



CHILMINGTON MANAGEMENT
ORGANISATION

cmo.org.uk

Your Newsletter

October 2021

I hope this newsletter finds you well and rested from a break over the past few months, enjoying time with family and friends and doing what matters most to you. Now, with children back at school and despite the beautiful warm days we are having, there is a definite autumn chill in the air early in the morning as I go out walking with our puppy, Bramble. Autumn is on its way!

We have been planning new projects and activities for you to get involved in and are growing the CMO Board to include a director nominated by the affordable housing sector and the first resident director. Throughout this newsletter there is more information and dates for your diary on these and other community events in the area.

As time moves on, we have more news to share and so your newsletter is growing to reflect that. If you have anything you would like to see included, please do get in touch through hello@cmo.org.uk

We now have over 175 homes occupied at Chilmington Green which means we have between 350 & 400 residents. We are keen to get to know you and to understand what you would like to see from your Chilmington Management Organisation. We were delighted to meet some of you at our recent 'Getting to Know You' event at Brisley Farm and The Hamlet.

Getting to Know You

On the 7th September, we invited residents to come and meet the CMO Team and Ani and Paula from Great Chart with Singleton Parish Council. We met several residents throughout the time we spent at Brisley Farm (Barratts) and The Hamlet (Jarvis) and enjoyed explaining the role of the Parish Council and the CMO in more detail. We were keen to answer questions residents had about rent charge bills, public footpath access, delivery timetable for open space and play space and more broadly about the plans for the town centre!

Meeting face to face is so important and often means concerns can be addressed much more quickly than over email. With this in mind, we plan to do more of this and will continue to walk each area regularly. If you see us about, please do come out and stop for a chat.

This session was so valuable as we picked up some thoughts that residents have about footpath access which we are now working with local partners to resolve. We were also able to work through queries about rent charge deeds too. We hope to continue to do more of this as time goes on and in different venues which give everyone the opportunity to attend.

We have our resident surgery on the 13th October at the Singleton Environment Centre where we will present to you how we plan to recruit to the resident director role – we would love to have your thoughts and ideas on how residents can get involved.

We are most excited about the forthcoming move by Chilmington Green Primary School to their new building on site. We understand they will be opening after October half term and are keen to see how we can work together to deliver community projects in partnership. We are already discussing some ideas, so watch this space! There are challenges to overcome around safe access to the school which the CMO has been raising and escalating on behalf of residents.

SallyAnne

Chief Executive



Setting up the Getting to Know You event on 7th September

Local Activities

Ongoing this Autumn
Chilmington Toddlers
Wednesdays 10.00 - 12.00
United Church Cade Road

This is a new group for parents and/or carers from the Chilmington Green area with babies, toddlers and pre-school children. The sessions are informal with space to play and make new friends. We will have a craft activity, story time and snack break. There will also be coffee and cake for the grown ups. The event is free of charge, but donations are welcome.

If you would like to come along, please contact to book your place: discoveryashford@hotmail.com
07859228543

Wednesday 13 October
Resident Surgery
18.00 - 20.00
The Singleton Environment Centre

Following the CMO AGM in July, the Board committed to following up with residents to provide the opportunity for residents to raise any concerns and to hear the latest news from the CMO.

Up until now, resident surgeries have been held virtually, but we hope to mix and match with physical events where we can draw wider groups of residents together to have collective debates and discussions.

At the AGM we ran out of time to have a discussion about the process to appoint a resident director. Alison Breese will present to residents the outline plans and ask for input as to where residents can add value to the process.

This first appointment is a board decision, but we are very keen to see residents involved in a meaningful way. It is this part for which we are keen to hear your ideas and have volunteers come forward to help.

Further details will be available at
cmo.org.uk

Saturday 16 October
Cheese & Wine
20.00 onward
Join Tom and Sarah at 2 Discovery Drive for an informal gathering where you can get to know our neighbours and chat about how to grow our new community in Chilmington

Please bring a bottle or some of your favourite cheese. Let Tom & Sarah know you're coming:
discoveryashford@hotmail.com
07859228543

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Thursday 25 November
Community Stakeholder Group for the South of Ashford Garden Community
18.00 - 19.30 online via Teams

For those interested in hearing planning updates on development matters, applications and the emerging programme around the wider garden community. More information available at:
ashford.gov.uk/planning-and-development
To obtain a joining link, please write to dan.daley@ashford.gov.uk

Latest Planning Apps

Whenever planning applications are submitted, they can be viewed on ABC's planning portal where you are encouraged to submit comments. You can also sign up to receive regular notifications of new planning applications, amendments and planning decisions, just visit: planning.ashford.gov.uk With the planning application for Chilmington Green Secondary School being expected soon, it's worth registering for updates so you can be amongst the first to see the plans for this carbon neutral building!

