



Board Meeting Minutes

7.00 pm, 19 October 2017

Venue – football club boardroom, Champion Hill

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

Note: some actions agreed at the meeting have been superseded following Meadow Residential LLP's decision to withdraw the planning appeals which had been due to be heard in December 2017, and the associated decision to discontinue Dulwich Hamlet Football Club Limited's claim against Southwark for a renewal of the lease over Green Dale. These actions are shown in square brackets.

1. Apologies for absence

Alex Atack, Peter Campbell, Darren McCreery (Secretary).

2. Agree September board meeting minutes

The minutes from the last board meeting were agreed.

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

3.1 Update on progress on ground development (Planning appeals / Greendale lease)

In advance of the hearing of the planning appeals, Meadow have provided an outline of the subject matter they consider that any evidence from DHST in support of the appeal should cover. They have asked DHST to provide a proof of evidence (statement) in next two weeks. They have suggested that it should focus on the history of the club, and its role in the community. DM had suggested by email that much of the relevant information under these headings had previously been included in the bid for Asset of Community Value (ACV) status a few years ago.

[ACTION: DM to retrieve a copy of the ACV bid and circulate to board.]

Meadow had (in a conversation on 9 October) informed AC that they are in the process of drafting documents with GLL (Meadow's preferred leisure provider at the new stadium) which they describe as share transfer agreements relating to the transfer of the club into fan ownership. They had indicated that they would wish these to be executed before the



deadline for submitting evidence to the planning appeal, 12 November. This information had come out of the blue, and ADJ had noted that it appeared from this that Meadow may be operating to a significantly different timetable for the transfer to fan ownership from that envisaged under paragraph 7 of the MoU, which provides that the transfer will take place upon completion of the new stadium. However, if Meadow are considering a change to the timing of the transfer to fan ownership, that is not something that they have raised with DHST.

[ACTION: AC to clarify with Meadow what specific documents they intend to provide to DHST and when.]

The London Borough of Southwark had contacted DHST and other interested parties to offer to hold at least one session of the planning appeal in the evening, if there was sufficient interest. DHST has contacted its members seeking expressions of interest. There had been a good response so far, with approximately 20 DHST members (not including the board) interested in attending.

[ACTION: AC to revert to Southwark to confirm levels of interest.]

In the separate claim by Dulwich Hamlet Football Club Limited relating to the lease on Green Dale, a hearing had taken place on Monday 16 October at Central London County Court. DHST had not yet seen a copy of the court's order, but understood that Southwark had applied for and been granted an order for security for costs: an order that DHFC Limited secures a sum of money as a condition for being allowed to continue with its claim. This is to provide a Defendant (in this case, Southwark) with comfort that if it succeeds in defending the claim and is awarded its costs against the unsuccessful Claimant, it will be able to recover at least some of those costs. Orders for security for costs are made in various situations, including where the Claimant is a company and there is reason to believe it will not be able to pay the Defendant's costs if ordered to do so. [Note: DHST now understands that DHFC Limited was order to pay Southwark's costs of the 16 October hearing, summarily assessed at £30,000, as well as £120,000 security for costs. Having subsequently (on or around 20 October 2017) discontinued the proceedings, DHFC Limited will not have to pay the £120,000 security but will remain liable for the £30,000 and will be entitled to an order that it pays Southwark's other costs of the proceedings, to be assessed by the court if a figure cannot be agreed between Southwark and DHFC Limited.]

AC had been invited to attend a meeting at Meadow's offices on the evening of 17 October with (by telephone) Liam Hickey, and also Meadow's consultants Andrew Howard of Hard Hat PR and Kevin Rye, formerly of Supporters Direct. Meadow had subsequently issued a press release suggesting that the club would face closure as a result of the order. DHST had issued a statement to update members on 18 October.

ACTION: AC to chase Meadow for a copy of the court's order (when a sealed copy is available) and in the meantime for the draft minute of the order prepared by the parties and submitted to the court for approval.



All: to be prepared to respond to further developments quickly as they happen, prepare for different anticipated scenarios, and issue further updates to members promptly when we are able to do so.

The board also discussed the need to clarify Southwark's position as far as possible, recognising that there may be political constraints on what Southwark can say. For instance, it would be desirable to establish whether Southwark would pursue DHFC Limited for costs in the event that it discontinues the Green Dale lease proceedings [Note: at the time of the meeting, given Meadow's clear assertion that DHFC Limited could not make the security for costs payment, discontinuance appeared likely. The claim was discontinued a few days after the meeting, on or around 20 October]. We would also wish to clarify the existing protections on the stadium land with Southwark. DC offered to make initial contact with selected appropriate councillors in the light of the supportive public comment made by the Leader of the Council, Peter John, asking them to confirm their support for his position.

ACTION: DC to draft an email to Peter John, ward councillors, selected other councillors.

3.2 *Update on new Southwark plan consultation*

We are awaiting the publishing of the submission stage document for the next round of consultation.

4. DHFC is fully owned by its supporters

4.1 *Update on fan ownership*

AC has contacted Supporters Direct, who have confirmed the requirements for the "club health check" they recommend prior to transfer to fan ownership.

[ACTION: AC/IP to consider further and feed requests for information back to Meadow to assist with business planning.]

In the light of uncertainty arising from recent developments regarding the planning appeals, the board agreed to carry forward the following actions:

ACTION (from September): 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.

ACTION (from September): AC to hold further discussions with Tom and Jamal from DHFC TV to develop ideas for content relevant to fan ownership. (AC reported that he has had some preliminary discussions with Jamal).



