

REGISTERED COMPANY NUMBER: 12134646 (England and Wales)
REGISTERED CHARITY NUMBER: 1194013

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025
FOR
CHILMINGTON MANAGEMENT ORGANISATION**

McCabe Ford Williams
Chartered Accountants
Invicta Business Centre
Monument Way
Orbital Park
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Kent
TN24 0HB

CHILMINGTON MANAGEMENT ORGANISATION

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FOR THE YEAR ENDED 31 MARCH 2025**

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CHILMINGTON MANAGEMENT ORGANISATION

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity's objectives, as set out in its governing document, are to promote the benefit of the residents of the area of benefit, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together with said residents, the local authorities, voluntary and other organisations, with a common effort to:

- provide and maintain accessible green open spaces
- promote the conservation, protection, management, maintenance and improvement of the physical and natural environment, and
- provide facilities in the interests of social welfare for education, recreation, mental and physical health and wellbeing and leisure time occupations with the object of improving the conditions of life for the said inhabitants

This will involve the advancement of community development and citizenship for the public benefit, by the promotion of good citizenship and volunteering by encouraging local people to take an active interest in the civic, cultural and social welfare of the community.

Public benefit

The Trustees confirm that they have had due regard for the charity commission's guidance on public benefit.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Over the past 12 months the CMO has undertaken a retendering exercise for the estate management services. Following this process the successful bidder, Block Management UK Ltd was appointed on 20 March 2025. Our new estate manager has worked hard to become aware of all aspects of the site and whilst there were some issues in this process we are looking forward to this new working relationship.

The CMO is currently exploring a meanwhile use for the land on the Barretts site which will eventually be allocated as allotments. As this use is someway in the future the possibility of other community uses are being explored.

Although the sustainable drainage system known as the Lake at the Hodson Development site has not been handed over for ownership. The CMO worked in partnership with Hodson Development to improve the natural environment by clearing the reeds which had become overgrown in certain areas.

The Community Cabin use by residents remains low, several initiatives such as Yoga and exercise classes in the evenings have not generated enough interest to be sustainable. This was disappointing however, with the soon to be occupied apartments in this area the CMO will try again this year to generate some interest in regular use. The board has explored some alternatives such as an anchor tenant in the form of a childcare facility has also proved to be difficult as the location of the toilets and the size of the building being constraining factors, to make this use viable.

The CMO has continued to be organised and facilitated for various small scale community events over the past year such as Halloween crafts, Christmas trees on each of the sites and Easter egg trails. We thank everyone who has supported these initiatives.

Representatives of the CMO attended the S106B appeal inquiry to answer questions on the evidence that had been submitted to the appeal on behalf of aspects affecting the Trust. The uncertainty of the outcome of this appeal continues to effect the available funds and therefore limits options for the Charity's expenditure. The inspector is expected to publish the decision on the appeal in the summer 2025.

The CMO has continued to support Kent County Council this year to facilitate an archaeology project around the Chilmington site, which creates volunteering opportunities for residents.

The CMO has continued to pursue outstanding debts, in the first instance offering payment plans. Where this approach has not been successful, with some residents disputing their liability, this has proceeded to County Court stage, the outcome has been found in favour of the CMO. If payment is still not forthcoming, this then unfortunately results in enforcement action which adds additional cost for the resident. These additional recovery fees will not be paid from the trust accounts.

The development still continues to build out at a lower rate than originally thought which has a substantial impact on the amount of funds available for the Charity and the need to prudently manage the existing reserve and scrutinise expenditure.

CHILMINGTON MANAGEMENT ORGANISATION

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

We will also continue to publish the end of year accounts on the website only and not delivered in paper format, this reduces our carbon impact and also save on costs.

FINANCIAL REVIEW

Financial position

The level of reserves at 31 March 2025 amounted to £162,548 (2024: £211,760).

The CMO Deficit funding provided to the CMO at 125 occupations through the s106 agreement may look like a significant amount to have in Reserves but this is required to cover CMO operational costs until the occupation of the 500th dwelling.

Reserves policy

The charity reserves policy is to maintain a level of reserves equivalent to 5% of annual operating expenditure to provide for the repair, renewal and replacement of endowed assets. Provision will have to be made for unexpected expenditure and repairs to the charity's assets. It will not be possible to immediately reach this level of provision due to low income in the first years of operation.

It is planned that this level of provision will be reached over the course of the first 5 years of operation.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, as amended at companies house by special resolution, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of new trustees

The trustees are appointed as per the Articles and include nominations from the developers, councils, residents and voluntary sector.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

12134646 (England and Wales)

Registered Charity number

1194013

Registered office

Invicta Business Centre
Monument Way
Orbital Park
Ashford
Kent
TN24 0HB

Trustees

S P Banfield (resigned 3.4.24)
Ms A G Breese
T Hodson
B C Lockwood
N J Shorter
S J Bartlett
Ms H S Jarvis
A O Evans (appointed 3.7.24)
Cllr H A Hayward (appointed 28.8.24)

Company Secretary

Vacant

Independent Examiner

McCabe Ford Williams
Chartered Accountants
Invicta Business Centre
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TN24 0HB

CHILMINGTON MANAGEMENT ORGANISATION

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

Approved by order of the board of trustees on and signed on its behalf by:

.....
B C Lockwood - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CHILMINGTON MANAGEMENT ORGANISATION**

Independent examiner's report to the trustees of Chilmington Management Organisation ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

M C Greenwood BFP FCA
The Institute of Chartered Accountants in England and Wales

McCabe Ford Williams
Chartered Accountants
Invicta Business Centre
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Ashford
Kent
TN24 0HB