As of this newsletter being released there are no live applications still awaiting comments, however you can still submit comments beyond the deadline. The applications we highlighted previously which can still be viewed are:

12/00400/COAG/AS

Discharge of condition 88 (Access Construction Environmental Management Plan – Access C Roundabout)

21/01611/AS

Variation of conditions 1,3,5&7 on planning permission 18/00677/AS (relating to Pond 3 and Pond 4)

12/00400/AM10/AS

Non-material amendment to planning conditions 17, 60, 80, 81, 82, 83, 84, 85 and 86 of planning permission 12/00400/AS relating to the Secondary School within Phase 2

Accessing the new Primary School

Residents along with local reps and Council officers have identified a lack of access routes to the school, especially those for walking and cycling. When Kent County Council (KCC) agreed to open the School it was under the assumption that 1,000 dwellings would have been in place today with the additional infrastructure that level of housing would have triggered.

Colleagues in KCC and ABC are working together to improve two Public Rights Of Way (PROWs). These are AW240 and AW219. Work will start late October 2021, taking around eight weeks to complete. This will involve clearing of the existing vegetation and the laying of a crushed stone edged footpath.

Meanwhile KCC will continue to work with Hodson Developments to look at how they can enable safe access from their developments at Chilmington Gate and Chilmington Lakes to the School site. As the land is in Hodson's ownership they are reliant on them completing any works. Further negotiation with landowners to trim back hedges and to improve sightlines is also in train.

Additionally, the School itself has a 'kiss and drop' system where parents can drive onto site and drop pupils off, thus reducing traffic congestion. The School has breakfast and after school clubs which will be operational from day one. These will spread the number of vehicles arriving over a longer period of time. It is also important to note that the school will be less than half full on opening with around 150 pupils on roll. It will be a further six years before the school reaches its capacity of 420 pupils at which point further infrastructure will be in place.

Getting About in the South of Ashford

Take the Survey!

Are there different choices you make about getting to and from work/school/shopping on a daily basis or are you at home more often? And what are your thoughts about different forms of transport and the infrastructure within Ashford? If any of this sounds like something which concerns you then please take this brief survey to share your voice. Your input will go a long way to helping Ashford Borough Council and Kent County Council prepare a sustainable transport strategy to tackle carbon emissions and link up gaps in public transport, walking and cycling provision.

Please visit:
haveyoursay.ashford.gov.uk/GreenActiveTravel

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Aerial photo of Primary School taken in May 2021

Secondary School Application on the Horizon

Chilmington Green is set to have a secondary school built and open for Year 7 students in September 2023. The Local Planning Authority are expecting a planning application to be submitted within a couple of weeks, having had some early community consultation and a design review panel which included leading experts.

The secondary school is being built by the Department for Education and will be operated by the United Learning Trust who run Wye Free School and Ashford School locally. The school is one of two new secondary schools which is part of a national pilot programme, aiming to provide a carbon neutral learning space for young people.

This exceptionally ambitious project will provide a spectacular space for our children and offer facilities, which outside of school time, will be available to the community for hire. Whilst we wait for other community spaces to come forward, they will be a very valuable setting for our community.

The CMO will be working with United Learning Trust to help shape a community hire policy for those living locally.



CGI depiction of proposed Secondary School

Land and Community Asset Adoption Notice

The CMO is continuing to discuss with Jarvis Homes regarding the handover of the lake to CMO management which we are hoping will be early in 2022. We will keep you updated on the progress of this.

We hope that by the time this newsletter hits doormats, further conversations will have taken place regarding the maintenance arrangements for land on the Hodson Developments sites and look forward to being able to bring you news on this in our next newsletter.

Unfortunately, we have no further update on when we expect to take over the Community Cabin, the Health & Safety Protocol which relates to access arrangements was agreed between Hodson Developments and the CMO back in December 2020, but we await further information on the Lease and final set up of the building. We are aware however that Hodson Developments still has outstanding concerns about health and safety.

We continue to consult with all the Chilmington Green developers regarding the Land and Asset Adoption policy to ensure that efficient handover of assets can take place when developers bring them forward, whilst ensuring that the quality is of that expected.

Considerate Parking

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Parking – so often a contentious issue!

