

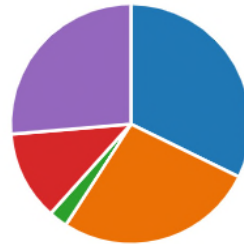
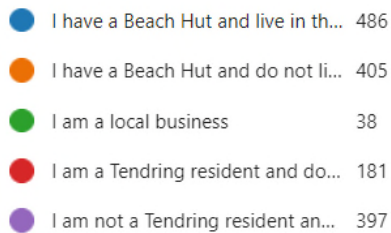
A.10 APPENDIX B - BEACH HUT STRATEGY: OVERVIEW OF CONSULTATION AND PROPOSALS FOR CABINET REPORT

The results of the consultation exercise is set out below together with a commentary on the outcome.

1.

Which description suits you best

[More Details](#)



Notes

A total of 1507 people completed the questionnaire;

802 of the consultees (53.2%) live outside of the District and 49.5% of those non Tendring residents do not hold a Beach Hut licence;

The remaining 46.8% are Tendring residents and local businesses;

59.1% of consultees hold Beach Hut licences.

40.9 % of consultees do not hold Beach Hut licences.

2.

I am interested in obtaining a commercial agreement, to rent out my Beach Hut

[More Details](#)



Notes

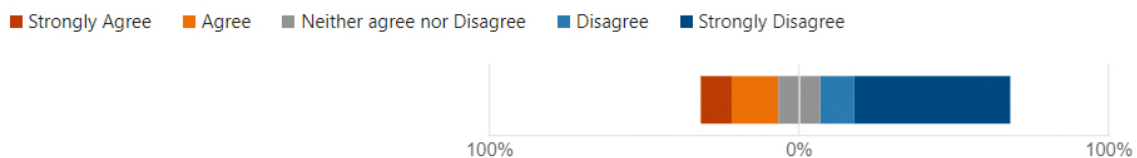
115 consultees showed an interest in holding a commercial licence, which gives an idea of the scale and should be noted for capacity.

3. Commercial Agreements

The Council is proposing to issue commercial agreements for those wishing to rent out Beach Huts for more than 10 days per year, which will regulate the market for rentals. It is proposed that commercial agreements are issued to those requesting them, but based on a criteria. This will cover key points such as accessibility and safety of huts, to ensure those with commercial agreements are able to provide a high quality service and support the appropriate points set out in the Council's Tourism Strategy. New agreements would be through a lease and not a licence and as such, the cost would be identified by establishing a market value, which would increase the amount paid. A specific clause will be included on all other agreements to prohibit renting for more than 10 days per year. The annual charge for the lease will vary from location to location and will be based on an independent valuation.

What do you think?

[More Details](#)



Notes

61.4% of consultees either disagreed or strongly disagreed with the proposal to issue commercial agreements and 25.1% either strongly agreed or agreed with this proposal.

Of the Tendring residents completing the questionnaire 63.9% either strongly disagreed or disagreed with the Council's proposal, with 36.1% who either strongly agreed or agreed.

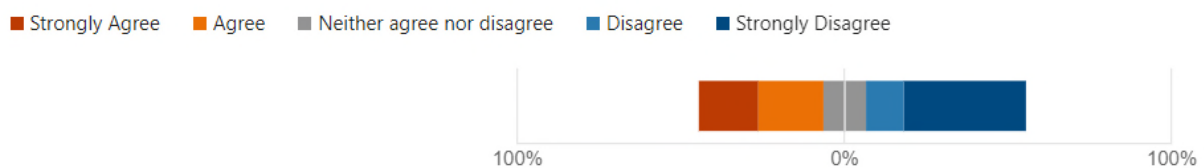
Note: the balance of responders neither agreed nor disagreed

4. Limiting Beach Hut Agreements

The Council is proposing to limit new beach hut agreements to one per household. We are however proposing to honour multiple existing agreements. However, if a household already has a beach hut, then they would not be able to apply for a second agreement.

What do you think?

[More Details](#)



Notes

48.9% of consultees either strongly disagreed or disagreed with this proposal

38.1% of consultees either strongly agreed or agreed

Of the Tendring residents completing the questionnaire, 45.1% either strongly agreed or agreed with this proposal and 40.9% either strongly disagreed or disagreed.

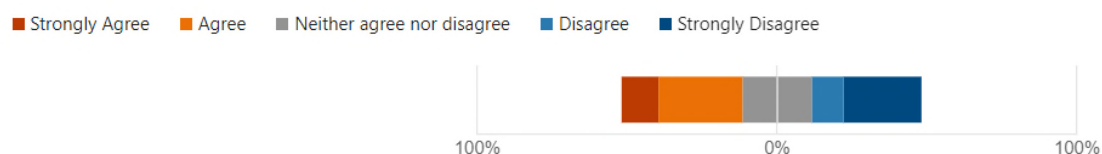
Note: the balance of responders neither agreed nor disagreed

5. Review of the Specification

The Council is minded to work through a review of the current specification and consider adding new products, such as modern cladding and brighter colour schemes 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?

