

# APPENDIX A

## Comparable research for Local Authority sites - Privately owned beach huts

Local Authority	Number of privately-owned huts	Agreement Term	Can Non-residents own hut	Rent Review	Size	Seaview	Discount options	Transfer/Admin Fee	Current Rental 2019/20 (inc VAT)
<b>FAREHAM</b>	171	Tenancy Agreement No term annual fee	Yes	Annual	Max 8ft x 8ft	Yes	No	£100.00	Residents £507 Non-Residents £1014
<b>Gosport</b>	3	no term annual fee	No	Annual	6sqm x 2.5h concrete huts garden shed size for wooden	Yes	Yes for senior citizen or disabled person	no	£450  Concessions- £337.50
<b>Havant</b>	316	no term annual fee	Yes	Annual	Max 8ft x 12ft	some	No	£100.00	Residents £565 Non-residents £1,234
<b>IOW</b>	Approx. 206	3 Years licence	No	Annual	Various	Yes	No	Legal costs of transfer	£313.95 up to 5sqm £18.32 for every additional 30cm
<b>IOW</b>	Approx. 35	10-year lease (this is a new arrangement following a review in Jan 19 all new owners are signed up to this agmnt and existing owners had option to tfr over to new lease after 10-year term existing lessee will be given first refusal)	Yes if 10- year lease	Annual	Various	Yes	No	Legal costs of transfer	For huts up to 5 sqm £441.88 for 2019/20 £513.71 for 2020/21 £585.52 for 2021/22 £657.32 for 2022/23 £729.13 for 2023/24 Phasing subject to annual consideration of market conditions  Rents are higher for the larger huts

<b>Arun</b>	241	5-year ground lease	Yes	Annual	2.4m L x 1.8m W x 2.4m H (8ft x 6ft)	Yes	No	£500	£531.55
<b>New Forest</b>	740	no term annual fee	Yes but only to NFDC council tax payers	Annual	Various	Yes	No	£547.00	Resident £415 - 656 depending on location Non-Resident (but Council Tax payer) £650- £843 depending on location
<b>Brighton &amp; Hove</b>	450	no term but must keep hut for a minimum of 3 years annual fee	No	Annual	2454mm Height 1830mm Width 2100mm Depth 6ft x 6.9ft	Yes	No	£82.00 transfer fee	£404
<b>Adur</b>	289	5-year ground lease	Yes	Annual	6ft x 8ft Height 6' to eaves and 8' to ridge	Yes	No	3x annual licence fee or 10% of the sale price whichever is greater	£465- £620 depending on location