



**Special General Meeting of Plot Holders
Tuesday 5th September 2023**

Trustees Present

Wendy Sinfield – Chair of Trustees (WS)
John Bickley (JB)
Stephen Parsons (SP)
Lyndon Taylor (LT)

Trustee Apologies

Staff

Lucy Secker (LS)
Sharon Dilnot (SD)
Marjorie Landells (ML)

Scrutineer

Paul Rogers (PR)

1. The meeting was opened, and Wendy Sinfield announced that she would chair the meeting as she was the current Chair of Trustees. Questions for the Trustees will be answered by LT, JB and SP, with LS taking the minutes.
2. WS then proceeded to outline the following:
 - a) This SGM has been called in accordance with the Deed of Trust and the resolution circulated to all Plot Owners.
 - i. Attendees verified that they had received the resolution.
 - b) The meeting is only to discuss the resolution. It was outlined that there would be 18 minutes to speak in favour of the resolution, with 18 minutes also to be granted to those wishing to speak against the resolution, followed by 30 minutes for questions.
 - c) Voting papers must have a flower stamp in the corner to be verified as the official form. All voting will be scrutinised by PR. He has already looked at the proxy votes to ensure compliance to reassure Plot Owners that everything is fair.
 - d) Because a secret ballot is to be held 40 Plot Owners are required to vote in favour of a secret ballot. The Chair confirmed over 40 votes were received in favour of a secret ballot.
3. In favour of the resolution the following main points/themes were raised:
 - a) Some individuals did not feel that it was fair that some additional information in favour of the resolution had not been circulated by DPML.
 - b) An overview of the history of Squirrels occupation of The Lodge was provided outlining a timeline and various discussions / meetings held with Squirrels and DPML trustees.
 - c) The importance of early years education was outlined and reference to the Princess of Wales and her advocacy of early years education.
 - d) The investments made by Squirrels in The Lodge.
 - e) The costs incurred by DPML on legal fees were noted.
 - f) It was outlined that a number of individuals will be made redundant if the pre-school has to shut.
 - g) They confirmed that they are happy to continue to pay their fair share and maintain the building.
 - h) DPML's legal advice was queried and discussed.

4. Against the resolution the following main points/themes were raised:
 - a) It was outlined that a Special Resolution (needing at least 321 votes) was required (not a standard resolution) to grant a lease to a third party.
 - b) The legal and financial risks of not issuing the 'notice to quit' were outlined.
 - c) The specific legal risk to Plot Owners and the Trustees was further explained.
 - d) A timeline of the history was outlined detailing numerous attempts from DPML to find a solution.
 - e) The legal advice was then outlined.
 - f) It was further reiterated that DPML require a Special Resolution to authorise Squirrels' request for a lease.

5. It was then opened to the floor for questions, and the following main points/themes were raised:
 - a) That a 75% majority of Plot Owners is required for a Special Resolution for a lease to be granted.
 - b) Whether a License to Occupy would be an option.
 - c) A number of individuals gave support for having some form of children's facilities on the Park.
 - d) Wider Community Groups were discussed.
 - e) Confirmation that the Trustees are bound by carried resolutions.

6. This concluded the meeting and following the vote:
 - a) WS thanked PR for his care and diligence in overseeing the voting and LS and the admin team for their support in preparing the paperwork and overseeing the administration of the meeting. T

7. The following result was announced:

Total votes cast 241
Abstentions/Spoilt votes - 7
In favour of the resolution on behalf of Squirrels – 102
Against the resolution – 132

8. The Chair stated that the resolution had not been carried and thereafter brought the meeting to a close.