

34 Hillside Road,
Southminster, Essex, CM0 7AL
Tel: 01621 772110
Mob: 07484 323339
davidwinterg8@gmail.com

30 June 2025

The Partners of Slee Blackwell Solicitors
Slee Blackwell Solicitors
10 Cross Street
Barnstable
Devon EX31 1BA

Without prejudice

Dear Mr. Arthur,

Thank you for your letter dated 26 June 2025 and the enclosed "Deed of Appointment."

Let me be entirely clear: your attempt to offload trustee responsibilities onto my wife and me, under the guise of "allowing us to take action" is both inappropriate and legally questionable. We wrote to you as beneficiaries, not as volunteers for the role you are clearly desperate to escape.

Your duty, as appointed trustees, is to protect the interests of those with ongoing contractual rights. Instead, you have chosen to misinterpret a legitimate challenge to your inaction as an opportunity to abandon your post.

We will not sign the deed. We will not indemnify you through silence. What we *will* do is this:

- Maintain and publish our PHC Concern regarding the management of the Croyde Bay Holiday Ownership Club and your firm's conduct. Refer to attached C00083_250630.
- Share this development with the Legal Ombudsman and other relevant regulatory or professional bodies, as well as with other co-owners of the timeshare.
- Formally dispute any suggestion that your retirement as trustees was lawful or procedurally valid if done without consultation with stakeholders.

Let me add: your pretense that this matter begins and ends with our supposed grievance against Mr. Saltmarsh is absurd. This is a matter of enduring contractual property rights and trustee accountability. If you are no longer willing or able to perform your duties, you must seek formal legal removal, not attempt to bait and switch your way out with unsigned deeds and passive-aggressive correspondence.

You remain trustees, and we expect you to act accordingly.

Yours sincerely,
David and Clare Winter

Enclosed Concern C00083_250630

https://phcport.com/phcprojects/P000_PHCC/History/C00083_250630.pdf

PHC Consortium			Risk: C00083 - Unlawful Disposal of Timeshare Property Without Co-owner Consent.										Risk Snapshot	
Risk ID	Category / Element	Risk Short Title	Description	Desired Outcome			Current Situation			Proposed Strategy				
C00083 	C3 Finance / Funding	Unlawful Disposal of Timeshare Property Without Co-owner Consent.	The trustees of the Croyde Bay Holiday Ownership Club, via Slee Blackwell LLP, claim ignorance of property redevelopment activities at the Croyde Bay complex initiated by Mr. Saltmarsh. This includes the sale (subject to contract) of the pool area and the potential demolition of Lundy, a property still under long-term contractual ownership by timeshare holders. Despite holding a 977-year right to Week 33 in Lundy, the undersigned were not informed or consulted regarding any sale or change in property status. The trustees appear to be using the alleged 2021 termination of the Club (Croyde Bay Holiday Ownership Club) as a basis to abdicate their legal responsibilities.	1. Halt on redevelopment of properties pending resolution of timeshare ownership. 2. Recognition of 1993 ownership agreement enduring validity. 3. Affected co-owners share decisions on profit distribution relating to the shared asset. 4. Accountability from the trustees and, if necessary, financial compensation via their legal representatives.			Property appears to be under offer, with Lundy potentially marked for demolition. The trustees deny knowledge and reference the 2021 “termination” of the Club as a rationale for disengagement. Ownership documents remain in effect and unaltered. Co-owners consulted for coordinated response.			1. Maintain communication with trustees and demand formal recognition of continued ownership rights. 2. Launch PHC Concern to identify and unite similarly affected parties. 3. Engage Legal Ombudsman and other regulators. 4. Initiate public awareness campaign if inaction continues. 5. Investigate legal grounds for restraining order or injunction on redevelopment activity.				
				What Could Go Wrong?										
				1. Timeshare owners stripped of property rights without compensation. 2. Legal agreements ignored, undermining trust in trustee governance. 3. Trustees escape responsibility through administrative loopholes. 4. Precedent for developers to erode multi-party ownership protections.										
Risk (three-part) Statement				Current Risk			Response Type	Manageability	Residual Risk	Risk Owner	Due Date	Close Date	Last Review Date Notes	
Cause	Risk Event [uncertainty]	Consequence	Probability	Impact	Score (PxI)									
Mismanagement and abandonment of trustee duties following the supposed Club termination.	Sale and potential demolition of shared property without consultation or compensation to co-owners.	Legal uncertainty, disenfranchisement of rightful owners, and damage to the credibility of the timeshare model.	5	4 H-4 C-1 Q-1 S-1	20	Mitigate	2	8	Winter, David	27Jul25	Open	30Jun25		
Mitigating Actions / Response														
ID	Actions											Action Owner	Due Date	Close Date
#1	Engage trustees in discussion for recognition of continued ownership rights.											Winter, David	25Jul25	Open
#2	Launch PHC Concern to identify and unite similarly affected parties.											Winter, David	25Jul25	Open
#3	Engage legal ombudsman and other regulators.											Winter, David	25Jul25	Open
#4	Setup for public awareness campaign.											Winter, David	25Jul25	Open
#5	Investigate legal grounds for restraining order / injunction on re-development.											Winter, David	25Jul25	Open
Last 10 RM Events (Meetings/Interviews/Workshops).														
Mtg.	Date	Title / Person / Department				Objective				(0 Events held.)				
Comments							History							
24jun25 - Correspondence with Slee & Blackwell (trustees).							30jun25 - Letter out, challenging their retirement as trustees. 26jun25 - Letter in from trustees with a 'deed of appointment' as an attempt to transfer their trustee responsibilities. 24jun25 - New Concern							
Top Risk							Top Risk Mitigation							
Unlawful Disposal of Timeshare Property Without Co-owner Consent - Croyde Bay HOLIDAY Ownership Club							Ongoing discussion with trustees on demand for formal recognition of continued ownership rights. Identify and unite similarly affected parties. Engage Legal Ombudsman. Initiate public awareness campaign. Restraining order or injunction on redevelopment activity.							