



CMO Annual General Meeting (AGM)

21.07.21

Version 1 Draft 1

Director Attendees: Ben Lockwood (BL), Jon Rose (JR), Councillor Neil Shorter (NS), Alison Breese (AB)

Approved Observers: SallyAnne Logan (SAL), Katy Parr (KP), Dan Daley (DD)

Resident Members:

Resident Non-Member Attendees:

Non-Resident Attendees:

Apologies:

CMO Board Directors: Ian Bull, Simon Banfield, Nick Fenton,

1. Welcome and Introductions

The Chairman welcomed all to the meeting and introduced the CMO Staff, Board Directors and the local Ward Member.

2. Chairman's Report

The Chairman explained that this report had been circulated in advance. He went on to speak about the impacts of the Pandemic on everyone's lives during the last year. He added that the Pandemic has hindered some of the plans for the CMO, including the occupation of the Community Cabin and also the opportunity to get to know residents. Door knocking and virtual surgeries have been embraced and work has also continued behind the scenes through the development of the website.

The Chairman explained that KCC deferred their Board Director nomination for a two year period and he was asked to become a Board Director for this time. The Chairman added that the end of this period was August 2021, however, there was a strong likelihood that KCC will continue with the current representation.

Cllr. Shorter has also been re-nominated by Ashford Borough Council Cabinet Members to continue in his role as Board Director.

One resident queried why KCC deferred their nomination and the Board advised that during this time, KCC did not have someone to nominate and the Chairman was willing and able. It was also mentioned that KCC are able to nominate someone outside of their organisation, they also have a policy that their Members are unable to join Community Trusts or Boards.

The Board also explained that CMO staff were 'double-hatted' and were substantively Ashford Borough Council employees who are on a contract to support the CMO. Regular contact is had with KCC's Chilmington and South of Ashford Garden Community lead where relevant issues are discussed.

One resident asked a question over bus stops in the area and SallyAnne Logan responded to this by advising that within the Section 106 agreement as part of the planning permission granted for the development, Hodson Developments were required to build a temporary bus stop when 100 houses were occupied. The Planning Department at Ashford Borough Council are aware of this and are dealing with the issue accordingly. This means that legal action will be taken if parts of the Section 106 are not upheld by parties involved.

The Chairman assured residents that their complaints are passed on to the Local Planning Authority. It was also added that the temporary bus stop provision will be there to enable residents to go between Chilmington and Ashford Town Centre and will run from the Hodson end of the development.

No	Comment	Decision/Action	Who responsible	Timeframe/date
1	The Chairman's Report	The report was noted.	-	-

3. Approval of 19/20 draft AGM minutes

The Chairman introduced this item and advised the minutes had been circulated previously to all. The Chairman suggested that the minutes were a true and fair record of the last AGM meeting, followed by two proposers who also endorsed this notion.

4. Members Vote

No.	Comment	Decision/Action	Who responsible	Timeframe/date
1	CMO Board Directors	The Board approved the minutes unanimously	-	-
2	CMO Resident Members	For: 7 Against: 0	-	-

5. Presentation of Company Accounts and Independent Examiners Report 20/21 – Jon Rose, CMO Board Director and Chair of the Finance and Risk Committee

Jon Rose presented the Company Accounts and Independent Examiners Report 20/21.

Residents were advised that the Rent Charge monies are paid to the trust accounts at RMG and can only be spent on specific items within the residents' Rent Charge Deed. In the main charity accounts, the CMO was set up with a lump sum from Hodson Developments in 2019/2020. Money is also paid to Ashford Borough Council for their staffing resource. The main charity accounts can be spent on what the CMO deems appropriate.

He explained that income derives from interest from the bank, charitable grants and some reimbursement of legal fees. Costs to the CMO comprise of insurances, accountancy fees and legal fees.

The Independent Examiners Report advised that there were no concerns with the accounts.

One resident requested a copy of the Procurement Policy.

A number of residents expressed some concerns with the integrity of RMG and the costs involved with the service, however, it was highlighted to residents the contract between the CMO and RMG is five years but is reviewed quarterly. So far, the CMO have been pleased with the services provided by RMG. It was felt that residents should inform the CMO of any instances with RMG which had raised concerns.

6. Members Vote

No	Comment	Decision/Action	Who responsible	Timeframe/date
1	CMO Board Directors	The Board Director unanimously approve the Charitable Accounts	-	-
2	CMO Resident Members	For: 13 Against: 2 Abstentions: 6	-	-

7. Appointment of External Examiner – Jon Rose

The Chairman advised that McCabe Ford Williams has been the External Examiner for two years. The Chairman proposed to keep this appointment.

8. Members Vote

No	Comment	Decision/Action	Who responsible	Timeframe/date
1	CMO Board Directors	The Board Director unanimously approve the appointment of the External Examiner.	-	-
2	CMO Resident Members	For: 18 Against: 0 Abstentions: 3	-	-

9. Presentation of Trust Accounts – Sue Canty, Senior Property Manager at RMG

Sue Canty presented the Trust Accounts and explained the different collections of rent charges. She advised that all rent charge deed monies are ring-fenced and she highlighted that these are accessible by the CMO.

10. Member Questions

In response to a question over the amount of rent charge deeds being collected, Sue advised residents that the amounts should have been issued to all and if residents believe they have been overpaying then they should please contact Sue outside of the meeting. Any issues regarding developers should be channelled through the CMO Board Directors and not RMG.

Further discussion was had regarding issues ongoing issues with incorrect rent charge billing.

A resident raised a question over Rent Charge Deed 2 (RCD2) and advised that this is the mechanism that the CMO can enforce the rent charge deeds and advised that through RCD2, RCD1 could be increased by 20% after the year 2030 with the resident members' approval.

The formal meeting was closed by the Chairman. Those in attendance were invited to stay for a question and answer session with the Board.