



AGM March 2021 for 2019/2020 Financial Year

Chairman's Report

February 2021

Welcome - not only to the first Chilmington Management Organisation (CMO) AGM but also to Chilmington Green from myself and the Board. In this report, I want to touch on the actions of the first financial year and also spend a little time explaining the challenges faced by the CMO in the past 12 months. It goes without saying that it has been an unprecedented 12 months with Covid-19, which we know will have impacted on you and your families. The impact has also been felt by the CMO and our partners. This has presented challenges to setting up the necessary systems and processes to support our residents in the most efficient and effective way. We thank you for your patience during this time and are only sorry we haven't had the chance to meet as many of you as we had hoped.

In March 2020 there was a community of 19 households occupied at Chilmington Green, across the two sites provided by Hodson Developments and Barratt Homes. At the time of writing, our community has grown to approximately 70 households. The CMO was incorporated in August 2019 and held its first board meeting at the end of that month. In those very early months, significant focus was on writing the necessary policies and processes to ensure your CMO started off on a sound footing. The Board has appointed RMG, our estate management partner, to support the specialist work of collecting the rent charge deed sums and to take care of the contract with a landscape contractor. Currently no land has been handed over to the stewardship of the CMO. RMG are well experienced in this field and are bound by the ARMA code of best practice which provides reassurance to the CMO and you, our residents, that we will take care of your money and spend it appropriately in your community on the items for which it is collected.

The Board agreed a contract with the borough council to provide staffing to the CMO for the first year to provide some continuity from the pre-incorporation set-up. This contract was extended to the end of March 2021 to provide continuity in key personnel. The board is hopeful it can agree terms with the council to continue this for a further year. The board is delighted to welcome SallyAnne Logan as our CEO, who has a wealth of community development knowledge and experience of the project. You can contact SallyAnne at hello@cmo.org.uk. SallyAnne and her team have been working behind the scenes to progress a wide number of matters including providing you with newsletters, setting up the CMO website and working with developer partners and RMG to create a smooth conveyancing process for purchasers.

We are trying to create something unique here with your CMO and therefore it has taken significant time to draw together the relevant information required from our partners (and their solicitors) to complete the annual billing process and hold the AGM for the 2019/20 financial year. In doing something new, it has stretched us and our partners considerably.

Over the next few weeks you will receive your first bill from the CMO, which as a result of the challenges we have faced, means that you will receive both your 2020/21 bill and your 2021/22 bill together. I am sorry that it has taken so long for the CMO to be in a position to send your bills. We have put in place processes to make sure this will run smoothly in future. I hope that if you have any concerns about paying your bill, then you will contact RMG. The CMO wants to work with residents to provide a high quality service and one which supports our residents, where we can.

As part of this support and when the pandemic allows, the CMO will be running community activities and events for residents. The challenges of Covid-19 have made this extremely difficult in 2020, not least because it was so difficult to meet residents face to face. We were unable to take on the Chilmington Community Cabin, the blue building which can be seen along the Avenue at Chilmington Gate. This building will be the first home of the CMO, provide office space and a meeting room and community space for you to hire. There is a good size garden for outdoor events and hopefully this



will link with the first play space which should be provided by the time 250 homes are occupied. In the short term, we will need to balance community and CMO access with the health and safety requirements of the development site in which it sits.

The CMO took ownership of the delivery of the community development strategy in December 2019, which can be found on the CMO website (cmo.org.uk). This provides the framework for how we will look to support the community in evolving and growing into a place where people aspire to live and want to participate in community life.

Looking beyond the pandemic, we want to start engaging with you and building our community. If you have ideas now or are able to volunteer some time, please contact SallyAnne and her team at hello@cmo.org.uk. In the meantime, when Lockdown is released, we will plan some initial events to provide the opportunity for you to engage with us and your neighbours.

The Board and CMO team have spent time over the last year door knocking and have met many of you on these occasions. This has been so important in getting to know you but we know there are so many of you that we have yet to meet.

We are hoping for a new 'normal' to be in play over the coming few months and hope to welcome you soon to the Chilmington Community Cabin. The 2020/21 AGM will be taking place in the early summer where we will let you know much more about the plans for the rest of this year including the appointment of the first resident director to the CMO board. Please also look out for our regular newsletter too.

Thank you for taking time to read this report and we look forward to meeting you and working together to help make Chilmington Green a very special place to live.

With kind regards,

A handwritten signature in black ink that reads "Ben Lockwood". The signature is written in a cursive style with a long, sweeping underline.

Ben Lockwood

Chair of the Board