



Board Meeting Minutes

7.00 pm, 20 September 2017

Venue – football club boardroom, Champion Hill

In attendance: Alex Crane (AC) (chair), Alex Atack (AA), Peter Campbell (PC), Dominic Smith (DS) Duncan Chapman (DC), Mark Scoltock (MS), Peter Wright (PW), Isaac Parnell (IP), Alex de Jongh (ADJ), Nick Pittaway (NP).

1. Apologies for absence

Darren McCreery (DM) (secretary); Mel Hughes (MH).

2. Agree August board meeting minutes

The minutes from the last board meeting were agreed.

3. Resignation of David Rogers from the DHST board

3.1 It was noted that since the last board meeting David Rogers had resigned from the board.

4. DHFC has a secure long-term home in East Dulwich

4.1 *Update on progress on ground development*

DHST continues to await developments in relation to the hearing of the appeal by Greendale Property Company Limited (applicant for planning permission to redevelop the existing ground and build the new stadium) following the London Borough of Southwark's failure to determine the application within the statutory time frame and their refusal to grant permission to vary the Section 106 agreement. DHST has been formally confirmed as a third party to the appeal and will be able to give evidence at the planning inquiry which will begin on 12 December.

AC retained an action from April 2017 to write to Southwark following the meeting between a number of councillors and DHST on 10 April. This letter had been delayed due to ongoing consultations on the new Southwark plan. AC confirmed that a letter to Southwark has now



been submitted (on 15 September 2017). The letter recaps the main points discussed at the meeting on 10 April (to also reflect the latest position on the new Southwark plan).

DHST remains concerned about the lack of progress and clarity on the length of the lease that would be given by LB Southwark to Dulwich Hamlet in the new facility, should planning permission be granted for development on land that is owned by the Council. This issue is wrapped up in a dispute between Meadow and LB Southwark over the renewal of the existing lease that covers Greendale that urgently needs to be resolved by the two parties so that DHST has clarity on the future. The current position is that a hearing is due in November to resolve the position, but Meadow would like the hearing to be pushed back until after the planning appeal is heard in December. DHST understand that Meadow are continuing to try and progress this with LB Southwark.

4.2 *Update on new Southwark plan consultation*

The latest consultation on the new and amended preferred option policies closed on 13 September. AC, DM and James Masini drafted and submitted (on 3 September 2017) a letter to Southwark responding to the latest consultation which acknowledged that the Council had amended the document to include protection to the associated facilities at Champion Hill as well as the pitch. There are outstanding concerns first raised in the initial response which we have reiterated. Southwark have acknowledged receipt of the letter. AC has published a news article with a copy of the letter on the DHST website.

AC had also drafted and published an article on the DHST website encouraging DHST members to submit comments to Southwark on 13 September 2017.

5. DHFC is fully owned by its supporters

5.1 *Update on fan ownership*

AA updated the board on a meeting of the fan ownership subgroup on 15 September attended by AA, DS and ADJ.

Issues discussed included business planning (at a high level, pending receipt of financial information from Meadow); production of a concise version of DHST's "Vision and Governance" document setting out DHST's vision of a supporter-owned DHFC (AA leading, ADJ to input); and the terms of the relationship with GLL, the proposed operator of the leisure facility at the new stadium.

ACTION: Fan ownership sub-group to continue working on the business plan and vision and governance document a view to producing a draft by the end of October.

It was noted that the annual accounts for Healey Development Solutions (Dulwich) Limited, the Meadow-controlled company that operates the bar and other facilities at Champion Hill,



are due to be filed at the end of September 2017. ADJ receives alerts from Companies House when relevant companies file accounts and other documents.

DS has examined the proposal (dating from 2015) relating to the profits GLL had projected it would generate from operating the leisure facility at the new stadium, and is considering whether this is commensurate with the proposed income to be provided to the football club (£100,000 for 5 years, not index-linked). Meadow have said that they will provide a copy of the heads of terms agreed with GLL. The subgroup intends to consider the GLL aspect of the business plan before moving on to consider other aspects.

Meadow has begun to provide information relating to the financial position of the club. The subgroup will also consider information that may be available from other fan-owned clubs and may assist with the development of the business plan.

The meeting also discussed working with DHFC-TV on possible content relevant to supporter ownership. Short programmes giving a "behind the scenes" view of various aspects of the operation of the Club and the roles played by the Football Committee, DHST board and other volunteers was thought most likely to attract interest and increase awareness amongst supporters of volunteering opportunities and what would be required for the Club to function and succeed when it is in fan ownership. AC confirmed that Tom and Jamal from DHFC-TV are supportive of the idea.

ACTION: AC to hold further discussions with Tom and Jamal from DHFC TV to develop ideas for content relevant to fan ownership.

The board agreed to carry forward one action:

ACTION (from August): DM to confirm the requirements for club health checks with Supporters Direct and report back at a future board meeting.

