CHILMINGTON MANAGEMENT ORGANISATION

England & Wales · Charity number 1194013

Details

Status	Registered
Legal form	Charitable company
Company number	12134646
Registered	2021-04-07
Register	View on the Charity Commission register

Contact

Address	C/O McCabe Ford Williams Unit 1 Invicta Business Park Monument Way Orbital
Phone	01233330882
Email	sallyanne.logan@ashford.gov.uk
Website	www.cmo.org.uk

Activities

Objects: 3.1 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 THE SAID RESIDENTS, THE LOCAL AUTHORITIES, VOLUNTARY AND OTHER ORGANISATIONS, WITH A COMMON EFFORT TO:3.1.1 PROVIDE AND MAINTAIN ACCESSIBLE GREEN OPEN SPACES;3.1.2 PROMOTE THE CONSERVATION, PROTECTION, MANAGEMENT, MAINTENANCE AND IMPROVEMENT OF THE PHYSICAL AND NATURAL ENVIRONMENT; AND3.1.3 PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR EDUCATION, RECREATION, MENTAL AND PHYSICAL HEALTH AND WELLBEING AND LEISURE TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS;3.2 THE ADVANCEMENT OF COMMUNITY DEVELOPMENT AND CITIZENSHIP FOR THE PUBLIC BENEFIT IN THE AREA OF 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.

Activities: For the benefit of the residents of the area of benefit, working with said residents, governmental & other organisations with a common effort to: provide & maintain open spacespromote the conservation, management, maintenance and improvement of the physical & natural environment &provide facilities for the residents with the object of improving the conditions of the life of the inhabitants.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Education/training, The Advancement Of Health Or Saving Of Lives, Disability, Arts/culture/heritage/science, Environment/conservation/heritage, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£38,536	£87,748	-	-
2024-03-31	£52,283	£92,271	-	-
2023-03-31	£16,219	£99,098	-	-
2022-03-31	£341,000	£96,095	-	-

Trustees

Name	Role	Appointed
Benjamin Charles Lockwood	Chair	2019-08-29
Alex Evans		2024-07-03
Heather Hayward		2024-08-28
Holly Jarvis		2022-09-13
Neil James Shorter		2019-08-26
Steven Bartlett		2022-03-02
Tom Hodson		2021-11-30
alison grace breese		2019-09-29

CHILMINGTON MANAGEMENT ORGANISATION

England & Wales - Charity number 1194013

Accounts

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
Ashford
Kent
TN24 0HB

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 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

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 effecting 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

Approved by order of the board of trustees on 16/09/25 and signed on its behalf by:

....

B C Lockwood - Trustee

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		38,536	-	38,536	52,283
EXPENDITURE ON					
Charitable activities					
Activities as specified under s106 agreement		14,423	-	14,423	-
Other		73,325	-	73,325	92,271
Total		87,748	-	87,748	92,271
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		160,428	2,120	162,548	211,760

The notes form part of these financial statements

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

continued...

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	-
	200	-	1,920	2,120
TOTAL FUNDS	251,748	(39,988)	-	211,760

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	52,283	(92,271)	(39,988)

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.

Accounts

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 2024

FOR

CHILMINGTON MANAGEMENT ORGANISATION

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

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024

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 2024. 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

During the past 12 months the CMO has taken over the majority of the landscaping responsibilities at the Hodson Development Ltd site, excluding the water at the Lake, which is part of the sustainable drainage system. But the CMO is now in discussion to take over maintenance of the reeds in the lake. The CMO has now taken over all available landscaping responsibilities across the whole of the Chilmington site and will soon be officially handed over land at the Barretts and Jarvis sites.

The Community Cabin lease was signed in September 2023, making this the first community asset at the Chilmington site. The overall site has built out slower than originally expected due to the restrictions of Natural England's water quality advice for planning applications. As a result, the community at Chilmington at this stage, is not as large as expected and the interest in hiring the facility has reflected this. To ensure value for money for residents the CMO is therefore exploring the options for an anchor tenant for the facility.

The CMO has worked with Kent County Council this year to explore an archaeology project around the Chilmington site, which will create volunteering opportunities for residents.

