



31st August 2022

Newsletter 1

Dear LMP Owner-Occupiers,

1. Thank you for your replies. The Security Test was successful and confirms our communication is confidential.
2. Whilst we are a new and growing Association it is essential owner-occupiers' remain unknown to each other, to John and Mary Bendall, and to Ben Caplan.
3. Many owner-occupiers' are too frightened to join the Association in case John and Mary Bendall find out and they become the next victims of bullying and harassment. No one wants invalid notices to quit and potential resales sabotaged by John and Mary Bendall, or Ben Caplan.
4. The Association has taken legal advice and can assure members that four breach notices 'capable of remedy' issued by the Bendalls in March 2021 were invalid.
5. Also, two breach notices 'incapable of remedy', one a 14 day 'notice to quit', the other a 30 day 'notice to quit', issued by the Bendalls' in April 2022 were also invalid.
6. Unfortunately, the Bendalls' bullying and harassment was successful because three out of six owner-occupiers' who received the above notices have left the park.
7. This is a 50% success rate for bullying and harassing owner-occupiers' off the park.
8. The Bendalls' targeted harassment is purely for financial gain. 15% commission +vat on every resale is the driving force behind their illegal harassment.
9. Licence agreements, if you have one, and current legislation allow John and Mary Bendall to control all funds of property sales and resales.
10. Therefore, it is reasonable, most owner-occupiers will not put their heads above the parapet and put their hard earned cash, in some instances, life savings at risk, by complaining of bullying and harassment.
11. Recently appointed park consultant, Ben Caplan, calls this "churn" and says, "it is a good thing".
12. Resales or 'churn' is the only other main income stream for the Bendalls in addition to annual site fees of £2,400 to over £3,000 from 65 owner-occupier pitches on this site.
13. The Association believes Ben Caplan has been brought in to increase 'churn'. This will likely lead to more bullying and harassment of some owner-occupiers' until they get so exasperated that they leave. The Association commits to helping anyone in this position, whether a member or not.

14. Over the years, John and Mary Bendall have evaded detection of bullying and harassment since John Bendall can be very charming, Mary Bendall is active in the local community and harassment has been targeted on a minority of owner-occupiers' at a time.
15. Owner-occupiers' are unaware what is happening until it directly affects them and not many occupiers can believe what is happening.
16. A few years ago, the founding members of this Association were part of this disbelieving group.
17. Any bullying and harassment is totally unacceptable and the Association has committed to the Bendalls that it will, *"sincerely work with you in a positive manner to aid development and running of the park to the mutual benefit of all occupiers, visitors and yourselves.* Therefore, the bullying and harassment has to stop!
18. The Association appreciates many owner-occupiers' are frightened to join the Association but will still help any owner-occupiers' on site whether they are a member of the Association or not.
19. Hopefully, confidentiality and the willingness to work with anyone on the park, will give confidence to other owner-occupiers' to join our Association and allow membership to grow further over time.
20. John and Mary Bendall, and Ben Caplan, will never know for certain who is and who isn't a member of our Association.
21. John and Mary Bendall are currently being nice to most people at the moment. This is our 1st Success and long may it continue!
22. Confidentiality does not stop progress. Many things can still be done via WhatsApp and other informal Groups.
23. In addition, the Association Administrator offers a confidential email service between members.
24. Therefore, if you want to communicate between all members please contact the Administrator at the email address shown below.
25. Please be polite to everyone on the park. Our numbers are ever increasing therefore, please continue to recruit members in an enthusiastic and positive manner.
26. Please allow owner-occupiers' to join our Association at their own pace.
27. Remember, everyone is in a slightly different position and the decision to join has to be for an individual's own reasons, not anyone else's.
28. Find attached, OA0001 Owner-Occupiers' Association Letter to M Bendall 3rd August 2022.
29. Please provide any feedback to Association Administration at the email address shown below.

Kind regards, and good luck with recruitment,

LMP Owner-Occupiers' Association Administration <contact@lenchfordmeadowparkoccupiers.co.uk>