

## **A.10 Appendix E Beach Hut Strategy Consultation Walton BH Association**

**Tuesday 13<sup>th</sup> December 2022 – 2pm**

### **Attendees Present:**

#### **Welcome**

Mike Carran  
Yana Humphreys  
Melanie Whitehead  
Alan Stoker

M.C: Starts off the meeting by explaining the outcome of the pre-consultation, which was to seek stakeholder's opinions on different points, in terms of reviewing the beach hut strategy. The result of this then went into a report, which was considered by Cabinet. Cabinet then determined that the revised strategy should be considered and put out to a wider consultation.

Key outcomes of the meeting: To capture all thoughts and opinions on the draft strategy relating to the Walton Beach Hut Association. The report will subsequently be considered by Cabinet in February 2023, when the final strategy will be adopted. The results of the consultation will be included in the covering report, so any future decisions can take into account stakeholder's comments.

The consultation section of the report will cover:

1. A wider consultation/online survey
2. BHA comments ( objections, comments, recommendations)
3. Overview and Scrutiny Task and Finish group.

### **1. LEASES**

#### **Comments BHA**

Commented that there is a need for costings or cost projections for leases and not enough information to comment further

BHA need site of criteria of leases before any comments made with regards to the leases

In principle the BHOAW does not support the move from licenses to leases.

### **2. RENTING OF BEACH HUTS**

#### **Comments**

MC – A significant increase in estate agents, third parties selling beach huts, not understanding the current licence conditions / requirements

Security of Tenure within lease will provide more security against a licence

MW – If TDC is concerned that Owners currently not reading licence documents, why would they read new proposed lease documents?

- TDC has admitted that The leases will cost more money
- Questions are being asked by members around costs and there are none available
- Beach hut owners do not want to have an interest in the land through a lease and most have not directly benefitted from increases in hut values-
- Who is going to evaluate the costs? BHA asked that they are involved in that process.

MW

- concerns regarding independent evaluations due to range of beach huts within Southcliff / Eastcliff area
- Property specialist, concerns that evaluations won't be sufficient and leases will be over valued
- Need clear terms and conditions to properly evaluate
- Wants to maintain good relationship with the Council and concerned that is going to be difficult
- Affordability of leases due to current rising costs as members cannot afford to pay more
- More beach huts being sold due to uncertainty, and concerns over beach huts being abandoned
- Suggests that any independent evaluations could be consulted with the BHA beforehand and to work together
- Grass cutting, Seafront service and outstanding issues and communication with Council Services were considered poor
- "80%" beach hut owners of Walton are non-residents, therefore any increase in fees will affect the majority of their members

AS - Suggests that the transfer fee is increased rather than the fees charges on a lease / licence and to consider charging a fee for balconies or unauthorised structures

MW – money spent completing independent evaluations could be used for outstanding/ongoing seafront issues like the relocation of Eastcliff beach huts.

### **3. OWNING BEACH HUTS**

MW – Asked for a process to be implemented around interim arrangements before current hut is sold, i.e. a beach hut owner may want to sell their hut due to accessibility issues and therefore may have a hut up for sale and purchase another one in between the sale being completed, suggests of breathing space with these situations

### **4. THE CURRENT BEACH HUT SPECIFICATION**

MW – Design input needed. Asked for consideration of the following:

- Crime and disorder, beach hut design to help reduce and make beach huts more secure
- To boost beach hut security – needs to be put in the strategy
- CCTV Security and devices
- Seafront improvement, security advice for beach hut owners
- Concerns with the speed of CCTV deployment

- Modern materials, i.e. Hardie Plank, needs further investigation, may be more appropriate on sides and rear of huts.
- Inclusion of Storm doors specification but not to obstruct pathways

## **5. BEACH HUT ADAPTATIONS**

MW - Beach huts are unique in various areas especially Southcliff, adaptations need to be considered within a safe way especially due to ongoing cliff stabilisation issues. Members want to keep verandas / adaptations, many have inherited these with the sale of their beach hut going back years.

- Specification to reflect how beach huts have been adapted over the years
- Asked for BHA input into the preparation of a spec

## **6. MONITORING OF BEACH HUT LICENCE CONDITIONS & COMPLAINT MANAGEMENT**

MW / AS – additional resources needed, bins, grass cutting.

- Current lack of team / service communication
- What services are provided for beach hut owners for paying their licence fee

MC: reiterated that licence fees are paid for beach huts being sited on Council land and not for services provided

## **7. BUILDING NEW BEACH HUTS**

. There was no objection in principle to new Beach Huts being developed to pay for improved seafront services, e.g. grass cutting, investment etc.

### **Actions:**

MC / YH - Send out beach hut income and breakdown of expenditure

MW - to submit consultation documents