



AGM September 2024

Company Accounts for 2023/24 Financial Year & Trust Accounts for 2023/24

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 340 households now occupied, we have a community of approximately 500 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. The charges are NOT services 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.

The CMO staff have continued to work towards the aims and objectives of the charity. There has been a particular focus this year on reducing the debt profile on the RCD accounts. This is important to ensure that cash is available to meet the organisations running costs.

The CMO has been busy this year putting into place its operational aims and objectives:

- In September 2023 the lease for the Community Cabin was finalised and the CMO took over the first community asset.
- The Cabin has been advertised for hire since and an Open Day was held in November 23 for residents to view the facility. However there has been limited interest from residents and therefore the CMO is now exploring the possibility of an anchor tenant/activity.
- The Cabin has been used for the Police and Crime Commissioner election and the general election in July. Enabling residents to vote in their local community.



- Landscaping at the Jarvis and Barratts sites has continued with the bulk of Hodson Development landscaping being taken over in July 23. The CMO has now taken over all available landscaping responsibilities across the whole of the Chilmington site and will soon be officially handed over land at the Barretts and Jarvis sites.
- Reducing the level of historical debt on resident RCD accounts. We are aware this was a concern for many residents that questioned why some residents had outstanding amounts. The CMO has therefore addressed this issue and reduced the debts considerably this year. There is now a formal debt collection process carried out by RMG for any further nonpayment of RCD accounts.
- The current estate management contract expires in March 2025 and the CMO is in the process of retendering this contract.
- Working with KCC to initiate an archaeology project which will create volunteering opportunities for residents.
- The CMO has also undertaken the 3 yearly selection process for electing the Resident Director position.
- News Bulletins

As you will be aware 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. This is significantly affecting how quickly the Chilmington site can be developed and the CMO is aware that this has negative impacts for residents' enjoyment of the area.

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 the Community Cabin on 12th September at 6pm.

With kind regards,

Ben Lockwood

Chair of the Board