTO will fulfil its legal requirements for Squirrels to continue to use The Lodge, allow DPML to meet its Plot Owner mandates including the return of the Lodge for use for DP community purposes and protects the legal Covenant between every Plot Owner and DPML.

This is the basis for DPML, through myself, placing this Resolution before you tonight. If you approve this tonight then Squirrels will be offered the LTO with acceptance required in the next 2 weeks before the start of the new term.

S Parsons

The LTO itself is more detailed and has been the subject of discussion and agreement on the finer terms. It is ready to be signed.

S Parsons

Term 4 Years

Designated Space Top and main rooms to be used by Squirrels

LTO Fee - £3000 per year reviewed after 2nd year.

Utilities – Shared on 60/40 basis

Usage - Squirrels 40 weeks of the year. DPML Top room, toilet and kitchen on evenings and weekends. In the summer the main room will be available.

This agreed way forward between DPML and Squirrels is now for you as Plot Owners to decide to accept or not.

Lyndon Taylor

The detail of the LTO has been agreed between parties and is a better LTO than previously. The thing that concerns me is that this is a very one sided decision, either agree or go to court to get squirrels out.

The requirement when I was a chair of trustees that they agreed that if things went wrong that they would move out immediately.

Can I just say that that wasn't part of the conversations that have taken place

S Parsons

It should have been in the agreement in my opinion as we are effectively being blackmailed.

Lyndon Taylor

Would anyone like to speak in favour

S Parsons

I would like to speak in favour please as I was the one who started this I respect Lyndon's view but that is what they are and not views of the plot holders. Well done Steve with the help of the working party you have got to a resolution and majority of people just want to vote. We don't want to rehash old arguments.

L Sharkey

I support this motion and will be voting for it. We have had years and years of this grumbling on and it's been taking away the harmony that has been on Delamere Park, whether it's been a perfect situation for either party, I don't fully know but what I do respect and I am fully grateful for is the work of the working party in trying to work constructively in finding a compromise. Whether it is a perfect situation I don't know but I will be supporting it and voting for it.

Bob Keen

I would encourage you to vote against this motion because we are here tonight because a few plot holders refuse to accept a majority decision in a resolution that was passed in a previous general meeting. That contributes to two years of disharmony, of intimidation and the resignation of one of our hardest working Chairman in Lyndon and what we have if we give Squirrels an LTO is anarchy because that gives license to anyone who doesn't agree with a resolution that is passed at a general meeting to say 'sorry I am going to ignore that'. The only way we solve this and get harmony back into the community is by voting against and getting Squirrels out of the lodge.

Keith Glover

I would just like to say that in all previous meetings there has never been a chance for the other view to be heard, Squirrels view has never been heard. There was no information, the trustees never allowed any information other than their resolutions and their view to be expressed so I don't believe plot owners ever had a chance to have a balanced understanding.

Chris Hardy

My memory from the last meeting was that the people who might have wanted to oppose the matter in hand were not actually given a chance to speak. There was a muster by the Squirrels and their supporters which failed to give anyone to give their point of view.

Elizabeth Taylor

I'm sorry to disagree with you, I was at the meeting. Your husband as a trustee stood up and said that he was disappointed that the people opposing the resolution never spoke up that night, they remained silent. He was very very specific about that and maybe Lyndon might like to respond to what I have just said.

Frances Ryder

I suggest you read my resignation letter, everything I wanted to say about that was in that letter

Lyndon Taylor

Right can we get back onto track please about the resolution itself tonight.

Steve Parsons

If I can say one thing that is very important. Steve was very clear at the beginning to say that some people have worked exceptionally hard to reach this situation and If I could just say that without giving away confidential information. The meeting with our KC and I will tell you what he said without any specifics, he said to Steve and I that were at the meeting, ' congratulations in getting to this place as I honestly thought you ever would but congratulations, this is where you should be

Phil Hallman

Are there any other comments or are we ready to vote? Ready for a vote? Quick process please write something on your slips and place in the box at the front. We will have a 20 minute break. For, against or abstain for the resolution please.

Steve Parsons

OK we have the result of the ballot and that obviously includes votes cast tonight and Proxy's cast previously and tonight.

Steve Parsons

There were 142 votes cast, 128 For, 3 abstentions and 11 against

Before everyone leaves please can I remind you that by Friday this week the deadline for any resolutions and nominations for trustees. If there are anyone interested in being a trustee please think seriously about it please for the OGM in September
Thanks You very much for your attenance

Steve Parsons

