



## Minutes of the Annual General Meeting of the Committee of Management of Hanover Crescent Enclosure

at Hanover Community Centre, Southover Street, BN2 9UD

30th April 2026

### Opening

The Annual General Meeting of the Committee of Management of Hanover Crescent Enclosure was called to order at 8.00pm. Leanne Allan, as a non-resident, was the independent Chair and opened the meeting.

**Present:** Neil Smith, Chris Carter-Pegg, Martha Turland, Maria Weijers, John Hinchcliffe, Becky Simpson, Pat Smith, Roger Blair, Sean Jacob, Val Lee, Keith Cowell, John Hird, Sian Thomas, Kim Ryan, Phil Ryan

**Apologies:** Cyril & Marion Bourke, Jasbir & Chris Walter, Simon Watson, Paul Farmer

### Nominations for Membership of the Committee

Paul Farmer is stepping down after 25 years of service to Hanover Crescent Enclosure. The Committee and all residents present thanked Paul for all his hard work

All remaining members volunteered to be re-elected. Roger Blair put his name forward.

### Minutes

Minutes of the 2025 AGM were approved

### Secretary's Report

Martha summarised the Committee's activities over the previous year which included eight meetings and minutes, eight newsletters to residents, coordinating with Southern Water to correct and improve their poor pavement reinstatements, events such as a summer get together, bonfire celebration, Christmas carol singing as well as information on fox feeding and crescent composting.

### Treasurer's report

Neil, on behalf of Paul, presented the Financial Statement. We have £35,000 in reserve across two accounts. Expenditure included Richard the gardener, maintenance of trees including the annual inoculation against Elm disease, repairs to the pavement. Other expenditure is in line with last year. A full breakdown of expenditure is in the full report on the website.

### Election of the Committee

Fifteen minutes having elapsed, the new Committee was appointed. Committee members and Roger were appointed without the need for a vote. Members for 2026/27 are Neil Smith, Chris Carter-Pegg, Martha Turland, Maria Weijers, John Hinchcliffe, Jasbir Walter, Sean Jacob and Roger Blair.

### General Business

#### 1. Garden and Trees

- Tree inoculation. Thankfully there is growing evidence emerging from the council's own tree vaccine programme that it is proving to be successful. The committee recommends that we continue with this on our trees in the Crescent which so far have avoided contracting the disease.
- Tree maintenance. There is a large amount of tree maintenance scheduled for June this year including removal of dead wood and cutting branches that are overhanging the flint wall on Lewes Road. The committee proposed to increase the budget from £5,000 over five years to £8,000 over five years. John explained that several years ago some very expensive emergency work was carried out following several years of neglect, tree growth and subsequent damage. Having a budget over five years enables more than the £1,000 to be agreed without further authorisation from residents. We're finding that it's better to stay up to date with regular tree maintenance and costs have increased substantially. **Approved unanimously**

## 2. Locking the gates to the back path

- Proposal to provide new padlocks which are easier to use and to ask Richard to increase the fencing either side of both gates to stop access from non-residents engaging in anti-social behaviour. The fencing is in reality just wire cable that Richard plants over and it disappears over time. **Approved unanimously**

## 3. EV charging.

- TKI has been approved as the installation contractor.
- All outstanding council and planning constraints have been met. There are three conditions 1.) adhere to Planning Approval. 2.) have sufficient Liability cover and this is in hand. 3.) indemnify the Council from any claims.
- The use regulations for the chargers have been incorporated in the Parking Regulations as this seems the most suitable place to put them. Discussion centred on; how the chargers would be accessed; repayment of the investment from committee funds; method of review of repayment via separate bank account; that any and all amendments would be brought to AGM for vote by residents. See AOB for further discussion points

## 4. Parking

- Given that the use regulations are situated within the Parking Regulations we took a vote to approve the updated Parking Regulations. **Approved unanimously**

## 5. Other projects

- **Kerb & Pavement repairs** – this process has been underway with the pavement outside no 14 & 19 already completed. Proposed agreement of £2,000 budget for additional works this year. **Approved unanimously**
- **Replacement of posts & chains** – quotations have been received and we're ready to appoint a contractor. Vote for agreement of £3,100. **Approved unanimously**
- **Bike stand north end** – This will be completed to mirror the south end but needs to wait until after the EV chargers are installed to coordinate with any disruption. We discussed that given the time that has elapsed the cost of materials has increased. Proposed budget of £1,250 required (25% increase). **Approved unanimously**

## 6. Levy of £6,000 proposed for 2026/27. Costs reflect tree maintenance, annual Elm inoculation, pavement repairs, posts and chains. **Approved unanimously**

Discussion was also given to maintaining the balance of the reserve fund and not accessing it for the EV project in future (notwithstanding the current agreed £10,000 investment). Also discussion on whether the balance is at the right level. The latter is usually discussed before AGM and presented for vote by residents

## 7. AOB We received queries and comments on the EV project before the AGM and sought to air these at the meeting to aid discussion. The queries were raised and committee responses are laid out below

Q1) How will the £10,000 contribution by the Committee be repaid?

In December 2024 the owners overwhelmingly voted for the EV Project and up to £10,000 of Committee funds as set out in *The Installation of Charge Points for Electric Vehicles Briefing Paper for Ballot of Residents October 2024* (EV Briefing Paper October 2024). Although the £10,000 has been referred to as such it is not in fact a "loan" but an investment in a long-term revenue generating project that will become self-funded and also potentially provide money to other HCE projects. Thank you for drawing our attention to that. Assuming the project costs are £22,500 then the Committee will contribute 44% of the costs but receive 100% of the future income stream. The economic model assumes one new EV user per year with an average of 6000 miles of charging per year. Using this assumption the £10,000 will be recouped in 10 years. However, until the number of EV users builds up there will be a deficit in the early years but there are sufficient funds already allocated without drawing on additional Committee money.

Q2) Who will pay for the electricity used?

Electricity and other costs (insurance, maintenance, etc) will over time be paid by the EV users as set out in the EV Briefing Paper October 2024.

Q3) How will the contribution be repaid?

The contribution will be repaid by the EV users through an uplift of the electricity price and an annual access fee as set out in the EV Briefing Paper October 2024.

Q4) Will the repayments to the Committee be regular?

Although we are not aware of all current or future car purchase plans we do know there will be immediate demand for the chargers as in addition to the two existing EV's on the crescent a third is arriving this week and a further two are due in the near future. The EV project has a separate bank account from other Committee funds and the status will be reported on at the AGMs. Therefore income will be generated from Day 1 and progress will be scrutinised by the committee and reported on annually as set out in the EV Briefing Paper October 2024.

Q5) Will interest be charged?

As the Committee's contribution is an investment rather than a loan charging interest is not meaningful. The assumptions in the economic model predict a gross income of over £30,000 in 2042 so with the £10,000 investment in 2026 that is over a 7% annualised rate of return. The Committee ruled out the investors making any income on their initial investment and so their contributions will not be refunded or compensated in any way other than the waiver of the annual access fee for the lifetime of their first vehicle only as set out in the EV Briefing Paper October 2024.

Q6) Who has paid the costs so far incurred including the Planning Application

Costs for the Planning Application have been paid for by one member of the EV Group.

Q7) Will petrol and diesel cars be banned from the EV charging place?

No as set out in the Planning Application and as set out in the EV Briefing Paper October 2024.

The Chair thanked everyone for attending and Neil Smith thanked Leanne Allan for chairing. The Chair closed the meeting at 9.30pm