The CMO has also reviewed the level of debt on the RCD accounts held with RMG and has taken action this year to reduce these amounts and therefore protecting the liquidity of the organisation, which is essential to maintaining the operational capability of the CMO.

In our commitment to be transparent and open with the information we hold we publish the amounts held in reserve by RMG along with the RMG accounts. This is following a number of enquiries by residents about what happens to the money that is collected by RMG.

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 2024 amounted to £211,760 (2023: £251,748).

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. This is likely to be several years away.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024

FINANCIAL REVIEW
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
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)

Company Secretary
Ms S Osborne

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 12 September 2024 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 2024.

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

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

12 September 2024

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2024

	Notes	Unrestricted fund £	Restricted funds £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Investment income	2	672	-	672	-
Other income		51,611	-	51,611	16,219
Total		52,283	-	52,283	16,219
EXPENDITURE ON					
Charitable activities					
Community Grants		-	-	-	1,920
Other		92,271	-	92,271	97,178
Total		92,271	-	92,271	99,098
NET INCOME/(EXPENDITURE)		(39,988)	-	(39,988)	(82,879)
Transfers between funds	8	(1,920)	1,920	-	-
Net movement in funds		(41,908)	1,920	(39,988)	(82,879)
RECONCILIATION OF FUNDS					
Total funds brought forward		251,548	200	251,748	334,627
TOTAL FUNDS CARRIED FORWARD		209,640	2,120	211,760	251,748

The notes form part of these financial statements

BALANCE SHEET
31 MARCH 2024

	Notes	Unrestricted fund £	Restricted funds £	2024 Total funds £	2023 Total funds £
CURRENT ASSETS					
Debtors	5	48,455	-	48,455	240,923
Cash at bank		222,772	2,120	224,892	29,599
		271,227	2,120	273,347	270,522
CREDITORS					
Amounts falling due within one year	6	(61,587)	-	(61,587)	(18,774)
NET CURRENT ASSETS		209,640	2,120	211,760	251,748
TOTAL ASSETS LESS CURRENT LIABILITIES		209,640	2,120	211,760	251,748
NET ASSETS		209,640	2,120	211,760	251,748
FUNDS	8				
Unrestricted funds				209,640	251,548
Restricted funds				2,120	200
TOTAL FUNDS				211,760	251,748

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2024.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2024 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 12 September 2024 and were signed on its behalf by:

B C Lockwood - Trustee

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

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

	2024	2023
	£	£
Deposit account interest	672	-

continued...

3. NET INCOME/(EXPENDITURE)

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

	2024	2023
	£	£
Independent examiners remuneration - examination and accountancy fee	1,588	1,512

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2024 nor for the year ended 31 March 2023.

Trustees' expenses

£nil was reimbursed for directly incurred travel expenses to one trustee (2023: £nil)

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Other debtors	48,455	240,923

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Bank loans and overdrafts (see note 7)	-	1,920
Trade creditors	-	480
Accrued expenses	61,587	16,374
	61,587	18,774

7. LOANS

An analysis of the maturity of loans is given below:

	2024	2023
	£	£
Amounts falling due within one year on demand:		
Bank overdrafts	-	1,920

8. 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	-
	200	-	1,920	2,120
TOTAL FUNDS	251,748	(39,988)	-	211,760

 continued...

8. MOVEMENT IN FUNDS - continued

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	52,283	(92,271)	(39,988)

Comparatives for movement in funds

	At 1.4.22 £	Net movement in funds £	At 31.3.23 £
Unrestricted funds			
General fund	332,507	(80,959)	251,548
Restricted funds			
Defibrillator Fund	2,120	-	2,120
Community Grants	-	(1,920)	(1,920)
	2,120	(1,920)	200
TOTAL FUNDS	334,627	(82,879)	251,748

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	16,219	(97,178)	(80,959)
Restricted funds			
Community Grants	-	(1,920)	(1,920)
TOTAL FUNDS	16,219	(99,098)	(82,879)

Defibrillator Fund
This fund represents monies received specifically for the purchase of a defibrillator, this fund will be utilised at the time the CMO gains usage of the onsite cabin.

