

Chilmington Management Organisation Briefing on Budget 2023/24

Resident Forum
6th February, 2023

Chief Exec, SallyAnne Logan



Agenda for the Meeting

- Context for 2023-24/key priorities
- Budget Intentions
- Next Steps
- Questions?



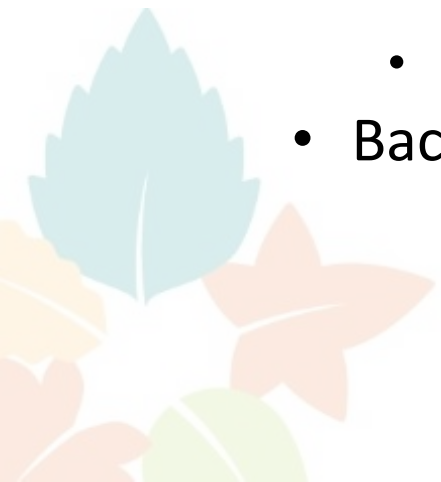
2023/24 Priorities

- Land and asset management
 - Taken on Parcel Q (Brisley) and part of Parcel P (The Hamlet). The Gate and Lakes to hopefully shortly follow
 - Cabin handover
- Communications/relationship with residents
 - Resident Forum/Sounding Board
 - News Bulletin
 - Website updates
 - Newsletter
- Community programme delivery
 - Festival in early summer
 - Localised smaller events led by community
 - Work in partnership with Ashford BC and the Parish Council wherever possible and alongside Tom Lewis



Budget Intentions

- Cost neutral RCD budget at end of the new financial year with Reserves
- RCD1 Resident Goodwill Credit
 - % return on RCD1 for all those who moved in up until 31st March 2023
 - One off gesture
 - Credited on bills
- RCD1 Freeze for 2023/24
 - RCD1 charge frozen for 2023/24
 - RCD1 cost cap still increases
 - Boards intention to reach back to the cost cap within 2-3 years but will review annually
- Backdrop of housing trajectory & UK cost increases



RCD Budget - Income

	22/23	23/24	24/25	25/26
Year	Current year	1	2	3
RMG contract year	3	4	5	
RCD1 Cap	418.75	460.63	483.66	493.33
Difference between RCD1 charge and Cap	0	- 42	- 30	- 17
Inflation assumptions (Income)		0%	5%	2%
Inflation assumption (Expenditure)		10%	5%	2%
Occupations				
Lakes		0	0	0
Gate		0	0	0
The Hamlet		0	0	0
Brisley Farm		39	0	0
Site 1 - Mann		50	150	0
Site 2 - Brookworth		0	25	25
Site 3 - Parcels D & H		0	0	0
Other Sites		60	100	100
Total Occupations	260	409	684	809
Average (three bed) RCD Charge to Residents	419	419	440	463
Convergence	0	0	14	14
Average (three bed) RCD Charge to Residents after convergence	419	419	454	477
1. RENT CHARGE DEED ACCOUNTS				
INCOME				
RCD1 Income	108,875	140,072	240,289	345,421
RCD2 Income	702	1,104	1,847	2,184
RCD3 Income	9,360	14,724	24,624	29,124
Total RCD Income	118,937	155,900	266,760	376,729



