

AGM September 2025

Company Accounts for 2024/25 Financial Year & Trust Accounts for 2024/25

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. Household occupations are now at nearly 400, we have a community of approximately 550 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 our estate management provider, on behalf of the CMO. This year following a procurement process we have changed providers from RMG to Block Management UK (BMUK). BMUK will now hold the rent charge deeds sums, collected from residents, and these 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. Please note that the charges are rent charges and NOT service charges and are therefore managed under a different legal framework. We are publishing the amounts held in reserve by BMUK, so residents understand fully the position of the sums collected and there is full transparency.

BMUK has been working hard for the CMO to advise and support on a range of issues. Their fee covers the administration of the Trust Funds (RCD accounts) including billing.

The CMO staff have continued to work towards the strategic aims and objectives of the charity, putting into place its operational aims and objectives through the following activities:

- The CMO has now taken over all available landscaping responsibilities across the whole of the Chilmington site and we are in the final stages of hand over for land at the Barretts and Jarvis sites.
- The CMO has procured a new management partner and is now working with Block Management UK rather than RMG.
- The RCD3 costs were reviewed as discussed at the last meeting and overall the costs were kept within the original plan despite several years of high inflation, demonstrating good financial management.

- The Cabin has been hired for various birthday parties and events over the last year by residents.
- The garden at the Cabin has been made available for residents use and funding provided for garden toys. The feedback from this group has been very positive.
- The Yoga initiative we discussed at the last AGM was trialled, but unfortunately not enough interest was generated to make this sustainable. This will be reviewed once there is a higher number of occupations within the surrounding area.
- Other activities such as Halloween crafts, Easter trail and Christmas trees have continued to be funded and resourced by the Charity funds.
- We explored the possibility of a nursery as an anchor tenant and ABC surveyors supported with designs and costings for the building to accommodate additional toilets that would be needed. This was put on hold until the outcome of the S106B appeal is fully understood.
- The Cabin continues to be available for elections, enabling residents to vote in their local community.
- We have worked with KCC to initiate an archaeology project which creates volunteering opportunities for residents.
- News Bulletins

As you will be aware in April 2025, the appeal by Hodson Developments to modify or discharge the obligations contained within the Section 106 agreement dated February 2017, was heard by the Planning Inspector. The CMO submitted various documents and evidence to contest elements of the appeal and to provide supportive information on behalf of the Charity. The Planning inquiry itself was attended by CMO Trustee Neil Shorter who presented evidence and answered questions on behalf of the charity. At the time of writing this report, the outcome of the appeal has not been received, it is hoped this will be with us by the AGM, to be discussed. However if this is not possible the CMO will seek to engage with its residents as it seeks understand and respond to the outcome.

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 16th September at 6pm.

With kind regards,



Ben Lockwood

Chair of the Board