Christmas celebration Fund
This fund represents monies given for Christmas projects funded around the Chilmington site.

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

continued...

9. RELATED PARTY DISCLOSURES

During the year the Charity received grants amounting to £nil (2023: £nil) and procured services totalling £60,000 from Ashford Borough Council, Ashford Borough Council is related by virtue of Mr B C Lockwood and Cllr Neil Shorter who are both Trustees. An amount of £7,532 (2023: £230,000) was due to the Charity and £60,000 (2023: £14,863) was due from the Charity at the balance sheet date.

Accounts

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 2022

FOR

CHILMINGTON MANAGEMENT ORGANISATION

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

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

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 2022. 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 last 12 months have seen the world emerge and start to recover from the Covid Pandemic. This has had some impact on the CMO in terms of its ability to carry out community development activities and relationship building with our residents but the CMO has strived to find other ways to achieve similar outcomes, albeit on a lesser scale. Resident surgeries continued both virtually and in-person and in September a joint event with the parish council saw the CMO welcome its residents at a low-key drop-in event called 'Getting to Know You'. The CMO pressed on with its community development ambitions and working with Ashford Borough Council, procured a Placemaking Sprint to be delivered in summer/autumn 2022. The CMO community grants fund was launched with a panel forming of local residents and CMO directors to give out funding to local projects alongside the launch of the CMO sounding board. Newsletters remain a key method of communication with all residents.

The CMO remains resolute that the handover of the community cabin is key to success and progressed with contact with the developer to secure the building. Some progress was made between December 2021 and March 2022 although the handover remains stalled. Action by the developer is required to discharge outstanding planning and legal obligations.

The CMO also awaits the handover of the first pieces of land for it to manage and maintain. Despite making good progress, none has currently been transferred but discussions are advancing.

FINANCIAL REVIEW
Financial position
The level of reserves at 31 March 2022 amounted to £334,627 (2021: £89,722).

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. This is likely to be several years away. The funding is not currently held by the CMO but is shown in the CMO accounts as required by Statement Of Recommended Practice for Charities.

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.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT
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
Ms A G Breese
I D Bull
N A Fenton (resigned 30.11.21)
T Hodson (appointed 30.11.21)
B C Lockwood
J A Rose (resigned 20.12.21)
Cllr N J Shorter
S J Bartlett (appointed 2.3.22)
P Reed (appointed 29.11.21)

Company Secretary
Ms S Osborne

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 6 July 2022 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 2022.

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
Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of ICAEW which is one of the listed bodies.

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

6 July 2022

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted fund £	Restricted funds £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Activities as specified under s106 agreement		340,000	-	340,000	2,120
Christmas Celebrations		-	1,000	1,000	-
Investment income	2	-	-	-	444
Other income		-	-	-	8,760
Total		340,000	1,000	341,000	11,324
EXPENDITURE ON					
Charitable activities					
Christmas Celebrations		-	1,032	1,032	-
Other		95,063	-	95,063	14,453
Total		95,063	1,032	96,095	14,453
NET INCOME/(EXPENDITURE)		244,937	(32)	244,905	(3,129)
Transfers between funds	8	(32)	32	-	-
Net movement in funds		244,905	-	244,905	(3,129)
RECONCILIATION OF FUNDS					
Total funds brought forward		87,602	2,120	89,722	92,851
TOTAL FUNDS CARRIED FORWARD		332,507	2,120	334,627	89,722

The notes form part of these financial statements

BALANCE SHEET
31 MARCH 2022

	Notes	Unrestricted fund £	Restricted funds £	2022 Total funds £	2021 Total funds £
CURRENT ASSETS					
Debtors	6	352,533	-	352,533	11,592
Cash at bank		39,390	2,120	41,510	82,790
		391,923	2,120	394,043	94,382
CREDITORS					
Amounts falling due within one year	7	(59,416)	-	(59,416)	(4,660)
NET CURRENT ASSETS		332,507	2,120	334,627	89,722
TOTAL ASSETS LESS CURRENT LIABILITIES		332,507	2,120	334,627	89,722
NET ASSETS		332,507	2,120	334,627	89,722
FUNDS	8				
Unrestricted funds				332,507	87,602
Restricted funds				2,120	2,120
TOTAL FUNDS				334,627	89,722

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 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 6 July 2022 and were signed on its behalf by:

B C Lockwood - Trustee

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

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

	2022 £	2021 £
Deposit account interest	-	81
Late payment interest	-	363
	-	444

continued...

