



## BUSINESS PLAN SUMMARY 2025-2027

Leybourne Grange Management CIC (LGM CIC) is a Community Interest Company responsible for managing substantial land and community assets at Leybourne Chase. The LGM CIC Business Plan sets a clear direction for the next three years, focusing on governance, financial stability, community engagement, and strategic projects.

### Our Vision

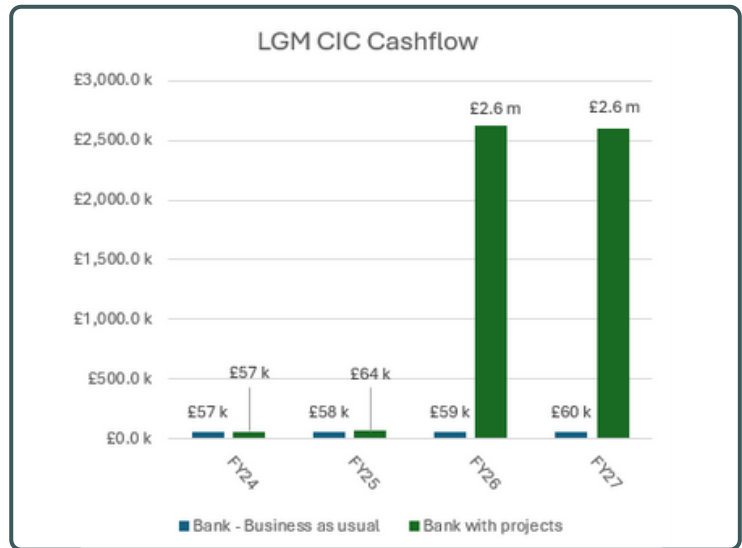
“LGM CIC envisions building a sustainable community that thrives on collaboration, inclusivity, and respect for the environment”

### Our Key Strategic Priorities

- 1 Adopt good governance practices and ensure compliance with legislation.
- 2 Create financial resilience through sound financial management.
- 3 Maximise asset utilisation and manage service charge levels.
- 4 Build strong reserves and sinking funds.
- 5 Promote community involvement and meet residents' needs.
- 6 Enable a strong, resilient, and healthy community.

### CIC Finance

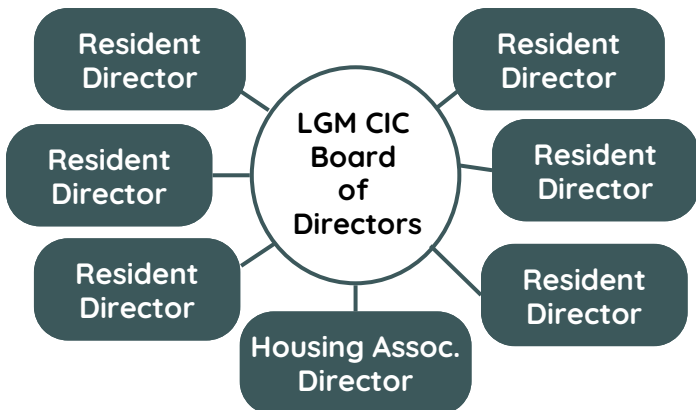
The financial strategy focuses on maximising revenue streams while adhering to the CIC's purpose. The CIC manages 140 hectares of land, with income generated from community facilities, rentals, and grants. The financial plan includes service charge operational costs, sinking funds, and new projects.



The graph above illustrates that the CIC's usual operations won't grow the bank balance as funds are reinvested in the Community. However, implementing four strategic projects could significantly increase the balance, with investment income covering BNG costs for 30 years and funding community initiatives.

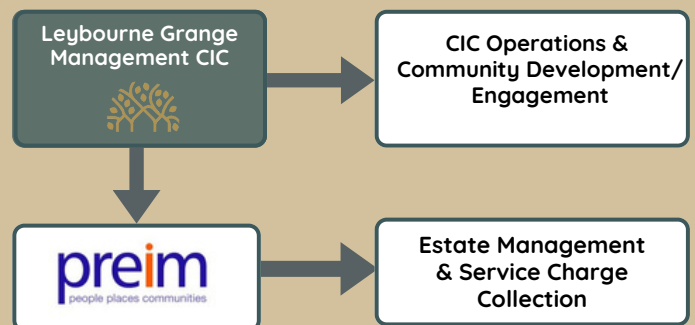
### CIC Governance

LGM CIC focuses on community development to create a resilient and thriving environment for all. The Business Plan outlines strategic goals aligned with the Community Trust Declaration and Articles of Association. Governed by a Board of Resident and Housing Association Directors, the CIC ensures strategic direction and financial stability, with its assets and profits dedicated to community benefit.



### Roles and Responsibilities

The CIC is responsible for managing community buildings and facilitating community engagement and development. Preim, the major contractor, provides managing agent services, collects service charges, and oversees landscaping and building assets.





## OUR PRIORITY PROJECTS

Following the Residents Survey and Resident Workshops, there are four strategic projects that are being explored which will enable us to achieve our Strategic Priorities. These also sit alongside the wider ambitions of the Business Plan.

### Solar Panels

We have applied for a grant to fund 80% of the cost of installing solar panels on the roof of the Sports Pavilion which will meet our sustainability objectives and reduce costs to the CIC.

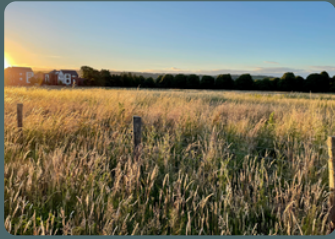


### Health and Wellbeing Hub

The empty building near the community centre could become a hub for practitioners to use on a sessional or lease basis to provide health and wellbeing services.



### Biodiversity Net Gain (BNG)



It is possible to enhance the green infrastructure of the site by adding wildflowers, hedgerows and individual trees to generate BNG units.

These units are sold to Developers in Kent and Essex to offset the green infrastructure that has been displaced when they build new houses.

### Sports Facilities



We are working in conjunction with KCC Active Sports, The Football Foundation, Kent FA and TMBC to source grant funding to plan and implement new facilities on site. The items being considered are Padel Tennis, a 3G pitch, a croquet pitch, upgrading the Sports Pavilion and associated parking.

## COMMUNITY DEVELOPMENT & ENGAGEMENT

The CIC seeks to strengthen community ties by organising events, clubs, and activities. Its main initiatives focus on encouraging active travel, increasing community safety, and promoting environmental sustainability. The CIC will engage with residents via the Community Forum and the Stakeholder and Hirers Forum to identify community needs, whilst supporting volunteer opportunities and the creation of new clubs to enhance community resilience. We will regularly distribute resident newsletters and utilise various community channels to communicate important messages to all residents.

Set up monthly litter picks

Deliver a range of seasonal events and programmes

Consider a road safety/speed awareness programme

Work with local volunteers to improve our walled garden

Develop Charter Club status for our 'home grown' clubs and organisations

Apply for funding to extend our range of clubs, programmes and activities

Set up a community fund to support local clubs with items such as equipment and running costs