RCD Budget - Expenditure

EXPENDITURE				
Payment Credits	0	-20,000	0	0
RMG CONTRACT (RCD1)				
RMG - MGT Fee	-10,000			-50,000
RMG - Cost Per Property	-15,080	-23,722	-38,200	
RMG - Back Office (minimum)	-4,005	-7,005	-12,285	
RMG - back office per property (£15)				
RMG - Company Secretary	-932	-932	-932	
Grounds Maintenance (RCD1 and 3)				
Parcel P	-4,845	-21,318	-22,384	-22,832
Parcel Q	-4,485	-19,734	-20,721	-21,135
Parcel R	0	-6,250	-26,250	-26,775
Lakes				
Lakes	-4,500	-19,800	-20,790	-21,206
Gate	-4,500	-19,800	-20,790	-21,206
Site 1 - Mann Group	0	0	0	0
Play Space 1 & Chilmington Square	0	0	0	-25,000
Other Sites to come forward				
Chilmington Hamlet Cricket Pavilion and Square	0	0	0	0
Premises costs (RCD1)				
Electricity	-600	-2,400	-2,520	-2,570
Water	-112	-448	-470	-480
Phone/broadband	-300	-1,500	-1,575	-1,607
General Internal Repairs and Maintenance	-298	-1,500	-1,575	-1,607
Insurance (buildings & Contents)	-1,000	-1,100	-1,155	-1,178
PAT Testing	0	-300	-315	-321
Health Safety and Fire Inspection	0	-150	-158	-161
Fire Extinguisher Hire and Maintenance	0	0	0	0
Interior Cleaning and Window Cleaning	-500	-2,000	-2,100	-2,142
Licences (TV, music, entertainment)	-300	-330	-347	-353
Boiler Maintenance	0	0	0	0
Intruder Alarm Maintenance	0	-550	-578	-589
Air Conditioning Maintenance	0	-2,264	-2,377	-2,425
Local Authority Commercial Rates	-300	-330	-347	-353
Staff Livery and ID	0	0	0	0
Security/Lock Up Service	0	0	0	0
Staff supplies (including refreshments, stationary)	-500	-2,000	-2,100	-2,142
Reserve (internal redecoration every five years)	0	-500	-525	-536
Premises Costs Sub-total	-3,910	-15,372	-16,141	-16,463
Total Expenditure (-ve)	-52,257	-133,933	-178,492	-204,617
Surplus/(deficit)	66,680	21,967	88,268	172,112
Balance B/F	98,413	165,093	187,060	275,328
Balance C/F (includes debt)	165,093	187,060	275,328	447,440



Charity Budget

2. CMO CHARITIES ACCOUNT				
INCOME				
Other income 1 - Deficit Funding From Developers	0	205,000	335,000	335,000
Other income 2 - Community Cabin Rental	0	300	500	600
Other income 3 - S106 Community Development Grant Funding	0	0	0	0
Other income 4 - Reimbursement of Legal Fees	20,800			
Other income 5 - ABC Advance on Deficit Funding	130,000	0	0	0
Other income 6 - Grants/other	500	500	525	536
Other income 7 - Bank Interest	0	0	0	0
Other income 8 - Refunds	10	0	0	0
TOTAL INCOME	151,310	205,800	336,025	336,136
EXPENDITURE				
General Costs				
Staff	0	0	-32,748	-66,805
Council Contract	-117,142	-65,495	-32,748	0
Website Hosting	-518	-570	-598	-610
Software Licence Fee (Quickbooks)	-469	-516	-542	-553
ICO Annual Fee	-35	-39	-40	-41
Audit and Accountancy for CMO	-1,640	-1,804	-1,894	-1,932
Legal Fees (RCD related)	-46,478	-20,000	-21,000	-21,420
Legal Fees (governance/other)	-5,000	-5,500	-5,775	-5,891
Charities Account Company Secretary	-1,200	-1,320	-1,386	-1,414
Other Specialist Advice	-500	-550	-578	-589
Bank Charges	-10	0	0	0
Interest	0	0	0	0
Sundry Expenses	-400	-440	-462	-471
Training Cost for Trustees and Volunteers	-400	-440	-462	-471
Community Activity	-800	-880	-924	-942
Events/Activities	0	0	0	0
Fund/Grants - CMO Community Grants Fund	0	0	0	0
Employers Liability Insurance	-976	-1,074	-1,127	-1,150
IT and Premises Equipment	-2,000	0	0	2,000
IT Equipment Purchase Set Up	0	0	0	0
IT Software Purchases and Upgrades	0	0		-300
Purchase of Other Furniture and Equipment (not IT) Set Up	-2,000	-500	-500	-500
Communications, Marketing and PR				
CMO Website Maintenance	0	-300	-315	-321
CMO Website Growth/Refresh	0	-516	-541	-552
Website Hosting (see above line 109)	0	0	0	0
Marketing Collateral Production and Printing	0	-1,031	-1,083	-2,000
Social Media Creation and Management	0	0	0	-3,000
Newsletter delivery	-300	-1,200	-1,512	-1,905
Total Expenditure (-ve)	-179,868	-102,173	-104,234	-108,868
Surplus/(deficit)	-28,558	103,627	231,791	227,268
Balance B/F	41,510	12,952	116,579	348,369
Balance C/F	12,952	116,579	348,369	575,637
C/F Reserve percentage	0	1	1	2



Next Steps

- Billing
- Debt Recovery



Questions?

Send to hello@cmo.org.uk

Thank you for coming

www.cmo.org.uk