[More Details](#)



40.4% of consultees either strongly agreed or agreed with this proposal

36.6% of consultees either strongly disagreed or disagreed with this proposal

Note: the balance of responders neither agreed nor disagreed

6. Addressing adaptations

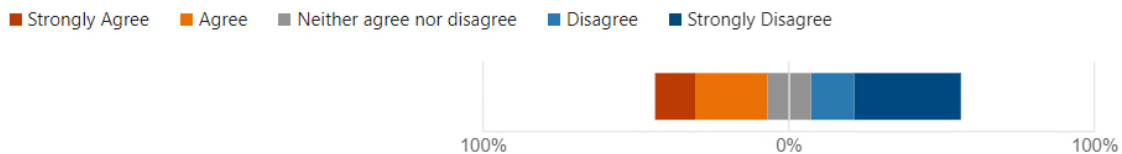
Over the years, it has become apparent that some huts breach the current specification due to adaptations that have taken place that fall outside of the stated plot dimensions i.e. the addition of patios, balconies, decking areas, etc. In these instances the current site licence does not cover those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

Following a review of the specification, the Council is proposing to work with beach hut owners to either:

- (i) remove those adaptations which fall outside of the revised specification or
- (ii) where adaptations are included in the revised specification, they can be added to beach hut agreements and an additional charge levied for the increased space

What do you think?

[More Details](#)



Notes:

50% of consultees either strongly disagreed or disagreed with this proposal

36.7% of consultees either strongly agreed or agreed with this proposal

Of the Tendring residents completing the questionnaire, 45.2% either strongly disagreed or disagreed with this proposal and 40.7% either strongly agreed or agreed.

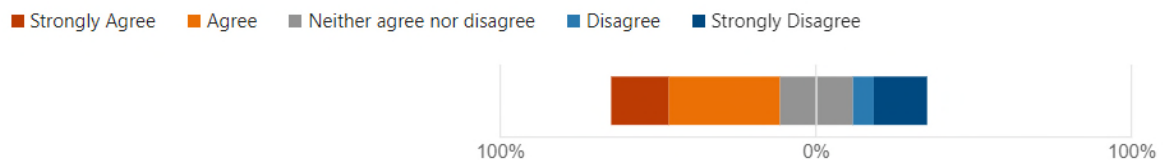
Note: the balance of responders neither agreed nor disagreed

7. Resources for Enforcement Action

The Council is considering providing resourcing to take appropriate enforcement action where necessary. The Council will also need to determine how this would be funded to ensure complaints are acted upon in a timely manner.

What do you think?

[More Details](#)



Notes:

53.5% of consultees either strongly agreed or agreed with this proposal

23.6% of consultees either strongly disagreed or disagreed with this proposal

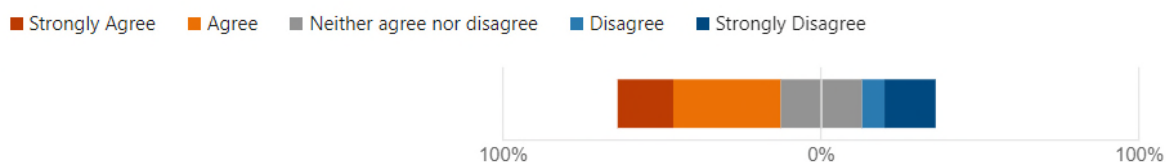
Note: the balance of responders neither agreed nor disagreed

8. A digitalised Service

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?

[More Details](#)



Notes

51.3% of consultees either strongly agreed or agreed with this proposal

23.2% of consultees either strongly disagreed or disagreed with this proposal

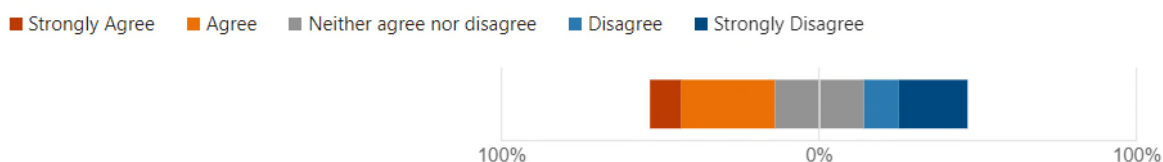
Note: the balance of responders neither agreed nor disagreed

9. Building New Beach Huts

The Council is proposing 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?

[More Details](#)



Notes

39.4% of consultees either strongly agreed or agreed with this proposal

32.7% of consultees either strongly disagreed or disagreed with this proposal

Note: the balance of responders neither agreed nor disagreed

10. A move from licences to leases

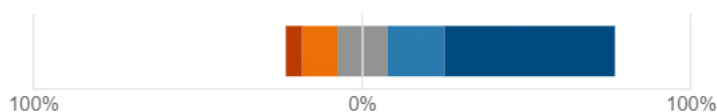
It has become clear throughout the consultation that beach huts are changing hands for very significant values and in many cases with little knowledge of what licence agreements afford in terms of security. As such, it is now suggested that licences are phased out over the next year and are replaced by leases from 1 April 2024. Leases will also provide those with beach huts on Council land with additional security of tenure, which they do not currently have with a licence agreement. The cost of a lease will increase the annual amount paid by those with beach huts, which will be identified by establishing the market value once the strategy has been adopted. The annual charge for the lease will vary from location to location and will be based on an independent valuation.

Further to this, consideration has been given as to how the revised specification could be embedded into Beach Hut Agreements. As such, the conditions for which beach hut users have to comply with for design, would form part of the agreement.

. What do you think?

[More Details](#)

Strongly Agree Agree Neither agree nor disagree Disagree Strongly Disagree



15.7% of consultees either strongly agreed or agreed with this proposal

69.1% of consultees either strongly disagreed or disagreed with this proposal

Of the Tendring residents completing the questionnaire, 18.4% either strongly agreed or agreed with this proposal and 66% either strongly disagreed or disagreed.

Note: the balance of responders neither agreed nor disagreed
