

Subject: Fees and Charges Beach Huts  
Report to: Executive Leadership Team – 1<sup>st</sup> July 2019  
Council – 11<sup>th</sup> July 2019  
Report by: Head of Property and Asset Management

#### **SUBJECT MATTER/RECOMMENDATIONS**

To approve 2019/20 annual rental cost for Beach Huts located on the Lower Promenade, Gorleston-on-Sea

### **1. BACKGROUND**

Following Capital approval of the Beach Hut and Amenity Block scheme works have now been completed with an initial 12 beach huts delivered to site together with the installation of a fully operational toilet and kitchen facility (amenity block) solely for the use of beach hut occupiers.

### **2. CURRENT SITUATION**

The first phase of beach huts have been offered for sale however it was always the wish of the Council to consider the opportunity for rental of the units should demand be identified.

In anticipation of demand for rental this report requests Council approve an all-inclusive fee for the annual rental of a beach hut. The offer would be for rental on an annual basis April – March with full use of the amenity block, insurance, ground rent and the services of a Beach Hut Warden all incorporated into the fee.

Annual rental would be managed and operated through the Property and Asset Department.

### **3. PROPOSAL**

The proposed fee for the rental of the Beach Hut is based on the existing sale fees and other associated costs. It is recommended that the full annual fee be £1,600 plus VAT (£1,920) per annum, to be calculated on a pro-rata basis for 2019/20.

### **4. FINANCIAL AND RISK IMPLICATIONS**

No additional revenue impact has been assumed from the rental of the beach huts, it is anticipated that the fee will cover the costs associated with operation of the rentals and mitigate the revenue impact of the capital expenditure incurred to date. Future rental fees will form part of the wider fees and charges review for the 2020/21 budget.

There is a risk that use of the huts as rental will reduce the numbers that are available for sale. This is the first phase of the original programme for the provision of 70 beach huts and depending on demand for rentals and purchase of the beach huts, officers will manage this through the phased programme of delivery.

## 5. RECOMMENDATION

For the Fees and Charges schedule to be updated to include the following

- Gorleston Beach Hut Annual Rental                      £1,600 plus VAT per annum.

Area for consideration	Comment
Monitoring Officer Consultation:	
Section 151 Officer Consultation:	<b>Considered and included</b>
Existing Council Policies:	Fees and Charges Policy
Financial Implications:	Yes
Legal Implications (including human rights):	Yes
Risk Implications:	Yes
Equality Issues/EQIA assessment:	No
Crime & Disorder:	No
Every Child Matters:	No