

A.4 APPENDIX B – CONSULTATION QUESTIONS

TENDRING DISTRICT COUNCIL

BEACH HUT STRATEGY REVIEW QUESTIONNAIRE

BACKGROUND

The Council has recently contacted all Beach Hut Licence holders, to inform them of an intention to review the existing Beach Hut Strategy which was first adopted in 2013.

Following on from that, this consultation exercise sets out the range of issues the Council is minded to address through this review and how it is considering dealing with each point.

With that in mind we are very keen to hear your views, which will inform the review and subsequently, how the Beach Hut Service will be managed in future.

1. WHICH DESCRIPTION SUITS YOU BEST:

	TICK THE BOX WHICH BEST DESCRIBES YOU
I am a Beach Hut License Holder and live in the Tendring District	
I am a Beach Hut License Holder and do not live in the Tendring District	
I am a local business	
I am a Tendring resident and do not own a Beach Hut	
I am not a Tendring resident and do not own a Beach Hut	

2. RENTING OF BEACH HUTS

What is the issue?

The existing licence conditions *include the following clauses, which do not allow for beach hut rentals to take place:*

- *'Not to use nor permit the use of the Hut or the Site for any trade, profession or business' (e.g. commercial lettings) and*
- *'The rights given in Clause 2 may only be exercised by him and his immediate family and guests'*

What is the Council's position?

Whilst sharing the use of a beach hut amongst family and friends is an entirely reasonable way of maximising the pleasure and enjoyment of beach hut ownership, commercial letting is not what was ever intended, not least because such activities are making beach huts

*unaffordable for ordinary users as well as risking the over-crowding of some areas.
Consideration needs to be given as to whether to allow rentals in future.*

What is the Council considering?

The Council will consider the possibility of issuing commercial licences for those wishing to rent out Beach Huts for more than 10 days per year. A limited number of commercial licences would be made available (this will be proportionate to the size of each beach hut site) on a competitive basis and interested parties would need to apply through a fair and equitable process. This would be the same process as other seafront businesses, e.g. kiosks.

What do you think?

Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree

Comments:

2. OWNING BEACH HUTS

What is the issue?

Due to the demand for new beach huts around the District, we are considering ways of ensuring how they can be made available more fairly.

What is the Council's position?

The Council is considering whether to limit new beach huts licences to one per household. We are considering honouring multiple existing licences to one household. However, if a household already has a beach hut, then they would not be able to apply for a second licence.

What do you think?

Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree

Comments:

3. THE CURRENT BEACH HUT SPECIFICATION

What is the issue?

The Council is considered a revision of the current Beach Hut specification and make appropriate changes. This will consider issues such as new brighter colour schemes and visual and design guidance for licence holders, including environmental considerations;

What is the Council's position?

The Council is minded to work through a review of the current specification and consider adding new products, such as modern cladding which do not currently meet the specification. This can also consider how beach huts could support the Council's carbon neutral agenda;

What do you think?

Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree

Comments:

4. BEACH HUT ADAPTATIONS

What is the issue?

Over the years, it has become apparent that some huts breach the current specifications due to adaptations that have taken place that fall outside of the stated plot dimensions i.e., the addition of patios/ balconies/ decking areas, etc. In these instances the site licence does not cover those adaptations.

What is the Council's position?

Following a review of the specification, the Council is minded to work with licence holders to ensure a removal of those adaptations which fall outside of the revised specification.

What do you think?

Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree

Comments:

5. MONITORING OF BEACH HUT LICENCE CONDITIONS & COMPLAINT MANAGEMENT

What is the issue?

There is currently no dedicated resources to monitor Beach Hut licence conditions, including rentals and adaptations.

What is the Council's position?

The Council is considering additional staffing resources to ensure licence conditions are adhered to and taking appropriate enforcement action where necessary. The Council will also need to consider how this would be funded to ensure complaints are acted upon in a timely manner.

What do you think?

Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree

Comments:

6. AN IMPROVED DIGITAL SERVICE FOR LICENCE HOLDERS

What is the issue?

A greater digitalisation of the Beach Hut service is likely to improve customer contact, efficiency and extend the services available.

What is the Council's position?

The Council is considering installing new software to improve services to licence holders and allow them to complete processes online. This would also be used to gather and record appropriate information about conditions, including which huts are licenced to rent and to make complaints easier to report and manage.

What do you think?

Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree

Comments:

7. BUILDING NEW BEACH HUTS

What is the issue?

Due to the demand for new beach huts around the District, there appears to be a call for new huts on a lease scheme.

What is the Council's position?

The Council is considering whether to build new beach huts around the District, which will be accessible through a lease. The amount of new huts will depend on the space available in appropriate seafront locations and the demand for new huts from local people.

What do you think?

Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree

Comments:

Thank you for taking the time to complete this form.

Please use the next section to provide any additional comments you may have, which can inform the strategy review.

ADDITIONAL COMMENTS (free text)

Thank you for taking the time to provide your comments.

WHAT WILL HAPPEN NEXT?

Your comments will be taken into consideration for the revised strategy and a report will be considered by the Tendring District Council Cabinet in September 2022. The Council will then consult with stakeholders on the revised strategy prior to formal adoption. Any changes to licence conditions will commence on 1 April 2023.