Date:

CHILMINGTON MANAGEMENT ORGANISATION

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted fund £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Investment income	2	3,119	-	3,119	672
Other income		35,417	-	35,417	51,611
Total		<u>38,536</u>	<u>-</u>	<u>38,536</u>	<u>52,283</u>
EXPENDITURE ON					
Charitable activities					
Activities as specified under s106 agreement		14,423	-	14,423	-
Other		73,325	-	73,325	92,271
Total		<u>87,748</u>	<u>-</u>	<u>87,748</u>	<u>92,271</u>
NET INCOME/(EXPENDITURE)		(49,212)	-	(49,212)	(39,988)
RECONCILIATION OF FUNDS					
Total funds brought forward		209,640	2,120	211,760	251,748
TOTAL FUNDS CARRIED FORWARD		<u>160,428</u>	<u>2,120</u>	<u>162,548</u>	<u>211,760</u>

The notes form part of these financial statements

CHILMINGTON MANAGEMENT ORGANISATION

BALANCE SHEET 31 MARCH 2025

	Notes	Unrestricted fund £	Restricted funds £	2025 Total funds £	2024 Total funds £
CURRENT ASSETS					
Debtors	5	4,032	-	4,032	48,455
Cash at bank		158,076	2,120	160,196	224,892
		<u>162,108</u>	<u>2,120</u>	<u>164,228</u>	<u>273,347</u>
CREDITORS					
Amounts falling due within one year	6	(1,680)	-	(1,680)	(61,587)
		<u>160,428</u>	<u>2,120</u>	<u>162,548</u>	<u>211,760</u>
NET CURRENT ASSETS					
		<u>160,428</u>	<u>2,120</u>	<u>162,548</u>	<u>211,760</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>160,428</u>	<u>2,120</u>	<u>162,548</u>	<u>211,760</u>
NET ASSETS		<u>160,428</u>	<u>2,120</u>	<u>162,548</u>	<u>211,760</u>
FUNDS	7				
Unrestricted funds				160,428	209,640
Restricted funds				2,120	2,120
TOTAL FUNDS				<u>162,548</u>	<u>211,760</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:

.....
B C Lockwood - Trustee

CHILMINGTON MANAGEMENT ORGANISATION

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES

Statutory information

Chilmington Management Organisation is a charitable company, Limited by guarantee and registered in England. The charity's registered number, principal address and nature of operation can be found within the Report of the Trustees.

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1st January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The accounts are presented in sterling which is the functional currency of the charitable company.

Income

All income (including grants) is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Debtors and creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

2. INVESTMENT INCOME

	2025	2024
	£	£
Deposit account interest	3,119	672

3. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2025	2024
	£	£
Independent examiners remuneration - examination and accountancy fee	1,672	1,588

CHILMINGTON MANAGEMENT ORGANISATION

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025**

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Other debtors	4,032	48,455
	<u>4,032</u>	<u>48,455</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade creditors	10	-
Accrued expenses	1,670	61,587
	<u>1,680</u>	<u>61,587</u>

7. MOVEMENT IN FUNDS

	At 1.4.24 £	Net movement in funds £	At 31.3.25 £
Unrestricted funds			
General fund	209,640	(49,212)	160,428
Restricted funds			
Defibrillator Fund	2,120	-	2,120
TOTAL FUNDS	<u>211,760</u>	<u>(49,212)</u>	<u>162,548</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	38,536	(87,748)	(49,212)
TOTAL FUNDS	<u>38,536</u>	<u>(87,748)</u>	<u>(49,212)</u>

CHILMINGTON MANAGEMENT ORGANISATION

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2025

7. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
Unrestricted funds				
General fund	251,548	(39,988)	(1,920)	209,640
Restricted funds				
Defibrillator Fund	2,120	-	-	2,120
Community Grants	(1,920)	-	1,920	-
	<u>200</u>	<u>-</u>	<u>1,920</u>	<u>2,120</u>
TOTAL FUNDS	<u>251,748</u>	<u>(39,988)</u>	<u>-</u>	<u>211,760</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	52,283	(92,271)	(39,988)
TOTAL FUNDS	<u>52,283</u>	<u>(92,271)</u>	<u>(39,988)</u>

Defibrillator Fund

This fund represents monies received specifically for the purchase of a defibrillator.

Community Grants fund

This fund represents grants from the CMO to members of the community for the purposes of outreach.

8. RELATED PARTY DISCLOSURES

During the year the Charity procured services totalling £60,000 from Ashford Borough Council, Ashford Borough Council is related by virtue of Mr B C Lockwood and Cllr H Hayward who are both Trustees. An amount of £4,032 (2024: £7,532) was due to the Charity and £nil (2024: £60,000) was due from the Charity to Ashford Borough Council at the balance sheet date.

CHILMINGTON MANAGEMENT ORGANISATION
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Investment income		
Deposit account interest	3,119	672
Other income		
Reimbursement of legal fees	9,393	21,611
Recharge of admin time	25,138	30,000
Cabin Hire	886	-
	<u>35,417</u>	<u>51,611</u>
Total incoming resources	38,536	52,283
EXPENDITURE		
Support costs		
Finance		
Sundries	3,898	3,813
Governance costs		
Accountancy fees	1,672	1,588
Legal fees	7,617	26,870
Administration costs	60,000	60,000
Bookkeeping fees	138	-
Bad debt	14,423	-
	<u>83,850</u>	<u>88,458</u>
Total resources expended	87,748	92,271
Net expenditure	<u>(49,212)</u>	<u>(39,988)</u>