

Park Crescent

This booklet aims to provide you with information about your Crown Estate Paving Commission Garden Rates for the coming year. Garden Rates pay for the care and maintenance of the Park Crescent garden including the planting, pathways, painting and refurbishment of the garden's gates and railings.

Park Crescent Garden



As the custodian of Park Crescent Garden, the CEPC aims to preserve as much as possible of its historic character at the same time as providing a tranquil and inviting amenity for residents and those who work in the buildings surrounding the garden. All Park Crescent Garden ratepayers have access by electronic key fob to the garden. They are not transferable and keys must not be loaned or lent to non-residents.

The CEPC is independent of Westminster City Council, The Royal Parks and The Crown Estate. It is run by its own Board of Commissioners, all of whom are unpaid with most being either current or former business or domestic residents and ratepayers of the estate. All the funds generated by CEPC's relevant Garden Rates or from relevant event/filming licences go towards maintaining Park Crescent garden.

Use of the gardens is controlled by the CEPC's Garden Regulations, available on our website at <https://www.cepc.org.uk/gardens/garden-regulations/>

CEPC GARDEN RATES – HOW ARE THEY CALCULATED?

To calculate how the garden's costs are to be distributed via rates across the properties in Park Crescent, the CEPC commissions its own annual valuation and determines a rental value for every property. As a result, your CEPC property valuation may be adjusted each year where that is required to reflect changes in the property rental market.

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

For businesses, the CEPC valuation may vary from the one set by Westminster City Council for Business Rates because the valuation date will be different and the CEPC's opinion of your property's value may also be different. In setting the Garden Rate, the CEPC estimates the cost of providing gardeners and maintenance for the garden 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. Each rate contribution is calculated by multiplying the *Garden Rate* multiplier by the rateable value.

Rate details	Yearly Value	Rate	Amount Due
50 Park Crescent			
Garden Rate - Maintenance	£71,000	0.4436 p/£	£157.48
Garden Rate - Refurbishment	£71,000	0.0528 p/£	£18.74
	Amount due:		£176.22

WHAT YOUR RATE BILL SHOWS FOR 2026-27

Garden Rates are charged in two equal parts, in April and October. The demands will often show the rates split over two lines. The first line shows the element of the rate due for routine maintenance of your garden. This element of the rate could normally be expected to remain at a similar level year-on-year, except for the influence of annual inflation on costs. Where shown, the second line indicates the element of the rate due for additional refurbishment works. For the coming year the total rate multiplier is 0.4964p/£ split between the two elements, as shown in the example half-year garden rate bill set out above. This represents a 29% increase on the rate yield from 2025-26.

Factors that have impacted this change are a budgeted 15% increase in the costs of garden maintenance shared across all the Commission's gardens, a remeasurement of all the gardens to determine the proportion in which such costs are split, which increased Park Crescent's share from 12.878% to 13.115%, and the raising of funds for specific works via the refurbishment element of the rate.

The garden maintenance costs have increased to account for the cost of green waste disposal for the first time and to paint the building occupied by the gardens team as part of the 2026 quinquennial painting obligations. It is anticipated the green waste disposal will be an ongoing commitment, unless an alternative, such as recycling, can be implemented. In addition, it has been budgeted to update relevant staff training and facilitate more effective leaf clearance from gardens at the appropriate time of year.

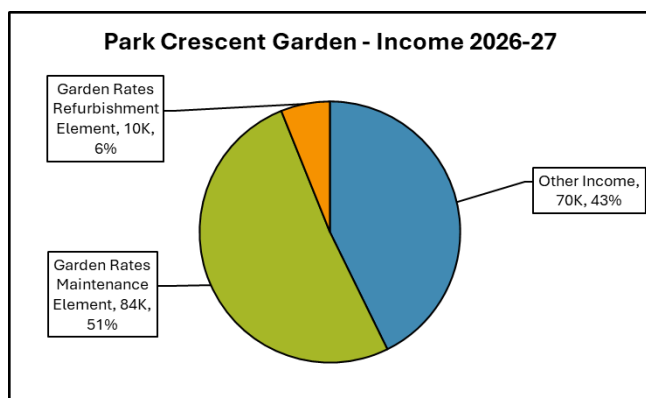


Park Crescent from the Garden

PARK CRESCENT GARDEN – TOTAL BUDGETED INCOME

Income received from relevant event/filming licences and subscriptions that is over and above the rate income will be put into the garden's fund to pay for works only in Park Crescent garden. Our estimate of such income is shown in the chart below under 'Other income'. A separate account of all funds received and expended on this garden 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 Park Crescent Gardens.



ENGAGEMENT WITH RATEPAYERS

In addition to the annual Residents' Forum, we will be holding a drop-in session for ratepayers to raise any queries with the CEPC's Senior Management Team at 12 Park Square East at the following time:

Wednesday 22 April 2026 14:00 to 16:00



Benches in the garden

PLANS FOR 2026-27

During the upcoming financial year, the CEPC will continue to maintain the garden at Park Crescent. We plan to:

- Replenish the gravel paths.
- Redecorate the toilets.
- Refurbish the lawns.
- Renovate a selection of shrub beds and plant up some gaps.
- Clean the benches.
- Inspect and carry out any required tree works.



Vent shaft in Park Crescent

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

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