Careful consideration has gone into the parking provision across all areas of the Chilmington Green development. All developers during the planning process had to meet ABC's high requirements for parking with the aim of reducing the consequences of inconsiderate parking. Road layouts are designed to allow access for refuse vehicles and fire tenders, whilst encouraging vehicle users to reduce their speeds in residential streets. Inappropriate parking can impede emergency vehicles from accessing routes and also make life more difficult for wheelchairs/pushchairs when vehicles are parked across pavements.

Please note that visitor parking bays are for visitor use and should not be used as a standard parking space by residents. Please ensure that when your visitors are using these bays their vehicles are only taking up one space and not obstructing the highway by parking too far out from the curb.

There is still significant construction activity which will be ongoing for some time yet. Keeping car speeds down on our roads is really important to keep everyone safe, not least our children and parking sensitively to the needs of our neighbours is important too. We will continue to raise concerns with the developers about construction traffic as and when you alert us to any concerns.

Your Community

Apart from being not for profit, one of the other key things that make the CMO different to a typical Management Company is our remit to help create a community across the Chilmington Green development. This will continue to evolve as more residents move in. Following the lifting of Covid restrictions we have already organised some community events. Details of our events and activities will be posted on our website and within communications such as newsletters. The latest ones are dotted throughout this newsletter.

Rent Charge income does not pay for any community activity, this is funded by Community Development grant payments from the lead developer agreed as part of the planning process. We also seek external funding to support the delivery of activities from grant giving organisations.

Stewardship

The CMO will work with developers to take over maintenance on assets as they come forward through the build out of the development. These may be areas of open space, play areas, general landscaping, overground Sustainable Urban Drainage Systems (SUDS) eg. ponds, ditches etc. and buildings such as community halls and sports hubs.

The CMO have appointed RMG as the Estate Manager to provide the relevant technical expertise advising on handovers and ongoing maintenance. For handover to happen the CMO will ensure that these assets have been provided to the quality expected to safeguard its income from unreasonable costs.

Income from the annual rent charges is held in trust accounts by RMG and can only be used for the purposes of undertaking the management and maintenance of the activities described in the rent charge deeds.

Any income not spent within a financial year is transferred into a reserve account that can be used solely for unexpected maintenance costs. This is necessary because the capped charge means that the CMO cannot increase an annual bill to cover an unexpected cost eg, to replace a line of dead trees or a faulty valve on a pond's outflow. Reserve amounts cannot be used to 'top up' costs for routine maintenance as this reserve fund exists to protect residents from unexpected bills. Reserve amounts can be used for replacement and renewal, however.

RMG are also contracted to manage the billing process on behalf of the CMO which is a complex and onerous duty, requiring technical expertise and systems not currently held directly by the CMO. It would be far more costly for the CMO to do this work inhouse at this time.

Looking towards the new primary school from the public footpath, photo by Dan Daley



Procurement of Landscaping Contractor

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As part of the adoption of landscaping and open space by the CMO over the coming months, we need to contract a local landscaping firm to provide maintenance services.

We are keen to seek recommendations from our residents about local companies who might be interested and invite residents to email hello@cmo.org.uk with company details. Equally, we may have residents who run or work for landscaping companies who may be interested in tendering.

The CMO is keen to support the local economy and this contract has the capability of doing just that. The first asset to come over will be the lake at The Hamlet, where some specialist management skills may be required. The lake is a sustainable urban drainage feature and therefore has technical aspects to its build and design which require maintenance.

Any local companies interested can contact hello@cmo.org.uk too for an informal discussion.

CMO Community Grants

On 30th September a workshop was held to discuss proposals for a CMO community grants scheme. Participants discussed the scope of the scheme, its terms and conditions as well as the nature of the resident panel nominated to evaluate applications.

A programme such as this will mean Chilmington Green residents can bid for money (small or large amounts) to deliver community events or activities or to help set up new community groups.

We have two residents who have come forward with an interest in being a part of the panel so far. The aim is to build up a panel of seven members to serve a set term. If this interests you, please get in touch.



Great Chart with Singleton Parish Council



We are your local Parish Council and we cover the areas of Great Chart, Singleton and the growing Chilmington Green community. We hold monthly Council meetings which are open to the public, and regularly hold community events.

