

**EXECUTIVE SUMMARY – PROPOSAL TO CONSTRUCT
ADDITIONAL BEACH HUTS AT MILFORD ON SEA**

Summary of Purpose and Recommendations:

The construction of seven additional beach huts at Milford on Sea would cost £21,630 in 2004/05 for Planning Application fees and construction costs but would generate a capital receipt of £105,000 in 2005/06 and additional annual site rental income from 2005/06 onwards.

Cost to Council: £ 21,630 in 2004/05

Within existing budget? No

Contribution to Corporate Plan (Minor/Moderate/Major/Neutral):

	+		-		+		-
	Moderate			Priorities			
	Neutral			Clean Streets & Public Places		Neutral	
	Minor			Crime & Disorder	Minor		
	Minor			Housing		Neutral	
	Minor			Managing our Finances	Moderate		

Comments on Impacts on Corporate Objectives and Priorities:

The proposals will generate a capital receipt and ongoing revenue from 2005/06.

PROPOSAL TO CONSTRUCT ADDITIONAL BEACH HUTS AT MILFORD ON SEA

1. BACKGROUND

- 1.1 The Council own the land on Westover Beach at Milford above the high water mark. Historically, the Council owned approximately 130 beach huts which were rented to private individuals.
- 1.2 In 1990, it was agreed that the Council would sell the beach huts, which were firstly offered to the individuals renting the huts, the remainder being sold by sealed bid auction.
- 1.3 The Council retained ownership of the land for which a site rental is charged. The beach hut sites are subject to an annual license.

2. CURRENT SITUATION

- 2.1 The current site rental for timber beach huts at Milford is £251 pa and £256 pa for concrete huts, plus £82 non resident surcharge. In total, they generate an annual income of £31,880.
- 2.2 The price of beach huts during the last few years has risen substantially, from around £250 in 1990, to approximately £15,000 for concrete and £7-10,000 for timber huts at current market rates.
- 2.3 At the present time there are 15 timber beach huts and 115 concrete beach huts on site. The timber huts are prone to damage from adverse weather and the coastal environment.
- 2.4 Westover beach is governed by the Council's Coastal Management Plan and also the Beach Hut Supplementary Planning Guidance.

3. PROPOSAL FOR ADDITIONAL BEACH HUTS

- 3.1 Seven suitable sites have been identified at Westover Beach on which additional beach huts could be sited. These would be subject to obtaining planning permission. Siting beach huts in this location would not be contrary to existing planning policies and therefore, it is hoped that planning permission would be granted.
- 3.2 Commercial Services have drawn up plans for the construction of both timber and concrete beach huts. Experience has shown that concrete huts are the more durable and also would produce the most income.
- 3.3 It is proposed, therefore, subject to the grant of planning permission to construct an additional seven concrete beach huts on the identified sites at a construction cost of £2,980 per hut. It is then proposed to sell the beach huts at market rates which should realise a capital receipt of circa £15,000 per hut.

- 3.4 Beach huts generally have risen in popularity and are very difficult to acquire. Interest has already been shown by prospective purchasers and a waiting list is currently being compiled.

4. FINANCIAL IMPLICATIONS

- 4.1 The financial implications of constructing the seven beach huts is £2,980 per hut plus £110 per hut to cover the cost of applying for Planning Permission, in total this amounts to £21,630 for 2004/05 in order to achieve a capital receipt of approximately £105,000 in 2005/06.
- 4.2 The £21,630 expenditure would be a supplementary capital estimate for the current financial year.
- 4.3 The £105,000 capital receipt would supplement the capital resources identified in the expenditure plans for 2005/06 onwards and would be considered for funding of Phase II of the Milford Promenade Improvement Scheme.
- 4.4 The beach huts will generate approximately £1,800 in additional revenue each year in site rental.

5. ENVIRONMENTAL IMPLICATIONS

- 5.1 There are minimal environmental implications arising from this report as the proposal is within the Coastal Management Plan and the construction will take place as part of the Milford Promenade Improvement Scheme.

6. CRIME AND DISORDER IMPLICATIONS

- 6.1 The choice to build concrete beach huts will minimise the opportunity for vandalism which often occurs to timber huts.

7. CONCLUSION

- 7.1 It is proposed to construct seven concrete beach huts on vacant sites identified at Westover Beach, Milford on Sea. The cost will be £21,630 in 2004/05 with a capital receipt of approximately £105,000 in 2005/06 and a minimum of £1,800 per annum in additional site rental.

8. RECOMMENDATIONS

It is recommended that Cabinet:-

- i) Subject to obtaining planning permission, approve the construction of seven additional concrete beach huts at Westover Beach, Milford on Sea.

- ii) Approve the subsequent sale of the beach huts on the open market at the best possible consideration to be decided by the Director of Community Services.
- iii) Approve a supplementary capital estimate of £21,630 for 2004/05 in order to realise a capital receipt in 2005/06 and additional rental income from 2005/06 onwards.

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Background Papers:

None