6. DHFC is a transparent and well run football club

6.1 *Update on match day operations at the football club (including joint working)*

NP is in the process of drafting an article on match day operations at the football club. Completion of the article is on hold pending a meeting NP is due to have with Chris Taylor (General Manager of the facilities at Champion Hill, provided by Meadow). Issues raised with Chris include communications between Meadow and supporters, and issues raised by DHST members including bar prices, quality and service. It was noted that turnover of bar staff appears to have been greater than usual in recent weeks.

The board noted the serious concerns arising from the event held on the Greendale astro turf pitch on Sunday 17 September and the disturbance this had caused. NP had



written to Chris Taylor on the day of the event to raise concerns on behalf of DHST, and was awaiting a reply.

ACTION: NP to update on progress on discussions with Meadow relating to match day operations at the football club, and to publish article once in a position to do so.

ACTION: NP to update on discussions with Meadow regarding the importance of communication of match day changes to supporters prior to implementation.

6.2 *Review of latest financial accounts for DHFC Limited*

IP reported that Meadow had begun to provide financial information in response to requests in order to help form a business plan. DHST is collaborating with the Football Committee and Gavin Rose to review this, with a view to responding to Meadow with any outstanding queries.

ACTION: AC/AA/IP/NP/DS/ADJ to review information and report back on progress at the next meeting.

IP has updated the information held by DHST concerning the structure of the various companies involved in the ownership and operation of the football club, ground and planning application/appeals. It was agreed that it would be desirable to publish an article explaining who does what at the club (and who is responsible for incidents such as the disturbance on 17 September as noted in item 6.1) would be beneficial to supporters and the wider community. It may be possible to tie this in with publication of a diagram showing the structure of the various companies. This will need to be run past Meadow and the Football Committee as a courtesy and to ensure that any errors and omissions are picked up.

ACTION: AC/DS/PW/IP/ADJ/NP to input into draft article or articles prior to next meeting.

6.3 *Update on merchandise*

MH had provided an update on merchandise in advance of the meeting.

A new batch of replica home shirts is expected to be delivered around the end of September.

NP reported that he had tested an iPad to replace the existing tablet in the Mega Container. His preliminary view was that the iPad is more responsive and should improve connectivity issues, although more testing is required.

Duncan Hart has agreed to coordinate the production of calendars for 2018.

IP confirmed that all new board members now have a key to the Mega Container.



It was noted that the DHST ad in the match day programme needs updating and should include a reference to the DHST online store.

ACTION: AC to amend DHST ad in match day programme to include reference to DHST online store

7. DHFC has a growing Supporters' Trust that communicates regularly with its members

7.1 *September newsletter to members*

PW confirmed that the latest issue of the DHST newsletter had been sent out to members last week. Membership currently stands at 328 (up 3 from last month). All new members now receive a membership card by post when they join online.

7.2 *DHST comms*

The board agreed to carry this action forward.

ACTION (from August): AC and MS to update the comms plan from August 2016 and report back on progress before the next meeting.

7.3 *Promotion of 100 Club / future 100 Club plans*

AC has held preliminary discussions with members of the football committee regarding the potential to merge with the 1893 lottery. This is in response to the belief that having two lotteries running at the club is not beneficial to either. The intention is for the 1893 Club to be ringfenced for the Intercity 125 scheme and to use this season to work out a way forward for both schemes. Existing members will be consulted on the proposals before any changes can take place.

The board agreed to carry this action forward.

ACTION (from August): IP/AC to discuss further with 100 Club promoters.

7.4 *Possible survey of members and fans which provides us with feedback on DHST in general and fan ownership*

The board agreed to carry this action forward.

ACTION (from August): AC, AA, and PW to develop an insight survey of DHST members and report back on progress at the next meeting.



8. DHFC has strong links with all fans and the surrounding community

8.1 *Update on plans for community engagement and supporting other causes*

PC has updated the programme of events planned by the Football Committee and/or DHST over the course of the season. Non League Day (7 October) is the next event coming up. DHST to support on promotion.

ACTION: PC to update further on progress at next meeting.

8.2 *Fixture poster partners scheme*

NP is continuing to develop the poster partners scheme and has published an article on the DHST website to promote the initiative.

ACTION: NP to update further on progress at next meeting.

8.3 *Volunteering*

The board agreed to carry this action forward.

ACTION (from March): AC and AA to discuss involving ASPIRE volunteers further and report back before the next meeting.

8.4 *Trust governance and miscellaneous items*

The board agreed to carry forward an action involving a review of DHST's board policies and constitution.

ACTION (from July): DM and ADJ to progress review of the DHST's policies and constitution and report back prior to the next board meeting.

8.5 *Christmas party*

The board agreed to carry this action forward.

ACTION (from July): MS, NP, and PW to report back on preparations for the DHST Christmas party before the next meeting and confirm that Club bar was reserved for the party.



9. AOB

9.1 The board agreed to carry one action forward:

ACTION (from August): IP to look into options for new bank accounts and report back on progress at the next meeting.

9.2 The board discussed the possibility of inviting a member of the Football Committee to future DHST board meetings. It was felt that dialogue between the Committee and the Trust is currently sufficiently close and frequent to make this unnecessary at present.

9.3 Date of next board meeting: **19 October 2017.**

Meeting ended 21.06