



DELAMERE PARK MANAGEMENT LIMITED

ORDINARY GENERAL MEETING OF PLOT OWNERS, 15th September 2026

Trustees Present

- Julian Key (Chair)
- Karen Greenfield
- Zoe Glendinning
- Louise Haynes

Staff Present

- Tim Cookson

Other Attendees

- Paul Rogers (Vote Verification)

1. Welcome and Opening Remarks

The Chair, Julian Key, welcomed everyone to the Ordinary General Meeting and introduced the trustees and staff present. The voting procedure was explained, and it was agreed by a show of hands that voting would be conducted using voting cards rather than a private ballot.

2. Approval of Previous Minutes

The minutes of the September 2025 Ordinary General Meeting and subsequent Special General Meeting were approved, by a show of hands, as a true and accurate record.

3. Chair's Report

The Chair confirmed that the report had been circulated in advance and it was taken as read.

4. Questions and Answers

Financial Accounts

A question was raised regarding creditors shown within the statutory accounts. Trustees agreed to review the detail and provide clarification after the meeting.

Clubhouse Bar Performance

Discussion focused on bar losses and the actual budgeted Sales figure for the 25/26 budget, action plans to improve performance, the impact of sickness absence and consideration of Long-Term Sickness insurance cover, profitability of daytime opening hours, proposed staff salary increases for the coming year, Bar Survey results, and the importance of resident support for events and facilities.

Solar Energy Project

Question raised regarding the cost of electricity in the proposed budget. Trustees reported that the solar installation is performing ahead of expectations and is significantly reducing electricity purchased from the grid. Solar expected to cover 50/60% of annual electricity costs, remaining cost is included in budget.

Gardening Team

Question raised regarding feasibility of reducing the number of gardening staff during part of the year. Trustees advised that a significant amount of work required year-round, warrants two full-time employees; cost of outsourcing would be significantly more expensive.

Roads and Footpaths

Residents expressed concerns regarding road and pathway conditions. Trustees confirmed ongoing engagement with Cheshire West and Chester Council (CWAC) and encouraged continued reporting of defects to CWAC.

Annual Plot Fee

Question raised regarding the differential in fee for those paying in full and those paying in installments, and if Trustees considered alternative approach. Trustees advised it was considered but have adopted the existing process this year, to limit increased admin costs for payments received throughout the year. Majority of plot holders pay in full.

Community Spirit and Communication

Residents commended improvements in communication, transparency and community engagement.

5. Voting

Resolution	For	Against	Abstentions
Budget 2026/27	71	45	-
Draft Budget 2027/28	73	36	5
Appointment of Auditors	102	4	2

6. Fitzsimmons Trophy Award

The 2026 Fitzsimmons Trophy was awarded to the volunteer gardening team: Andrew Whiteley, Phil Sawicki, Peter Hudson, Richard Burrell and Bob Capel.

7. Close of Meeting

The Chair thanked all residents for attending and formally closed the meeting.