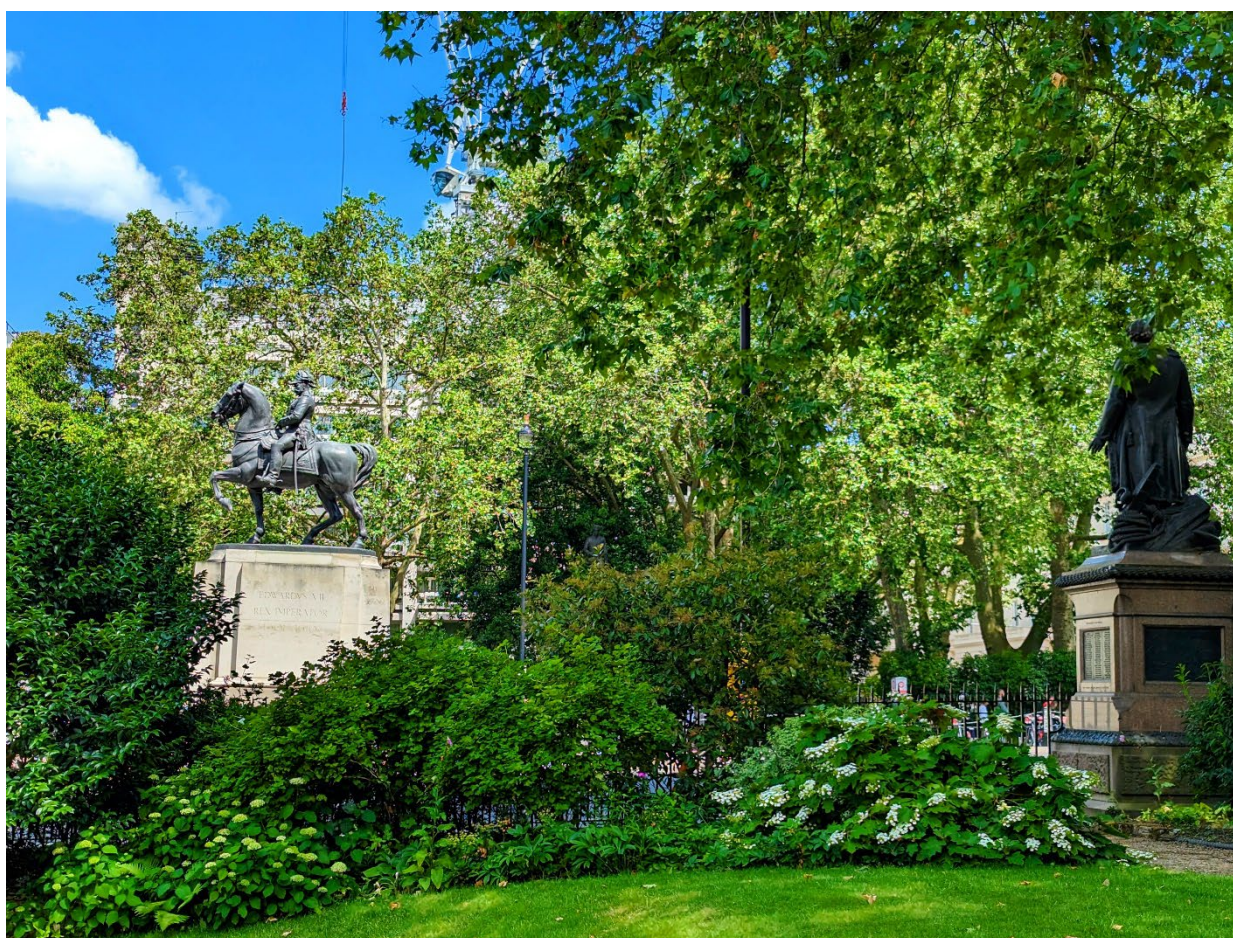


Carlton House Terrace

This booklet aims to provide information about your Crown Estate Paving Commission Garden Rates for the coming year. Garden Rates pay for the care and maintenance of the Carlton House Terrace Gardens including the planting, pathways, painting and refurbishment of gates and railings.



