

RESIDENTS' GUIDE



**CHILMINGTON MANAGEMENT
ORGANISATION**

Chilmington Green, Ashford, Kent

PART OF THE SOUTH OF ASHFORD GARDEN COMMUNITY



**INCLUDES INFORMATION RELATING
TO YOUR RENT CHARGE DEEDS**

YOUR HOME, YOUR COMMUNITY

The Purpose of the Chilmington Management Organisation (CMO)

The CMO will take responsibility for the open spaces and community buildings, ensuring that they are used for the purposes set out, and will also develop, and put in place activities which support community development and respond to the relevant social, environmental and economic needs of the new community.

As an organisation with charitable objectives, the CMO is the guardian of the vision of Chilmington Green.

It will work alongside local key organisations including the Borough, County and Parish Councils, who will each continue to represent residents of the new development as well as continue to provide other important local services.

The CMO work towards creating a community amongst residents where people feel safe, enjoy living, and belong, as well as being a place that people visit for leisure or work in many aspects of its retail and service businesses.

OUR VISION

"Chilmington Green, a great place to live and a thriving community for all."

OUR MISSION

"Own, manage and maintain excellent community spaces and buildings, creating a community for present and future generations"





CORE VALUE	SUMMARY DESCRIPTION
Quality	A primary focus is quality in all aspects of the CMO's operation, particularly its services and its relationship with the residents.
Community focus	Everything is about Chilmington Green, not just the inclusion of all individuals but also the collective benefit of the community as a whole. Residents will be supported and encouraged to have a sense of ownership and participate in community life in a voluntary capacity.
Partnership	The CMO is established as a Partnership, initially with the developers, local councils, and the voluntary sector, and in the future with local residents and the Housing Associations.
Sustainability	The CMO, its assets and its activities must be sustainable for the long term, with all decisions giving consideration to long-term benefit and impact.
Entrepreneurship	The CMO is a social business, and so must always ensure that its income exceeds expenditure, and that it takes a business approach to its activities albeit with social benefit.
High Governance Standards	The CMO will be managed and governed to the highest standards through its membership, Board and strategic partners being fully involved, exercising their roles effectively and being accountable to the stakeholders.

The CMO will own, manage and maintain public assets (such as play spaces, landscaping and community buildings) on behalf of the residents living within the new development.

It will use and develop these assets to support the creation of a strong and united community. It will also protect and enhance the natural environment within the area of benefit. The quality of management will be high and will help deliver:

The CMO’s Functions

AIMS

The principle aims and related activity areas of the CMO are summarised as follows:

- 1 Own, maintain and effectively manage the public open spaces, buildings and facilities
- 2 Initiate, develop, coordinate and deliver community and cultural activities to create and maintain a thriving community
- 3 Promote and support environmental and community sustainability

The CMO is a flexible and responsive organisation which meets the needs and opportunities, either in partnership with public and voluntary agencies, or on its own.

The CMO is built upon a number of core values and operating principles, as shown in the table opposite:

CHILMINGTON MANAGEMENT ORGANISATION			
Public Open Space Management & Maintenance	Financial Management & Investment	Asset Management	Community Development
<ul style="list-style-type: none">• Providing a quality environment through approved landscape management plans• Commission/ in-house operation• Maintenance and replacement regime	<ul style="list-style-type: none">• Collecting rentcharges• Maximising income from commercial assets• Maintaining reserves• Managing cash balances	<ul style="list-style-type: none">• Hiring/leasing of community and sports buildings• Play areas• Open spaces• Eco projects• Commercial property	<ul style="list-style-type: none">• Working with the existing and new community• Community activities and events• Green living• Community grants• Effective communication• Working with the Parish Council/ Community Sector

The Structure and Membership of the CMO

The CMO Structure provides a strong and responsible organisation to safeguard its assets and finances. Additionally, this provides the ability to own and manage the public land and built facilities, respond to local community needs, and build a sense of community among the local residents, partners, service users and visitors.

Membership Rights

Membership of the company provides the following statutory entitlements:

- At the Annual General Meeting, to receive the Directors' report, the accounts and the auditors' report, and to appoint the CMO's auditors. Voting rights for the approval of the accounts, auditors report and appoint the CMO's Auditors.
- The opportunity to participate in the appointment of the Resident Directors
- At the Annual General Meeting the opportunity to submit and vote on proposed recommendations;
- To approve any proposed changes to The Articles or the name of the CMO

The Legal Document (The Articles) set out details about membership of the CMO. Members who must be either Directors or a resident within the Area of Benefit (see final page) where the CMO operates. Regardless of whether a resident is a freeholder, leaseholder or tenant, residents are entitled to sign up as members. Membership is not automatic.

