

HAVANT BOROUGH COUNCIL

Scrutiny Board

4 April 2017

Scrutiny on the Provision of Beach Huts in the Borough

FOR RECOMMENDATION

KEY DECISION NO

REPORT BY: Operations, Environmental Services and Norse Scrutiny and Policy Development Panel

1.0 EXECUTIVE SUMMARY

1.1 The scrutiny was established to investigate business opportunities to improve and expand the Council's provision of beach huts.

2.0 RECOMMENDATIONS

2.1 It is recommended to Cabinet that:

2.1.1 endorse a more robust management attitude towards non payment of fees is required e.g. the termination of the licence when a fee is not paid within a required time limit;

2.1.2 consider ways it could maximise the income it could recover for the transfer of privately owned beach huts on Council sites;

2.1.3 consider changing the current letting arrangements (licences) e.g. by increasing fees and leasing the beach hut sites so as to it generate more income from the beach hut service;

2.1.4. consider ways of improving the appearance and design of the sites and beach huts;

2.15. to consider providing new beach huts in the car park adjoining the Hayling Island skatepark as shown in Appendix A. Such development to be constructed under permitted development rights subject to public consultation and consultation with statutory consultees;

2.1.6. endorse the view that any additional beach huts should infill within existing beach hut sites on Hayling Island.

3.0 STRATEGY

3.1 Improvements to the beach hut provision will enhance the area as a great place to live and work. The review also aimed to find ways to make beach hut service more financially viable.

4.0 LEGAL

4.1 Proposed new terms and conditions will require consultation and approval by legal services.

5.0 RESOURCES

5.1 The proposed new site for beach huts will have an impact on the income generated by the car park. However, changes to the terms and conditions, the design and appearance of the beach huts and their sites and a new beach hut site should generate additional income in the long term.

6.0 STAKEHOLDERS

6.1 The views of the residents should be sought before installing any new beach huts..

7.0 RISKS

7.1 The introduction of new beach huts could lead to similar publicity to that received for the proposed beach huts for Hayling Island Seafront Car Park, Sea Front, Hayling Island submitted in 2015 (Application APP/15/00760). This can be mitigated by consultation prior to finalising any new proposals.

8.0 METHODOLOGY

8.1 This review was instigated at the request of the Cabinet Lead for Deputy Leader and Cabinet Lead for Operations and Environmental Services, NORSE. It was then decided that the review would

- (a) examine the suitability of the current beach huts, the current beach hut sites and terms and conditions for letting beach huts;
- (b) an evaluation of the Council's service in relation to other local authorities;
- (c) an assessment of the demand for new beach huts and the use of the current beach huts;
- (d) the identification of a potential new site for beach huts.

The project plan for this review is included in the background papers.

8.4 Full details of the methodology of the project is set out in a separate Findings Pack

9.0 CONCLUSIONS

9.1 Letting Arrangements

- 9.1.1 A more robust management attitude towards non payment of fees is required e.g. the termination of the licence when a fee is not paid within a required time limit.
- 9.1.2 The Cabinet should consider maximising the income it could recover for the transfer of privately owned beach huts on Council sites.
- 9.1.3 The Council should consider changes to the current letting arrangements (licences) e.g. by increasing fees and leasing the beach hut sites so as to it generate more income from the beach hut service

9.2 Existing Sites

- 9.2.1 There is scope to improve the appearance and design of the sites and beach huts and at the same time generate more income.

9.3 Demand for Beach Huts

- 9.3.1 There is sufficient evidence to justify the provision of new beach huts and to take a more robust approach towards licensees who either do not pay their fees or are lax in their payment of the fees.

9.4 Case for Increasing Income from the Beach Hut Service

- 9.4.1 There is a need to look at opportunities to generate more income from the beach hut service to offset projected shortfall from recyclables.

9.5 Material Considerations

- 9.5.1 The provision of beach huts within the SSSI will need an ecological survey and the approval of Natural England.
- 9.5.2 The Council does not have to go through the planning process if the cumulative total of new beach huts do not exceed 200 metres³.
- 9.5.3 Care should be taken to ensure that the provision of new beach huts do not conflict with the proposed Hayling Island Masterplan.
- 9.5.4 The response to planning application (APP/15/00760) demonstrates the importance of seeking the views of local residents and ward councillors before any scheme is finalised.
- 9.5.5 The coastal erosion patterns for Hayling Island should be taken into account when identifying new sites for beach huts

9.6 New Sites for Beach Huts

- 9.6.1 The Panel consider that the most appropriate sites for new beach huts are within the SSSI to the west of Beachlands. The provision of huts on land to the east of the SSI was not considered appropriate at this stage.
- 9.6.2 The preferred site for new beach huts is in the car park adjoining the Hayling Island Skatepark as shown in Appendix A.
- 9.6.3 The need for additional beach huts should be assessed after the completion of the site identified above. It is the view of the Panel that any additional beach huts should infill within existing beach hut sites on Hayling Island.

10.0 Background Papers

[Findings Pack for the Review](#)

Appendix A – Potential Site for New Beach Huts

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