3. NET INCOME/(EXPENDITURE)

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

	2022	2021
	£	£
Independent examiners remuneration - examination and accountancy fee	1,386	1,320

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

Trustees' expenses

£90 was reimbursed for directly incurred travel expenses to one trustee (2021: £nil)

5. PRIOR YEAR ADJUSTMENT

During the previous financial year Chilmington Management Organisation applied for charitable status, therefore the 2020 financial statements were filed as non-charity limited company accounts. Having gained charitable status the 2020 figures were restated for the change in presentation, no figures nor the result changed as a result of this.

While clarifying the position as a charitable company amounts that were previously shown as due to Chilmington Management Organisation, in the form of legal fee contributions, were confirmed as not due to the charity. This has resulted in the 2020 results showing an understated deficit by £3,200 and assets being overstated by £3,200. This has now been corrected.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Other debtors	352,533	10,923
Prepayments and accrued income	-	669
	352,533	11,592

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade creditors	430	3,460
Accrued expenses	58,986	1,200
	59,416	4,660

8. MOVEMENT IN FUNDS

	At 1.4.21	Net movement in funds	Transfers between funds	At 31.3.22
	£	£	£	£
Unrestricted funds				
General fund	87,602	244,937	(32)	332,507
Restricted funds				
Defibrillator Fund	2,120	-	-	2,120
Christmas celebration Fund	-	(32)	32	-
	2,120	(32)	32	2,120
TOTAL FUNDS	89,722	244,905	-	334,627

continued...

8. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	340,000	(95,063)	244,937
Restricted funds			
Christmas celebration Fund	1,000	(1,032)	(32)
TOTAL FUNDS	341,000	(96,095)	244,905

Comparatives for movement in funds

	At 1.4.20 £	Prior year adjustment £	Net movement in funds £	At 31.3.21 £
Unrestricted funds				
General fund	96,051	(3,200)	(5,249)	87,602
Restricted funds				
Defibrillator Fund	-	-	2,120	2,120
TOTAL FUNDS	96,051	(3,200)	(3,129)	89,722

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	9,204	(14,453)	(5,249)
Restricted funds			
Defibrillator Fund	2,120	-	2,120
TOTAL FUNDS	11,324	(14,453)	(3,129)

9. RELATED PARTY DISCLOSURES

During the year the Charity used Anthony Collins LLP for legal services, Anthony Collins LLP was related by virtue of its position as company secretary. During the year Anthony Collins LLP charged the Charity £3,839 (2021: £12,235) for these services and at the balance sheet date an amount of £480 (2021: £2,424) was outstanding.

During the year the Charity received grants amounting to £340,000 (2020: £2,120) and procured services totalling £58,632 from Ashford Borough Council, Ashford Borough Council is related by virtue of Mr B C Lockwood and Cllr Neil Shorter who are both Trustees. An amount of £340,000 (2021: £Nil) was due to the Charity and £57,600 (2021: £Nil) was due from the Charity at the balance sheet date.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2022

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Investment income		
Deposit account interest	-	81
Late payment interest	-	363
	-	444
Charitable activities		
Grants	341,000	2,120
Other income		
Reimbursement of legal fees	-	8,760
Total incoming resources	341,000	11,324
EXPENDITURE		
Support costs		
Management		
Insurance	1,795	786
Finance		
Sundries	2,995	18
Governance costs		
Sundries	1,032	94
Accountancy fees	1,506	1,320
Legal fees	31,167	12,235
Administration costs	57,600	-
	91,305	13,649
Total resources expended	96,095	14,453
Net income/(expenditure)	244,905	(3,129)

This page does not form part of the statutory financial statements