Chilmington Ward Parish Councillor
Ian McClintock
ian.mcclintock@greatchartsingleton-pc.gov.uk

Ashford Borough Councillor
Jessamy Blanford
jessamy.blanford@ashford.gov.uk

Kent County Councillor
Charlie Simkins
charlie.simkins@kent.gov.uk

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Instagram: Gcwspc
Twitter: GCwSPC

For More Information
theclerk@greatchartsingleton-pc.gov.uk
01233 616923
greatchartsingleton-pc.gov.uk

Legal Paperwork

It's been a while since you signed the legal paperwork

We recognise that during the process of purchasing a house, purchasers are bombarded with information and paperwork to sign! Whilst in the process of signing all the various legal documentation for your house purchase you signed paperwork committing you to paying an Estate Rent Charge to the CMO. Acknowledging that the detail of this may have been lost in the moment, we thought we would produce a handy reminder of what the CMO is and what you are paying for.

As part of the planning permission for Chilmington Green, the Chilmington Management Organisation (CMO) was set up to be the stewardship body for the Chilmington Green development, owning and maintaining all community assets and open spaces across the development. Set up with the intention of becoming a charity (which has now been achieved), it was created to serve the best interests of the residents of Chilmington Green. Alongside stewardship it also has a Community Development role.

The Charges

All properties have:
Rent Charge Deed 1
Relating to the estate wide assets
(any assets for the benefit of all residents)

Charges for RCD1 are dependent on bedroom numbers and whether the dwelling is a house or flat. This amount is capped and can only be increased in line with RPI annually up until 2030 when the CMO Board can go to the CMO Members and gain permission for the cap to be increased by up to 20% if needed to cover management and maintenance costs. This cap protects owners from vastly varying bills year on year.

Rent Charge Deed 2
Provides the CMO with enforcement powers to uphold the covenants of the rent charge deeds and provides the ability of the board to go to CMO Members in 2030 if an increase of up to 20% is needed.

Some properties have:
Rent Charge Deed 3
Schedule 1 relates to phase landscape features (not considered to be an estate wide asset) and visitor parking bays near to an adopted highway, but not adopted by the highway authority (KCC).

Schedule 2 (Not applicable to all properties which have a RCD3) but only those that have a parking court/shared accessway or are not on an adopted highway.

RCD3 charges vary across plots as they have been calculated to cover the additional costs associated for each of the plots subject to RCD3. All developers have used the same baseline costs e.g. for landscaping or block paving maintenance. RCD3 charges are fixed until 2025 when they will be reviewed to align with actual costs.

There is an annual fixed fee of £1 per rent charge deed which is a legal mechanism for validating the 'contract'.

Compliance Certificates

A very necessary part of your house purchase at Chilmington Green

Compliance certificates are provided by the CMO once residents have correctly signed and dated the Deeds of Covenant. These relate to the rent charge deeds entered into for each house purchase at Chilmington Green. Until a Compliance Certificate is issued and sent to the Land Registry, a property is not transferred into the purchaser's name.

Knights, the CMO solicitors, are working through the property sales to issue Compliance Certificates. Some residents have had some complex legal issues to overcome in this regard and are continuing to work with their respective developers to resolve these.

There remains however a significant number of properties where Knights cannot issue the Compliance Certificate because there is detail missing or incorrect in the paperwork as supplied by the resident's conveyancer. This can usually be easily resolved by resident's conveyancers. We therefore urge residents to contact their conveyancer and find out what the position is with their property.

The CMO Team are happy to take enquiries with regard to individual properties to help, however, it is the responsibility of each resident to work with their conveyancer to correct and complete the necessary documentation. The CMO can only issue Compliance Certificates when the documentation provided is correct.

Billing

To make payment easier for residents the CMO Board decided to split the annual bill into two six-month periods, so invoices are sent to all owners in March for the period April to September and again in September for the period October to March. It is possible to set up a Direct Debit payment scheme to make payments easier, please contact RMG if you wish to do this.

An increase in line with RPI is applied to RCD1 to take effect from 1st April each year.

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Amendments to the Rent Charge Deeds for New Purchasers

The original rent charge deeds were agreed as part of the planning agreements for the development and are legally binding on the developers to put in place as part of each sale. There are three rent charge deeds. Every property will have Rent charge deed (RCD) 1 and 2 and some properties, rent charge deed 3.

For a couple of years now, the government has been reviewing leasehold legislation, within which the governance of rent charge deeds resides. Last year, the government stipulated that properties which were being sold using 'Help to Buy' funding must include clauses which are likely to fit with the new legislation. The impact of these clauses is in favour of the residents, giving them and their properties more protections. The clause that relates to this is 2.2 in RCD1 of the 2019 agreed version. The same clause is repeated in RCD3.

This means that there are now two forms of rent charge deed in circulation. Both are applicable and agreed by Ashford Borough Council under the planning permissions granted. However, the CMO is encouraging developers to use the new form on new sales.