4.2 *Any relevant news from other fan-owned clubs*

AC noted that Enfield Town FC had published its latest business plan.

5. DHFC is a transparent and well run football club

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

NP had had a lengthy meeting with Chris Taylor on Wednesday 18 October. NP had emphasised the importance of communication of match day changes to supporters prior to implementation. Specific issues covered relating to match day operations included: the ladies' toilet ceiling; plumbing leaks (Chris reported that these are being investigated); cleanliness of toilets (Chris noted that there are practical difficulties in cleaning toilets during matches); speed of service at the outdoor bar (a second till has been requested and is awaiting approval by Meadow); proposals to simplify choice and pricing; reintroduction of portaloos; speed of service at turnstiles; and the disturbance caused by the event Meadow permitted to be held on the Green dale astroturf on 17 September (CT reported that he had spoken to Southwark, who had confirmed that there had been no breach of licensing conditions; CT has written personally to 45 local households to apologise).

Post meeting note: AC spoke to Meadow on 23.10.17 to reiterate that whilst it was good to hear that no further action was due to be taken against the Club, we remain of the opinion that non-football events should not have been considered to take place on the astro-turf in the first place, particularly in light of the Club trying to renew the lease on Green Dale.

As NP's meeting with Chris had taken place the day before the board meeting, the board agreed to carry forward the following action.

ACTION (from September): 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.

5.2 *Review of latest financial accounts for DHFC Limited*

NP, IP and Liam Hickey had commented on the information provided by Meadow, and AC has collated their comments to date into a spreadsheet. Whilst a significant quantity of information had been received, it had not been presented in a readily understandable format and raises numerous questions.

Meadow's purpose in providing the financial information was stated to be twofold: first, to comply with the expectation that they would provide such information to enable DHST to begin the process of business planning for an eventual transfer to supporter ownership, and second because Meadow advised that it would be helpful to the planning appeals for DHST to be able to say that preparations for fan ownership were well advanced (it was noted that this seemed surprising, on the basis that the key determinative issues would presumably be



affordable housing, building on MOL, and design/massing. It was also noted that the very recent indication that Meadow are preparing share transfer agreements with GLL may be relevant to this, but if Meadow were intending to bring forward the date of any move towards fan ownership, that would not be consistent with the MoU and had not been raised with DHST).

ACTION: AC/AA/IP/NP/DS/ADJ and other board members to continue to review financial information with a view to including it within our business plan for the transfer of the Club to fan ownership following the completion of the new stadium, and add further questions to AC's spreadsheet, with a view to discussing further progress at the next meeting.

5.3 *Update on merchandise*

(a) Online shop feedback – review of performance

MH had circulated updated feedback on the performance of the online shop. Purple are performing well with only a couple of minor issues recorded so far.

(b) Mega-container feedback

The new iPad is working well. Five new volunteers have come forward since the appeal in September.

For future matches the shop lead should co-ordinate with NP before the match to confirm whether any volunteers are helping and then liaise with the second board member on the rota to confirm whether the second board member will be needed.

(c) Supplier update – performance issues

There is still no delivery date for replica kits. MH is chasing. Kappa items are available at the online shop.

(d) New merchandise – planned or in progress

125 year anniversary shirts were discussed.

ACTION: MS to take forward.

(e) Christmas calendar

DH has been working on the design, which will be finalised next week

The board agreed to carry forward the following action.



ACTION (from September): AC to amend DHST ad in match day programme to include reference to DHST online store

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

6.1 *DHST comms*

The board agreed to carry forward the following action.

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

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

Discussions with members of the 100 club regarding future plans have started and are ongoing.

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

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

The board discussed the possibility of carrying out a survey on one or more matchdays to seek supporters' views on the running of the club, and understand their levels of awareness of and views on what DHST does. PW has given some consideration to possible questions to be asked, and will develop this further and circulate a draft to the board for members to consider. The draft will also be circulated to the football committee.

ACTION: PW to develop and circulate possible questions for inclusion in survey and report on progress at the next meeting.

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

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

It was noted that Non League Day had been a great success. In PC's absence, the board agreed to carry forward the following action.

ACTION: PC to update on any relevant upcoming community events at next meeting.

7.2 *Fixture poster partners scheme*

The November poster was briefly discussed. It was noted that the first home fixture in November is currently Saturday 11 November, but may be moved due to cup commitments.



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

7.3 *Volunteering*

The board agreed to carry forward the following action.

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

7.4 *External communications update*

As noted at 3.1 above, DHST had released a press statement on 18 October, in response to Meadow's announcement of the security for costs order made against DHFC Limited. The board noted that there is likely to be a need for us to issue further statements, possibly at short notice, in the coming weeks as the situation develops. Our approach should be to keep members updated as frequently as we can. Key statements need to be approved by AC.

7.5 *Trust governance and miscellaneous items*

The board agreed to carry forward the following action.

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.

7.6 *Christmas party*

The date – 9 December – and late licence for the event have been confirmed. The party will coincide with the player of month awards and an event for former players.

ACTION: MS, NP, and PW to report back on further preparations and promotion/advertising.

8. AOB

8.1 *DHST bank account*

The board agreed to carry forward the following action.

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

8.2 *Use of photos on DHST website/publications*



AC proposed and the board agreed that it would be fair and appropriate for us to pay Duncan Palmer for use of his photos on our materials, given that his role as official club photographer is an aspect of his job and livelihood, rather than a hobby.

ACTION: AC to consider whether payment should be made via Picfair or some other means.

8.3 *Date of next board meeting.*

16 November 2017, 7.00pm.

Meeting closed at 9.16pm.