

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**

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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 sometime 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.

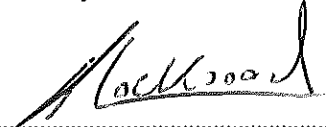
The CMO has continued to pursue outstanding debts, in the first instance offering payment plans. Where this approach has not been successful, with some residents disputing their liability, this has proceeded to County Court stage, the outcome has been found in favour of the CMO. If payment is still not 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

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

  
.....  
B C Lockwood - Trustee

CHILMINGTON MANAGEMENT ORGANISATION

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

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

### 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**

**7. MOVEMENT IN FUNDS - continued**

**Comparatives for movement in funds**

|                           | At 1.4.23<br>£ | Net<br>movement<br>in funds<br>£ | Transfers<br>between<br>funds<br>£ | At<br>31.3.24<br>£ |
|---------------------------|----------------|----------------------------------|------------------------------------|--------------------|
| <b>Unrestricted funds</b> |                |                                  |                                    |                    |
| General fund              | 251,548        | (39,988)                         | (1,920)                            | 209,640            |
| <b>Restricted funds</b>   |                |                                  |                                    |                    |
| 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>       |
| <b>TOTAL FUNDS</b>        | <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<br>resources<br>£ | Resources<br>expended<br>£ | Movement<br>in funds<br>£ |
|---------------------------|----------------------------|----------------------------|---------------------------|
| <b>Unrestricted funds</b> |                            |                            |                           |
| General fund              | 52,283                     | (92,271)                   | (39,988)                  |
| <b>TOTAL FUNDS</b>        | <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.