The form of the rent charge deeds written at the time was of industry standard and therefore they are not incorrect. Some residents have asked whether they can move over to the new form of rent charge deed. The CMO board has reviewed this request and whilst it does not object in any way to residents swapping their rent charge deed, it makes the following statement; The CMO is advised that when the new legislation is brought in, it is likely to be retrospective and therefore the need for residents to move over to the new form is unnecessary. However, if residents want to move over to the new form of rent charge deed, we are happy to do so but residents will be expected to pay all legal costs of the CMO as well as their own. As the original deed was entered into by the developer, their approval will also be required.

The board is keeping this matter under review and when the guidance on the new legislation is published will consider the matter again at this point. The board currently has no intention of implementing the clause mentioned above.

Residents are advised to seek their own legal advice should they be concerned. The board are happy to speak with residents about this matter should that be helpful.

Resales

If you are selling your property, the new purchaser will take on the legal obligation to the CMO with their purchase and you will likely need to provide information in support of this during the conveyancing process. RMG will be able to provide you with details of your account showing if your payments to the CMO are up to date.

Your purchaser's conveyancer can contact both RMG's Solicitors Enquiry Department and the CMO's Conveyancer, Knights Plc for information. Please only contact Knights via your solicitor, emails can be directed to: kathryn.harvey@knightsplc.com

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THERE'S ONLY ONE YOU!

NHS
Kent Community Health
Part of the NHS

Visit us at the One You shop in Park Mall, Ashford for FREE NHS support and advice:

Stop smoking support | Healthy weight advice | Health Checks | Health MOTs | One You Lifestyle Advisers | On-the-spot blood pressure checks | Weigh-in service plus support | Advice on a range of lifestyle issues | Range of facilities including a training kitchen space, exercise space, changing places toilet and baby feeding area

Park Mall, Ashford:

Currently Open
Tuesday to Friday from 10.00 to 14.00

Call 0300 123 1220
oneyou.kent@nhs.net
www.kentcht.nhs.uk/OneYouShop



NO NEED TO BOOK, JUST POP IN

ONE YOU KENT

This service is delivered on behalf of Kent County Council by Ashford Borough Council and the NHS.

Site Management

Living on a construction site is going to have its challenges at times when developers need to work alongside those who have made the development their home. Developers are mindful this and try to minimise disruption wherever possible. However, occasionally incidents do happen which need reporting.

A number of residents have come to the CMO with concerns and we have been actively signposting residents to the appropriate body to support them. Whilst each situation is different and sometimes responsibility falls between Ashford Borough Council (ABC) as the local authority or the relevant government agency, we have listed the most likely relevant contacts.

Where possible, contact your developer first:

Barratt Homes

kent@newhomecare.co.uk

Hodson Developments

customercare@hodsondevelopments.com

Jarvis Homes

linda.lombard@jarvishomes.com

HSE

-Concerns for health and safety at workplaces

0300 003 1647

Environment Agency

-pollution to water or land, flooding

0800 807060

ABC Health & Safety

Environmental.HealthEnquiries@ashford.gov.uk

ABC Environmental Health

-Noise, air pollution, odours etc

epcomplaints@ashford.gov.uk

ABC Planning

-Breaches of Planning Conditions, such as working hours on site, dust, and matters not being built to agreed plans

01233 331111

NB: ABC also have a report function on their mobile app and reporting forms can be found on their website

ashford.gov.uk/report

CMO Membership

Membership is free and voluntary. Only CMO Members have the right to vote at an AGM or on any special resolutions which may be needed to determine future CMO policies. As the CMO takes on assets we hope to be able to offer discounts to CMO members, eg hire fees or discounts for attendance at community events.

Because of the voting rights, membership is for one named individual per household (please therefore only put ONE name on the membership form!), although any further benefits such as discounts will be available for all those within the household. To find out more about CMO Membership or to become a member visit our website

cmo.org.uk/who-we-are/the-membership-pack

For more detailed information about the CMO please visit our website cmo.org.uk or email us at

hello@cmo.org.uk. For any legal questions, please contact your Conveyancer.

Get in Touch

The CMO team makes every effort to respond to email inquiries within 5 business days, usually sooner.

Write to us at: hello@cmo.org.uk

This Newsletter is Going Digital

In an effort to achieve the CMO's environmental aims, we would like to go digital with these newsletters. At present we hand deliver them to your door because we do not have email addresses for everyone. If you like the content, do sign-up for future newsletters on our website: cmo.org.uk



CHILMINGTON MANAGEMENT
ORGANISATION

The CMO is a registered charity in England & Wales 1194013

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TN24 0HB