



AGM September 2023

Company Accounts for 2022/23 Financial Year & Trust Accounts for 2022/23

Chairperson's Report

Dear Residents,

It is a privilege for me as chair of the CMO Board to present to you this year's chairman's report.

Firstly, for those new to Chilmington Green, welcome. We hope you will be very happy living here and that we are able to build a positive and active relationship with you as our residents. With over 300 households now occupied, we have a community of approximately 450 people.

Accompanying this report are the CMO Company Accounts and the Trust Accounts :

The Company Account is where sums collected through the planning process under the Section 106 agreement are held, together with any other generic income, which the CMO may have. It broadly pays for the general operations of the CMO where costs cannot be accommodated under the rent charge deed income.

The Trust Accounts are held by RMG, our estate management provider, on behalf of the CMO and are this is where the rent charge deeds sums, collected from residents, are held in ring-fenced accounts. The money held in these accounts can only be spent on the items for which they are collected under Rent Charge Deed 1, 2 and 3. The CMO can hold cash in reserves to spend on the upkeep of the assets in the future. These are 'Rent Charges' are NOT 'Service charges' and are therefore managed under a different legal framework. To aid transparency this year, we are publishing the amounts held in reserve by RMG, so residents understand fully the position of the sums collected.

RMG has been working hard for the CMO to advise and support on a range of issues. Their fee covers the administration and audit of the Trust Funds (RCD accounts) including billing. RMG is also leading on the adoption of the Cabin and landscaping.

Following the initial years of setting up the CMO and getting the legal and financial systems in place to enable efficient completions on properties and the subsequent billing for RCD's. The CMO has been busy this year putting into place its operational aims and objectives:

- A landscape contractor was appointed on a month by month basis, until there is sufficient work necessitating a full tender
- Landscaping at the Jarvis and Barratts sites commenced in February 2023 – full details can be found on the CMO website. The CMO has also started maintaining land at the Lakes from July 2023.
- Working to complete the lease for the community cabin which as of the time of writing is agreed and awaiting approval from a third party before being completed.
- Regular News Bulletins



- Supporting ABC and the Public Rights of Way project, and initial scoping works for Discovery Park and the Community Garden Room.
- Delivering a number of successful community engagement projects following consultation with residents including: a Spring Trail, Christmas Wreath Workshop and a Community Cookbook.

Some of you may be aware that in July 2020, Natural England issued water quality advice which affects planning applications for new homes in large parts of the district. This means that an assessment must be carried out before any agreement for new housing development which discharges wastewater to the Stour Valley catchment area, thereby affecting the Stodmarsh Nature Reserve. The CMO is in no way responsible for planning for the mitigation effects of this issue, but as this may affect how quickly the Chilmington site can be developed. The CMO will undertake a business planning exercise, as part of its stewardship role, to look at various scenarios and how this effects the RCD income.

Changes since the start of this financial year. As the AGM is later in the year than usual, I thought it would be a good idea to update you to some changes that have happened in recent months.

In May, Sally Anne Logan left us as CEO, to take up an external opportunity and I am sure you would like to join me in wishing Sal every success for the future and thanks for all her hard work in getting the CMO to where it is today. Maria Hadfield has joined as an interim CEO and will be concentrating in business planning for future years and preparing for any effects of the implications of the Stodmarsh decision.

Following the local elections in May, Neil Shorter stepped down as a councillor for ABC, but has agreed to continue to support the Chilmington residents and will take up the Voluntary Sector Board Director position.

Alison Breese who previously held this position will move to the Affordable Housing Director position.

If you have ideas now or are able to volunteer some time with community activities, please contact the team at hello@cmo.org.uk.

Thank you for taking time to read this report. I look forward to meeting you at Singleton Environmental Centre on 5th September at 6pm.

With kind regards,

Ben Lockwood

Chair of the Board