Crown Estate Paving Commission

Information About Your Rates 2026 - 27

Regent's Park

The information in this leaflet is intended to help you understand how the Crown Estate Paving Commission calculates your rates, how those rates have changed since last year and the services your rates are spent on.

STRATEGY AND PRIORITIES

Further to last year's reporting, the Commission's strategic priorities were reviewed by the Commissioners, with input from senior staff, in November 2025.

The long-term strategy of the Commission is to fulfil its statutory duties in relation to the management and maintenance of the terrace roadways and ornamental gardens in an effective and cost-efficient manner. This contributes to stewardship of the internationally significant heritage environment in Regent's Park, at Carlton House Terrace and these areas remaining desirable, high-quality and safe environments for occupiers.

The specific strategic priorities for 2026 to 2031 were identified as follows:

- Identify and efficiently deliver major projects to provide high-quality amenities consistent with retaining the internationally significant heritage environment for occupiers.
- Monitor and improve pedestrian safety on the Outer Circle, in conjunction with The Royal Parks.
- Assess and, where appropriate, implement digital transformation and future ways of working to improve efficiency and communication with stakeholders.
- Implement and review measures to mitigate the impact of climate change.
- Diversify and increase external sources of funding to reduce the financial burden on ratepayers.

An additional priority, specific to 2026, was identified to successfully manage the Commission's responsibilities relevant to the Quinquennial painting across the Regent's Park estate in 2026.

WORK UNDERTAKEN IN 2025-26

During the last financial year, work started on the major works at Chester Terrace to replace the wall/foundations and balustrade. At the time of writing all ground works have been completed and the work is focusing on the balustrade and landscaping. The project is due to be finished in late summer 2026. Work to refurbish West Lodge, in Park Square West, was completed and this office is now open to purchase contractor permits from the Traffic & Security team.

A significant amount of work was undertaken on pedestrian safety on the Outer Circle. A highways engineer, Roadways Consulting Ltd, analysed various options for improving three existing uncontrolled crossings at Kent Passage, Chester Gate and Monkey Gate. Following this work, a preferred option of installing signalised crossings was established. Significant engagement was undertaken by the Commission with The Royal Parks, residents and other stakeholders. Following agreement with The Royal Parks that they would contribute half of the installation and maintenance costs, the new crossings were installed in early 2026 and are now successfully in operation.

In addition, a wider study of the Outer Circle was carried out by consultant Urban Flow, which again involved engagement with numerous stakeholders. The final report is at the review stage and will be completed shortly.

The Commission's website was updated with the aim of directing users promptly to the information or services they require. Alongside these projects, the Commission, through its staff and contractors, undertakes regular cleansing of the streets and maintenance of the gardens, including inspection of the many trees across the estate. Our team also maintain the streetlighting and deal with the aftermath of accidents on the estate including when lamp columns are damaged. Our Traffic & Security team enforce the Parking Regulations and provide a 24hr presence on the estate.

PLANS FOR 2026-27

During the upcoming financial year, the CEPC will continue to provide its routine maintenance of the areas under its management plus monitor compliance with the Parking Regulations. In line with the strategic priorities, the budget set by the Commissioners for 2026-27 includes provision for the following on the CEPC's Regent's Park estate:

- Completing the balustrade, wall and foundation works at Chester Terrace.
- Monitoring the newly installed signalised pedestrian crossings on the Outer Circle.
- Reactive and preventative repairs to roadways and footways across the Regent's Park estate.
- Further railing restoration works at York Terrace West fronting the Outer Circle.
- Upgrade of the rates database.
- Painting of railings in a number of gardens.
- Painting of communal areas as part of the 2026 quinquennial painting.
- Management of contractors wishing to use the Commission's roadways, footways and gardens to facilitate quinquennial painting on behalf of Crown Estate lessees.

RATES IN 2026-27

Residents' desire for improved pedestrian safety on the Outer Circle has been the major feedback from Residents' Forums in recent years and identified as a strategic priority of the Commission. The work carried out to install the three signalised crossings on the Outer Circle is anticipated to cost the Commission, net of the contribution from The Royal Parks, in the region of £400,000. This is significantly more than was budgeted in 2025-26 and is a result of the analysis of options identifying signalised crossings as the safest option.

These costs mean the Major Projects fund is anticipated to start 2026-27 with a £73,414 deficit. In addition, for 2026-27 there is a budgeted £461,444 spend remaining from this fund on the Chester Terrace project. This has meant that the Commissioners have raised the yield for the refurbishment element of the Paving Rate from £407,176 in 2025-26 to £674,631 in 2026-27. This will cover the deficit, the 2026-27 budgeted works and accounts for the majority of the increase in the Paving Rate.

In setting the 2026-27 garden rates, the Commission has had to budget 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 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. These are the major factors in the yield for the maintenance element of the garden rates budgeted at a 15% increase for 2026-27. Note also that the percentages used to calculate the yield for the maintenance element of garden rates has changed following re-measurement of all the Commission's gardens, as explained elsewhere in this sheet.

As usual, the refurbishment element of garden rates are specific to the works planned in each garden. Where there has been a significant increase for 2026-27, we will write separately with specific details. In general, for 2026-27 we have planned to paint the railings in a number of gardens, which will be combined with the Commission's quinquennial painting obligations.

