



The Committee of Management of  
Hanover Crescent Enclosure

## FAQs for NEW RESIDENTS and HOUSE SELLERS/PURCHASERS

This document answers some of the questions we are asked about how Hanover Crescent, one of Brighton's Privileged Enclosures, is managed.

It provides general information and tries to answer the queries raised by purchasers regarding the management of Hanover Crescent. It is not a legal document, but describes the custom and practice as it is understood at time of last update - December 2018.

### A. The Committee.

Maintenance of the grounds and road is managed and executed by '*The Committee of Management of Hanover Crescent Enclosure*' – a statutory body whose volunteer members are elected each year at an Annual General Meeting of the freeholders and occupiers of Crescent properties. Various parliamentary acts, including the East Sussex Act of 1981, establish the functions and constitution of the Committee.

### B. Funding. Maintenance works are funded:

1. By a small percentage levied on the Council Tax for the This is passed to the committee by the Council, and is primarily used to cover garden maintenance.
2. By a Crescent Contribution, currently £100pa, which is levied on each property and supplements the council tax income.
3. By an 'Infrastructure Levy', currently £600pa, on freeholders which is used to finance larger projects. The amount reflects current plans and anticipated future projects.

For the Contribution and Levy, each property (ie each house number, whether or not it is split into flats) pay equal amounts, and the two Lodges pay 50%. If a house number is split into flats it is up to the freeholder to decide whether or how it is divided.

The amounts are determined each year at an Annual General Meeting open to all freeholders and residents. Payments run from June each year. **The allocation of the contributions and levy between properties is under review in 2018.**

Current works from the Infrastructure Fund are for the boundary wall. Planned projects include repairing/resurfacing the road. All such works are planned according to the income stream above.

The Committee carries a small surplus each year, and we hope to build a larger contingency fund. We have insurance to cover at least some possible events.

Annual accounts are available on the web site and included in the AGM minutes.

### C. Rights of Way

We know of no explicit statement expressing rights of way. We know of no occasion when this has been a problem. It is possible that detailed reading of the Enclosures Acts includes something.

Some property packs include Statutory Declarations from previous owners affirming that they have exercised free and unrestricted access to the property over a



continuous access over a period of time. One property at least, has a Legal indemnity policy taken out in 1999 covering this 'Defect' in perpetuity for the title holder of the property.

**D. Trees.**

The crescent is in a conservation area and an elm disease control area. The Committee manages maintenance of the trees in the front gardens and seeks all necessary permissions in doing so.

Trees in gardens attached to the houses themselves are the responsibility of the owners.

**E. Twitten**

The passage that runs behind the crescent at the south end is not part of the Enclosure and is not managed by the Committee.

**F. Parking**

Hanover Crescent is a 'Private Road' and parking is managed by the Committee. Each original house number is allocated up to two Resident Permits - for cars owned by resident's living in the property. Each property, including flats may have a Visitor pass for temporary short-term use only. Conditions are detailed in the parking regulations available on the web site. Small administrative charges are made to cover the cost of issuing the passes. A contracted car parking company enforces the regulations

**G. Further Information**

The website [hanovercrescent.org](http://hanovercrescent.org) has background information on various aspects of the Crescent, including Parking Regulations, AGM Minutes, Financial Statements and similar documents.

Committee Secretary. Email [secretary@hanovercrescent.org](mailto:secretary@hanovercrescent.org)