Waterloo West Garden

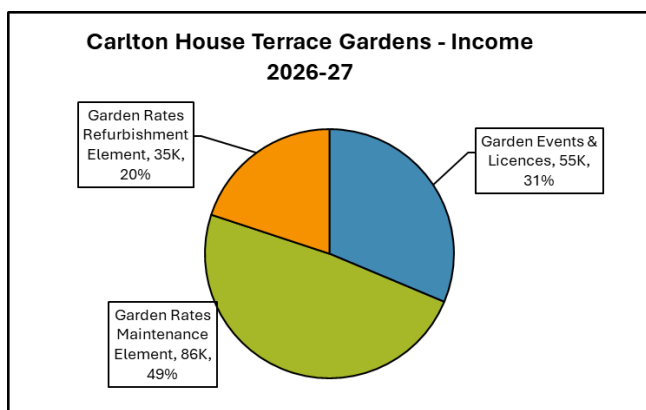
The Carlton House Terrace Gardens comprise three large garden areas – Waterloo East & West and the Stirling Square gardens. The Carlton House Terrace Gardens are private communal spaces with access restricted to ratepayers and residents, all of whom can have a garden key, available from the CEPC.

The same key opens at least one of the gates in each garden. Keys are not transferable and must not be loaned or lent to non-residents.

Use of the gardens is controlled by the CEPC's Garden Regulations, available on the website at <https://www.cepc.org.uk/gardens/garden-regulations/Garden>. Users are required to take careful note of the Garden Regulations. Requests to hold events or activities in the gardens should be made directly to the CEPC's offices by telephone or email and each event will require a specific event licence.

The CEPC is independent of Westminster City Council, The Royal Parks and The Crown Estate. It is run by its own unpaid Board of Commissioners. The Board currently includes a member from one of the Carlton House Terrace ratepayers. The majority of the CEPC's services are based at Regent's Park where, in addition to maintaining the ornamental terrace gardens, a range of other services are provided to ratepayers. The Commission values the Carlton House Terrace Gardens as a key part of its portfolio of activities. All the funds generated by CEPC's relevant Garden Rates or from relevant event/filming licences go towards maintaining only the Carlton House Terrace Gardens and no others. A separate account of all funds received and expended on these areas is kept, with an annual Report & Financial Statement published to 31 March each year, available from the CEPC's website.

Budgeted income 2026-27 at Carlton House Terrace

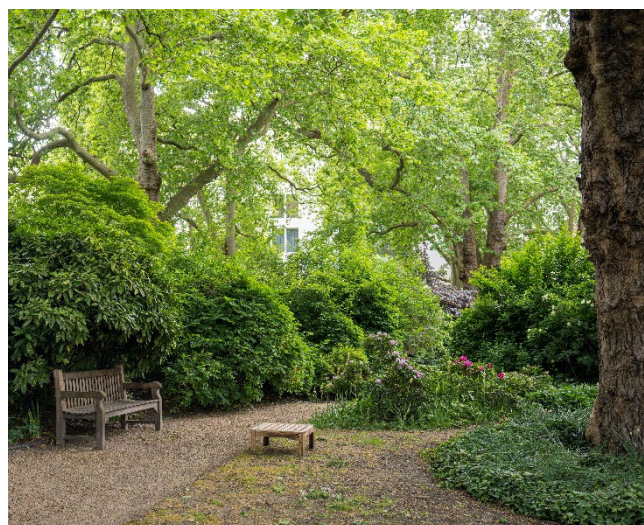


CEPC GARDEN RATES – HOW ARE THEY CALCULATED?

