



The Committee of Management of
Hanover Crescent Enclosure

Proposal for new Crescent Levy to replace existing funding.

At the last AGM the Committee agreed to review options for an alternative basis for funding. Owing to the recent increase in the amount collected some residents felt that a flat rate per front door is no longer fit for purpose as it does not take into account the number of residents, size of property, etc. We have received input from a few owners that has been helpful.

Currently the Committee receives funding in two ways. The first is through the Council Tax where every dwelling makes an additional payment to BHCC that is returned to the Committee. This currently totals approximately £8,000/year and growth is capped at the rate of inflation. The East Sussex Act (1981) lays out how the Committee is elected and operates and describes the monies collected under the Act by BHCC and returned to the Committee as a proportion of Council Tax. There is no restriction on the use of this money.

The second way is through direct invoicing of the owners of each house, currently £700 per front door of which £100 (total £2,500) is allocated to ongoing expenses and £600 (£15,000) is allocated to long term infrastructure such as the repair of the boundary wall and the road and for possible future projects such as the installation of fibre for increased internet speed and charging points for electric cars. The annual amount collected is approved at the AGM.

Therefore, the Committee's recommendation is to change from a single payment per front door to one in proportion to the amount of Council Tax calculated for each property. The single payment per front door has no basis in Law whereas the Council Tax method is in alignment with the East Sussex Act.

This Council Tax banding and amount paid per band is publically available at <http://cti.voa.gov.uk/cti/RefS.asp?lcn=0>

The Committee believes this is the fairest and simplest way to divide the amount collected and takes account of property size, is transparent and easy to implement and administer. Any other scheme would have to involve the creation of a new, complex levy system, and/or related to parking charges that would then have to be approved. If any owner is unhappy with the amount they can appeal to BHCC to have the Council tax band lowered.

The current Crescent Contribution and Infrastructure Levy will be scrapped and a replaced with the Crescent Levy. As at present, most of the Levy will be allocated to infrastructure projects and to build up a reserve, with the remainder used to supplement the garden fund we receive from BHCC via the council tax. Individual projects costing



over £1000 will continue to be approved at the AGM except for any emergencies such as the fallen tree from earlier this year.

On the website is a table showing what each dwelling would pay. The assumption is made that we will collect approximately £17,500 as in the current year. In summary the multi-dwelling houses will pay a higher share.

As currently, invoices will be issued to the owner/freeholders and not to tenants. Individual owners/freeholders can make their own arrangements with their tenants but it is the owner/freeholder's responsibility to pay.

The Committee plans to hold an informal meeting in February to get feedback and answer questions. In the meantime if you have any comments or questions please contact secretary@hanovercrescent.org.

This proposal will be presented at next year's AGM decision.

Table of Payment Amounts under proposed system:

Council Tax Band	2019/20 Council Tax	Crescent Levy at 17.5%
A	£1,387.31	£242.78
B	£1,618.51	£283.24
C	£1,849.73	£323.70
D	£2,080.95	£364.17
E	£2,543.39	£445.09
F	£3,005.81	£526.02
G	£3,468.26	£606.95
H	£4,161.90	£728.33

Example: If your property is divided with a main house rated on band E and a flat rated on band C you will pay $445.09+323.70=£768.79$ under the proposed system

You can Email secretary@hanovercrescent.com if you want a breakdown of what your property would pay under the new system.