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 2026

FOR

CHILMINGTON MANAGEMENT ORGANISATION

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

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FOR THE YEAR ENDED 31 MARCH 2026

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2026

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 2026. 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 welbeing 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
The Community Cabin use by residents remained low, despite initiatives to generate interest. 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 Board was then approached by a resident wanting space to use as a coffee shop and terms were agreed to use the kitchen and the lobby for this function. This occupation started in January 26 and feedback from residents has been very positive. The owners have also delivered community activities such as a craft session for children and a visit from Chilmington Primary School as part of their enrichment programme. It is also now regularly used as a start/finish place for a running group. This has been a really positive development and provides a warm and friendly meeting place for residents.

As there is more activity from people using the Cabin, the interest in bookings has increased, not just for birthday parties. A dance school has been running classes on a Saturday morning and a structured children's activity called "Trax" has also delivered sessions at the weekends.

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

Continued to support Kent County Council throughout the 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.

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 2026 amounted to £132,582 (2025: £162,548).

In January 2026 the outcome of Hodson Development S106B appeal was received. In the main the Planning Inspectorate dismissed the appeal lodged by Hodson Developments regarding the Section 106 obligations at Chilmington Green development (up to 5,750 homes, schools, community facilities, infrastructure).

Following this decision, some of Hodson Development companies entered into administration in March 2026 and the remaining active Hodson Development (CG Three) Ltd had administrators appointed on 26 June 2026.

The impact of this creates a level of uncertainty for the Charity as it is funded by contributions by the lead developers known as Deficit Funding Grants. The next amount of £335,000 falling due at 500 occupations, which should be within the next 12 months.

In view of the Administration of the Lead Developer and their ability to pay this amount when due; the Trustees of the Charity have therefore approached Ashford Borough Council to support an advance on this next tranche of funding. The request for has been accepted in part, with the offer of a payment of £50,000 immediately and £100,000 in six months time when an exit plan to the ABC contract has been developed. With this funding the Trustees are confident the charity will remain viable until the longer term situation on the development is completed.

Exiting the ABC contract will involve the CMO directly employing their own staff and this will result in a VAT saving on the current contract costs. Provisions for this exit plan are now underway, ensuring that there is sufficient handover period to support transfer of knowledge and an understanding of the role of the Charity to ensure its future success.

The CMO staff are also working to support both sets of administrators with any information needed to assist their role.

Reserves policy

The CMO seeks to be a management organisation with a difference with a long term planning horizon to ensure stable management of the Charity and its assets. The charity reserves policy aims 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

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2026

Company Secretary
Vacant

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

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 2026.

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
Monument Way
Orbital Park
Ashford
Kent
TN24 0HB

Date: ....

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2026

	Notes	Unrestricted fund £	Restricted funds £	2026 Total funds £	2025 Total funds £
INCOME AND ENDOWMENTS FROM					
Investment income	2	1,728	-	1,728	3,119
Other income		48,114	-	48,114	35,417
Total		49,842	-	49,842	38,536
EXPENDITURE ON					
Charitable activities					
Activities as specified under s106 agreement		-	-	-	14,423
Other		79,808	-	79,808	73,325
Total		79,808	-	79,808	87,748
NET INCOME/(EXPENDITURE)		(29,966)	-	(29,966)	(49,212)
RECONCILIATION OF FUNDS					
Total funds brought forward		160,428	2,120	162,548	211,760
TOTAL FUNDS CARRIED FORWARD		130,462	2,120	132,582	162,548

The notes form part of these financial statements

BALANCE SHEET
31 MARCH 2026

	Notes	Unrestricted fund £	Restricted funds £	2026 Total funds £	2025 Total funds £
CURRENT ASSETS					
Debtors	5	951	-	951	4,032
Cash at bank		131,327	2,120	133,447	160,196
		132,278	2,120	134,398	164,228
CREDITORS					
Amounts falling due within one year	6	(1,816)	-	(1,816)	(1,680)
NET CURRENT ASSETS		130,462	2,120	132,582	162,548
TOTAL ASSETS LESS CURRENT LIABILITIES		130,462	2,120	132,582	162,548
NET ASSETS		130,462	2,120	132,582	162,548
FUNDS	7				
Unrestricted funds				130,462	160,428
Restricted funds				2,120	2,120
TOTAL FUNDS				132,582	162,548

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2026.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2026 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for
(a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
(b) 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

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

	2026	2025
	£	£
Deposit account interest	1,728	3,119

3. NET INCOME/(EXPENDITURE)

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

	2026	2025
	£	£
Independent examiners remuneration - examination and accountancy fee	1,907	1,672

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4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2026 nor for the year ended 31 March 2025.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2026 nor for the year ended 31 March 2025.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Other debtors	951	4,032

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Trade creditors	58	10
Accrued expenses	1,758	1,670
	1,816	1,680

7. MOVEMENT IN FUNDS

	At 1.4.25	Net movement in funds	At 31.3.26
	£	£	£
Unrestricted funds			
General fund	160,428	(29,966)	130,462
Restricted funds			
Defibrillator Fund	2,120	-	2,120
TOTAL FUNDS	162,548	(29,966)	132,582

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	49,842	(79,808)	(29,966)
TOTAL FUNDS	49,842	(79,808)	(29,966)

continued...

7. MOVEMENT IN FUNDS - continued

Comparatives for 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	211,760	(49,212)	162,548

Comparative 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	38,536	(87,748)	(49,212)

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

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 £8 (2025: £4,032) was due to the Charity from Ashford Borough Council at the balance sheet date.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2026

	2026 £	2025 £
INCOME AND ENDOWMENTS		
Investment income		
Deposit account interest	1,728	3,119
Other income		
Reimbursement of legal fees	2,358	9,393
Recharge of admin time	45,000	25,138
Cabin Hire	756	886
	48,114	35,417
Total incoming resources	49,842	38,536
EXPENDITURE		
Support costs		
Finance		
Sundries	5,356	3,898
Governance costs		
Accountancy fees	1,763	1,672
Legal fees	12,545	7,617
Administration costs	60,000	60,000
Bookkeeping fees	144	138
Bad debt	-	14,423
	74,452	83,850
Total resources expended	79,808	87,748
Net expenditure	(29,966)	(49,212)