To calculate how the gardens' costs are to be distributed via rates across the properties having access to the gardens, the CEPC commissions its own annual valuation and determines a rental value for each property. As a result, your CEPC property valuation may be adjusted each year where that is required to reflect changes in the rental market. The outcome of the revaluation exercise for 2026-27 has indicated no change in residential values. In addition, a proportion of the newly refurbished building at 20 – 24 Carlton House Terrace has been valued and added to the rating list.

It is important to remember that revaluation does not affect the overall amount of money (yield) received by the CEPC, only the proportion of income received from each property.

In setting the Garden Rate, the CEPC estimates the cost of providing gardeners and maintenance for the gardens and then calculates the contribution needed from each property towards meeting those costs, based on the rateable value of the property. This results in the *Garden Rate* multiplier (expressed in pence/£) and is the same for all properties.



Rate details	Yearly Value	Rate	Amount Due
50 Carlton House Terrace			
Garden Rate - Maintenance	£221,000	0.2438 p/£	£269.40
Garden Rate - Refurbishment	£221,000	0.0996 p/£	£110.06
Amount due:			£379.46

WHAT YOUR RATE BILL SHOWS FOR 2026-27

Garden Rates are charged in two equal parts in April and October. The bill shows the rates split over two lines. The first line shows the element of the rate due for routine maintenance of your garden. The second line shows the element of the rate due for additional refurbishment works. For the coming year the total rate multiplier is 0.3434 p/£ split between the two elements, as shown in the example half-year garden rate bill set out above.

For businesses, the CEPC valuation may vary from the one set by Westminster City Council for Business Rates. This is because the valuation date will be different and the CEPC's opinion of your property's value may also vary from that used for Business Rates.

REMEASUREMENT OF GARDENS FOR 2026-27

In early 2026 the Commission remeasured relevant aspects of all gardens across the estate and used rates from the 2026 SPONS external works and landscape price book to provide a total value for each individual garden. This was then compared to the overall sum of values to ascertain the percentage each garden is required to yield from the maintenance element of 2026-27 garden rates. Whilst this resulted in changes from the percentages used in 2025-26, at Carlton House Terrace the change was not material.

GARDEN AND RAILINGS REFURBISHMENT

In recent years the CEPC has carried out a programme of refurbishment at each of the Carlton House Terrace gardens, most recently commencing a further section of railing repairs at Waterloo West Garden. The gardens have a significant number of mature trees which create considerable problems outcompeting other plants for resources like water and light. Alongside the ongoing programme of maintaining and improving the planting across the gardens, a further section of railing repairs is planned for the upcoming year along with completing the level access path at Waterloo West Garden. We intend to trial installing an automatic irrigation system at Stirling Square Garden, plus carry out lawn maintenance. This year we are raising the refurbishment element yield from £15k to £35k.

GARDEN EVENTS

The Carlton House Terrace Gardens remain in demand as event spaces from ratepayers and others seeking a prestigious garden venue in the heart of Westminster. These events generate income for the garden, all of which goes towards defraying the maintenance and refurbishment costs, thus reducing the level of rate contributions needed from ratepayers. This year we have budgeted income from third-party events and filming to assist with funding the required ongoing refurbishment work.

The CEPC is aware that a number of business ratepayers wish to use the gardens themselves as event spaces for the purpose of income generation. The gardens are a highly desirable facility and are in demand from clients who wish to hire them as part of a package that include facilities based within the rate paying properties. The CEPC seeks to control the numbers and types of these events so that they remain appropriate and compatible with the nature of these private communal gardens. By doing so it aims to maintain sufficient time for quiet enjoyment of the gardens by residents and those working in the adjacent offices. The CEPC always welcomes feedback about whether or not a successful balance is being achieved with respect to the events and filming being held in its gardens. We hold an annual meeting at the end of the summer event season with those involved in using the gardens, to which representation from all ratepayers is invited. Please let us know if you wish to attend.



Railings before (top) and after repair

CONTACTING THE CEPC:

If you would like to know more about the CEPC, its services, or your rates, please contact us via:

Tel: 0207 935 8049 | W: www.cepc.org.uk

E: info@cepc.org.uk

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