

Risk ID	Category / Element	Risk Short Title	Description	Desired Outcome	Current Situation	Proposed Strategy
C00083 	C6 Legal / Contract Terms	Unlawful Disposal of Timeshare Property Without Co-owner Consent. [Ref-C00083]	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 redevelopment 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 financial compensation. 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.	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.

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 (Pxl)							
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	07Mar26	Open	18Sep25

Mitigating Actions / Response				
ID	Actions	Action Owner	Due Date	Close Date
#1	Engage trustees in discussion for recognition of continued ownership rights.	Winter, David	18Oct25	Open
#2	Launch PHC Concern to identify and unite similarly affected parties. [Latest: After significant correspondence with Trustees]	Winter, David	18Oct25	Open
#3	Engage legal ombudsman and other regulators.	Winter, David	18Oct25	Open
#4	Setup for public awareness campaign.	Winter, David	17Nov25	Open
#5	Investigate legal grounds for restraining order / injunction on re-development.	Winter, David	17Nov25	Open

Last 10 RM Events (Meetings/Interviews/Workshops).

Mtg.	Date	Title / Person / Department	Objective	(0 Events held.)
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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

<u>Top Risk</u>	<u>Summary</u>	<u>Top Risk Mitigation</u>
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.