As 2026 is a quinquennial painting year the Commission will be painting a number of communal areas across the estate. This work will be carried out and the costs recharged via colouring rates, which it is anticipated will be demanded towards the end of the 2026-27 financial year. This will follow the model adopted in 2021, which was the last time colouring rates were charged by the Commission.

New signalised Outer Circle crossing at Kent Passage

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. This resulted in some changes from the percentages used in 2025-26. The income from the maintenance element of each garden rate is applied to the Garden Maintenance fund, as shown in the Commission's published Report & Financial Statements.

For 2026-27 a discount has been applied to the Chester Terrace garden over 12 months to reflect that part of the garden will not need to have been maintained whilst the major works are on site. This is based on measuring the reduced area on the same basis as all other gardens. It is anticipated that for 2027-28, the measurements for the full Chester Terrace garden will be used. These have been calculated based on the plans for the works.

Chester Terrace project

Year-on-year comparison	2025-26	2026-27	Change
Garden rate income	630K	764K	21.26%
Paving rate income	2,058K	2,361K	14.73%
Total rate income	2,688K	3,126K	16.26%

ABOUT THE CEPC & ITS RATES

The CEPC is independent of both The Royal Parks and The Crown Estate and is run by its own Board of Commissioners. All are unpaid with most being either current or former business or domestic residents and ratepayers of the estate.

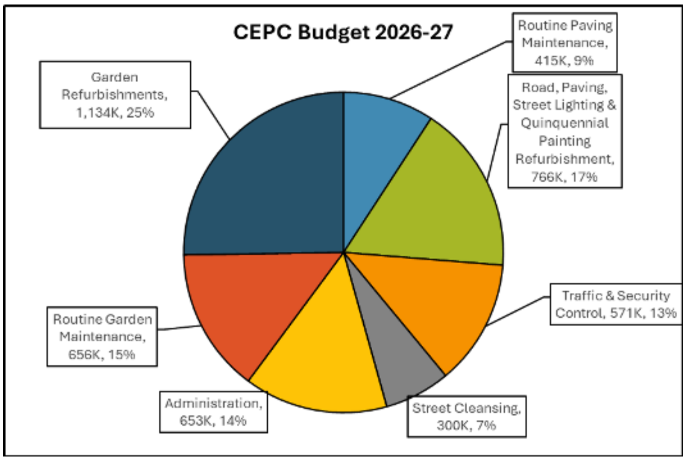
Although estate residents pay Council Tax or Business Rates for some of their services to either Camden or Westminster, except for refuse collections, the councils make no contribution to the upkeep of those areas managed and maintained by the CEPC. These areas are entirely funded from CEPC rates levied on domestic and business residents.

Rate bills are based on the Yearly Rental Value of your property. Details of how this value is determined and your rates are calculated are available on the next page and on the reverse of your rate bill.

In setting Rates, the CEPC estimates the cost of providing staff and maintenance for the aspect 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 Rate multiplier (expressed in pence/£) which is used for all liable properties. Each rate contribution is calculated by multiplying the Rate multiplier by the rateable value.

Where additional investment by refurbishment may be required, beyond what can be considered as routine maintenance, these additional costs are recovered through the element of the rate specified as **refurbishment** on your rate bill. Refurbishment may include significant hard landscaping works such as relaying paths, refurbishing or painting railings, replanting projects, road resurfacing or specific tree works. Where possible, the refurbishment element may be levied over a number of years depending on their cost. There are no cross-subsidies among the funds, so each aspect is maintained and refurbished from its own rate, on a self-funding basis.

The **total yield of garden and paving rates** to be collected from the estate for the coming year are **shown to the left**, together with last year's comparatives and the year-on-year percentage change.



Budget expenditure 2026-27

REVALUATION OF THE ESTATE FOR 2026-27

The CEPC uses the annual rental values of the properties on its estate to calculate what portion of its costs are distributed to each property. Its third-party valuation surveyor carries out an annual valuation exercise for properties on the estate drawing on the market rental evidence from all the recognised available sources. This process is applied to both business and domestic properties and your CEPC property valuation may be adjusted each year if there are found to be changes in market rental evidence. Even if your property is not affected by a change to its rental valuation, other properties may have been affected and the result could be an overall increase or decrease in the allocation of rates to your property.

It is important to remember that a revaluation does not directly affect the overall income received by the CEPC (referred to as the yield), only the proportion of its income received from each property.

For businesses, the valuation process may result in a valuation that varies from that adopted by the local authority for Business Rates because the valuation dates will be different and the CEPC's opinion of your property's value may also vary from that used for Business Rates.

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

UNDERSTANDING YOUR RATE BILL

You receive your half-yearly rate bills in April and October. Bills normally shows two lines for each type of rate due on your property. For each rate type, one line indicates what is due for routine **maintenance**, while the second line shows the funding for specific **refurbishment** works. If there is no refurbishment element in the year, only one line for maintenance will appear. An example rate half-yearly bill might show the following:

Rate details	Yearly Value	Rate	Amount Due
50 Chester Crescent			
Paving Rate - Maintenance	£80,500	1.4000 p/£	£563.50
Paving Rate - Refurbishment	£80,500	0.5600 p/£	£225.40
	Amount due:		£788.90

FINANCIAL REPORTING

A separate account of all funds received and expended on each garden and from the Paving Rate is kept, with an annual Report & Financial Statement published to 31 March each year, available on our website.

York Terrace East

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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