Residents of the new Chilmington Green development will be encouraged to sign up as members either at the time of conveyancing or shortly after they move in, membership is free, and voluntary.

Membership is restricted to one individual per household and The Articles limits resident CMO members to a maximum of 50% of the votes at General Meetings.

General meetings are distinct from company Board meetings and at least one General Meeting must be held annually.

The Board of Directors

In Phase 1, the Board of Directors will be made up from the following organisations with one representative each except the developers who are entitled to appoint up to five directors:

- Developer consortium (5 Votes)
- Local Authorities (2 Votes)
- Voluntary Sector (1 Vote)
- Housing Association (1 Vote)
- Residents (1 Vote)

Membership forms are available and are included as part of this information pack.

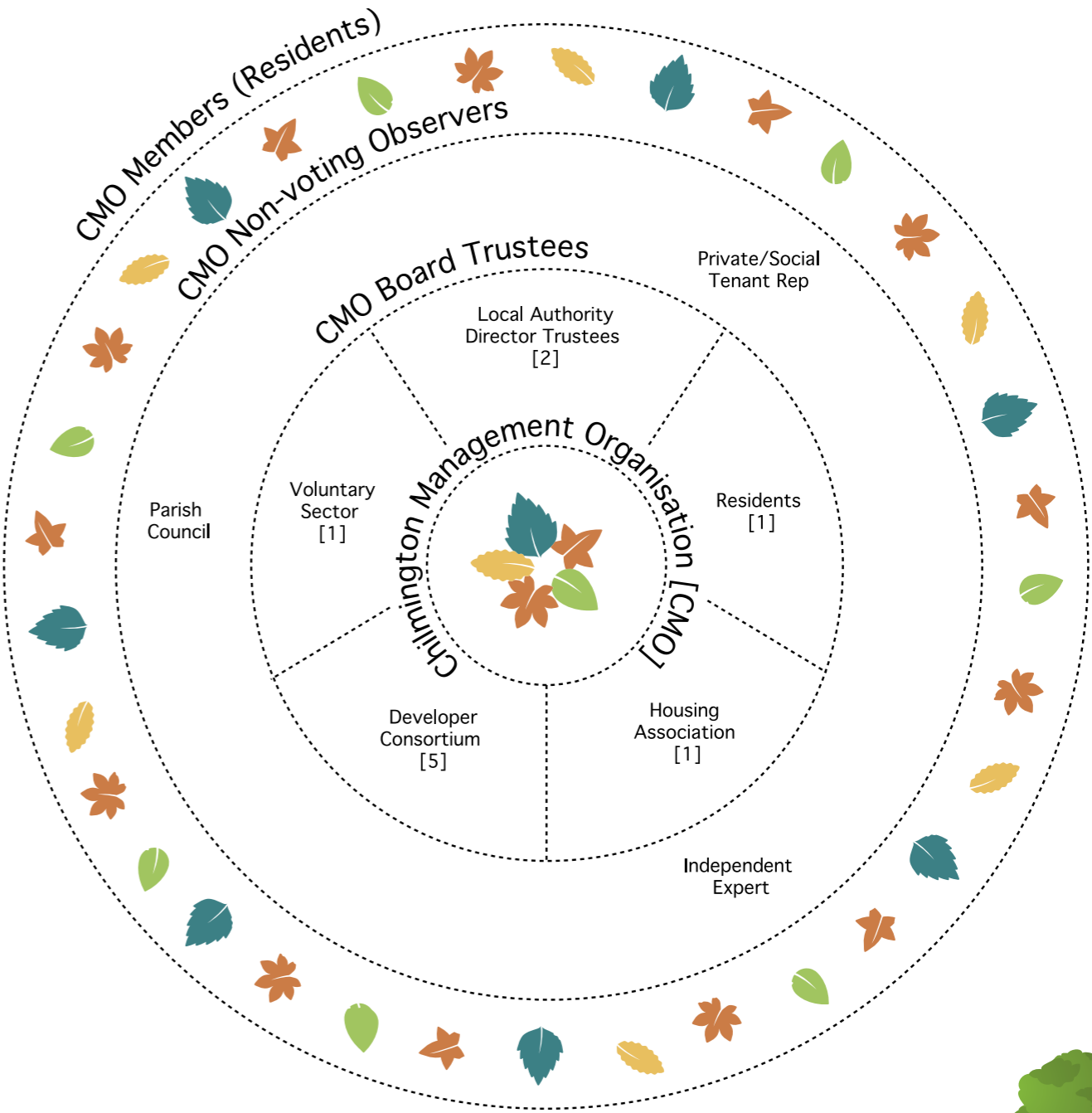
As the development progresses, a further four resident Directors will be appointed and by the end of the development, the resident Directors will replace the developer Directors.

