

AGM September 2026

Company Accounts for 2025/26 Financial Year & Trust Accounts for 2025/26

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 in the region of 460, we have a community of approximately 600 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. Block Management UK 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 Deeds 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 foyer of the Cabin has been converted to a Barley's Coffee shop. And this has increased interest in hire for various birthday parties and events over the last year by residents.
- The garden at the Cabin has continued to be made available for residents use and funding provided for garden toys. The feedback from this group has been very positive.

- Other activities such as Easter trail and Christmas trees have continued to be funded and resourced by the Charity funds.
- We have worked with KCC to support 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, with the outcome released January 2026.

In the main the Planning Inspectorate dismissed the appeal lodged by Hodson Developments regarding the Section 106 obligations at Chilmington Green development.

Following this decision, some of Hodson Development companies entered into administration in March 2026 and 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 the Deficit Funding Grant. 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, with the offer of a payment of £150,000 funding. With this funding the Trustees are confident the charity will remain viable until the longer-term situation on the development is completed.

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

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 Chilmington Secondary School on 16th September at 7pm.

With kind regards,



Ben Lockwood

Chair of the Board