



The Committee of Management of  
Hanover Crescent Enclosure

## FAQs for NEW RESIDENTS and HOUSE SELLERS/PURCHASERS

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

**It tries to answer the common queries raised by house/flat 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 – June 2022.**

**Please note that all information in this document is provided “as is” and the Committee is not responsible for any errors or omissions or for the results obtained from the use of this information.**

### 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 of the Committee. The land itself is formally owned by Brighton and Hove Council but responsibility for it lies solely with the Committee. In 2022 a Constitution was adopted that describes the responsibilities and powers of the Committee. This is available on the website [hanovercrescent.org](http://hanovercrescent.org), along with other documents.

### B. Funding.

Spending by the Committee is funded:

1. By a small percentage levied on the council tax for each residence (around 3.5%). This Garden Rate is passed to the Committee by the Council, and is primarily used to cover garden maintenance.

2. By a Crescent Levy on property owners. Part of this is used to enhance recurrent expenditure, but it is mainly allocated to an Infrastructure Fund for capital projects and to maintain a Contingency Fund. The amount raised reflects current plans and anticipated future projects and is determined each year by a vote of property owners at the Annual General Meeting.

The Levy is calculated as a percentage of the Council Tax applying to each property and varies with the tax band of the property. For 2022-23 the amount agreed was £8,750 which resolves to around 8.75% of the annual Council Tax.

Payments run from June each year with invoices being sent to freeholders. Where a property changes hands during the year, we do not make refunds or ask for part-year payments. Current works from the Infrastructure Fund are for maintenance of the boundary wall.

We aim to maintain a contingency fund. We also 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. Listed Buildings**

All of the houses and Lodges are Grade II listed as well as the boundary wall and gate posts. Owners should follow the correct procedures if planning any alterations to their property.

**G. 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 residents living in the property. Where a property has multiple dwellings, the two passes are allocated on a first come basis. Queries about the availability of permits for a particular property should be addressed to [parking@hanovercrescent.org](mailto:parking@hanovercrescent.org).

Each occupied dwelling also has 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.

Resident permits may be withdrawn if the Crescent Levy is not paid.

**H. 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, Constitution and similar documents.

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