The Developer/Local Authority Directors will be appointed by their respective nominating organisation, but must act in the best interests of the CMO and not their organisation.

The Directors will make the strategic decisions required for the CMO to carry out its work.



CMO Governance (Phase 1)





Estate Rentcharge – What Is It?

Rentcharge 1

The Estate Rentcharge is a legally binding covenant that each and every subsequent residential property owner must comply with before occupation.

Estate Rentcharges are governed by the Rentcharges Act (1977). Estate Rentcharges are calculated across house types, and all property owners are legally bound to pay these charges:

Property size	RCD1 Estate Rentcharge for 2025/2026 You will pay:	RCD1 Estate Rentcharge Cap for 2025/2026 (includes RPI). FUTURE CHARGES ARE SUBJECT TO FURTHER INDEXATION*
1 Bed Apartment	£165.67	£180.69
2 Bed Apartment	£236.67	£258.13
3 Bed Apartment	£307.67	£335.56
2 Bed House	£307.67	£335.56
3 Bed house	£473.34	£516.26
4 Bed House	£568.01	£619.52
5 + Bed House	£757.35	£826.02

*RPI (Retail Price Index) which can go up or down with inflation.

For the 2025/2026 financial year the annual charge is below the Cap. In future years the CMO can charge to the Cap which will include further indexation.

The “Services” are described as: “The maintenance, renewal and replacement” of the following where on CMO land:

- Soft landscaping
- Bins for litter including emptying bins
- Footpaths
- Cycleways
- Railings and fences
- Public art
- Site interpretation and information boards
- Trees and tree grills
- The fabric of all buildings transferred to the CMO
- Seating
- Vehicular parking spaces
- Litter picking
- Street lighting
- Informal natural green space
- Discovery Park outdoor sports pitches
- Children and young people’s play spaces
- Allotments
- Strategic above ground sustainable urban drainage systems (SUDS).
- Land comprising ecological mitigation
- Land comprising woodland
- Land comprising the advance planting belts
- Sports facilities
- Reasonable apportionment of staff and other management overheads
- Purchase, lease, replacement and maintenance of equipment and any associated management of buildings
- Unadopted highways on CMO land
- Security measures
- Enforcement

Rentcharge 2

The second rentcharge deed (described as the **Estate’s Covenants and Supplemental Rentcharge Deed**) provides for the rentcharge to be reviewed with effect from 1 April 2030. At this point the rentcharge could be increased by a maximum of 20%, if agreed by the residents.

This deed also sets out some additional obligations that the CMO will undertake.

These are mainly concerned with the enforcement of estate restrictive covenants. These covenants are listed in the deed and contain provisions which all owners will be expected to comply with (such as only occupying their property as a residential dwelling, keeping the property in good repair, only to park in designated areas and for the management of refuse, etc).

The estate covenants also contain limits on the height of planting and fences and other obstructions in gardens. We recommend that you study the estate covenants carefully.

Freeholders are legally obliged to pay the rent charge deed as part of their purchase. If you have any questions about this, please speak to your legal advisers.

Rentcharge 3

In addition to entering into these two rentcharge deeds, the owners of certain dwellings will also need to enter into a third rentcharge deed with the CMO.

This rentcharge deed (known as the **Additional Common Parts Rentcharge Deed**) provides for an additional rentcharge to be paid to the CMO for maintenance of additional areas that are of benefit to the neighbourhood or certain residents.

Typically, this will be communal driveways and parking areas in blocks of apartments. The sales pack will make it clear whether this additional rentcharge applies to the property that you are buying and if so how much that rentcharge will be. For home purchases from the developers, please check with your developer for exact pricing. For resales, please contact the CMO.





Get in touch
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CHILMINGTON MANAGEMENT
ORGANISATION

The CMO is a charity registered in England and Wales No.1194013

Visit us at www.cmo.org.uk
Email us at hello@cmo.org.uk