

# DHST poll on ground redevelopment



## Frequently Asked Questions

This document provides answers to the questions that have been received by the trust relating to the forthcoming DHST poll of members on whether to support proposals by Hadley Property Group to redevelop our current ground for housing and build a new facility for Dulwich Hamlet Football Club on land nearby.

Some of the questions put forward would be better addressed by Hadley Property Group – as the organisation proposing the development. For completeness, these questions have been set out at the end and Hadley Property Group has been made aware of them.

### Am I eligible to take part in the poll?

The DHST board took the decision to introduce a cut off date for the poll on the advice of Supporters Direct in order to allow it to be managed effectively. To be eligible to vote in the poll, you must be a member of DHST and have [joined prior to 3 September](#). New members that have joined since this date are not currently eligible to vote. The DHST board will keep this under review. Should you wish to check that your membership remains in date, then please do email us and we will be happy to confirm.

### What information will be available for members to base their decision on?

The board recognises that the decision of whether DHST supports the proposals is a big one for all members that should only be reached based on clear, comprehensive, and up to date information about what is proposed.

Hadley Property Group has agreed to supply the following minimum information to support the poll and explain their proposal:

- **A memorandum of understanding** – negotiated between DHST and Hadley Property Group. This is not a legally binding contract, but it will set out clearly a common understanding about the key aspects of the development relevant to Dulwich Hamlet.
- **Proposed drawings and other visuals** – to help members visualise how the new stadium would look and function.

- **An operations report** – this will set out how the day-to-day operations of the Club and associated facilities will be run and by whom.
- **A lease report** - which sets out the progress Hadley Property Group have made with Southwark Council on securing a long lease of for the new ground.
- **A delivery schedule** - which sets the envisaged key milestones for the proposed scheme.

### **When will the poll take place?**

We are currently awaiting the finalisation of the documents mentioned above by Hadley Property Group. This is taking longer than initially expected, however the DHST board takes the view that it important that Hadley Property Group are given the best opportunity to explain their proposals to DHST members. Once the documents are finalised we will press ahead with polling members as quickly as possible.

### **Will the poll be asking members to vote on the principle of a new stadium, or more specific details as to whether they are in favour of the stadium design?**

The DHST Board will be asking members whether they think the Trust should support the proposals. This will be based on the information provided from Hadley Property Group set out above. The DHST Board are of the view that a poll on the 'principle' of a new stadium would not be credible, as clearly there is a lot of detail that could influence the views of members one way or another. To help DHST members take a proper view on this important matter we have sought to ensure that specific details will be available to support the poll.

### **Have the Trust inputted into the new ground designs?**

The DHST board consulted [fans on their ideas for the redevelopment in August 2014](#). This report was submitted to Hadley Property Group and their architects (Farrells) and has been used by the DHST board to influence the aspects of the design that it was felt could be improved. DHST has put the planning and architecture skills that we have on the board to good use and have also been advised by Supporters Direct's independent architects – (AFL architects).

### **Do the DHST board intend to make a recommendation on how members should vote?**

As this time, the DHST board is not minded to produce its own detailed report and recommendations. It is important that Hadley Property Group is given the opportunity to present their own proposals to DHST members without significant intervention

from the DHST board. However, the DHST board will consider whether we could make further information available to help members decide closer to publishing the poll.

### **How will the Trust respond once the outcome of the poll is known?**

Should our members vote in favour of the plans, we will discuss with Hadley Property Group how we can best support their proposals in a way that is consistent with the memorandum of understanding that will be available at the time that the poll is launched. Clearly should members vote against the plans at this time, either because the proposals are considered to be unacceptable or the detail is not there to allow members to confidently support, the DHST board will need time to consider next steps carefully – including whether a further poll on alternative details is feasible.

### **Have the proposals been submitted for planning permission yet?**

No. At the current time Hadley Property Group are suggesting that an application for planning permission could be submitted in the early months of 2016.

### **Questions received by DHST and forwarded for Hadley Property Group to consider...**

1. I've seen quite a lot of mentions of the fact that the current ground is unsustainable. This seems to be widely agreed on, but I've never seen any further detail published as to what exactly the problem is with the current ground. From the away games I've been to, it actually seems as if we have one of the better grounds in the division (i.e. it's relatively modern, has decent facilities, and doesn't seem to be crumbling apart in the way that many others are).

2. It appears to have been decided that the new ground will meet the criteria for entry to the National League, but no higher. Is there a reason why it's not being built to Football League standards? How substantial is the difference in criteria between National League and League 2, in terms of both cost and facility? Will there be scope for the new ground to be improved if the club finds itself in the position of climbing up the leagues and going for promotion to the Football League, or would the club be resigned to having to decline promotion?

DHST Board

5 December 2015