

Appendix C – Summary of responses from Individual Beach Hut Owners

Individual Owner Response	Officer Comments
The beach hut site rent proposal is excessive and cannot be justified. Increases should be linked to the rate of inflation/should be linked to Council Tax increases	Justification for the proposal is the Council fees and charges guidelines which includes the wording “to be increased to achieve a realistic increase in income wherever possible and every effort to be made to identify new sources of income. The proposed charges should be considered alongside those for similar services in neighbouring authorities and, where appropriate, the charges levied by private sector providers”.
Where does my rent go, how do you intend to spend this money, what improvements will this fund?	Income from beach huts goes into the general fund to help pay for the services which the Council provides and is not spend specifically on beach area improvements.
The rental increase will make it more difficult keep the hut.	This would be very unfortunate but there is no evidence to suggest that sales decisions are based solely on the level of site rents.
System of charging double plot rental to non-residents is very unfair.	The Council has a policy which has been in place for many years of charging non-Fareham residents double the site rent paid by a Fareham resident. Not all local authorities allow non- residents to own huts and some that do charge a higher rate to those owners.
Discount should be given to disabled beach hut owners	Previous beach hut site rent increases have not taken disabilities into account. A full equalities impact assessment will be completed by officers prior to any increase.
Majority of beach hut owners are senior citizens on pensions	Previous beach hut site rent increases have not taken into account age or income. A full equalities impact assessment will be completed by officers prior to any increase.
Hill Head is not comparable to Hayling Island e.g. Hill Head not a blue flag beach, no commercial facilities are provided, not a tourist resort, Hayling has a beautiful sandy beach & showers, Hill Head beach huts are adjacent to a public right of way.	The location of a beach hut at Hill Head overlooking the Solent is considered to be comparable, if not better, than Hayling Island. It is accepted that Hill Head does not have the tourist type attractions that Hayling Island enjoys but the non-commercialised location of Hill Head could be argued to make Hill Head more desirable.
A broader range of southern coastal authorities should be looked at	See Appendix A for details of our research. There are differences in the tenancy & rental arrangements, transfer/administration fees, local facilities & parking provisions between the authorities. Some authorities have their own huts which they rent out, so this information has not been included. Officers still consider Hayling Island to be the most appropriate comparable to Fareham.
The beach huts at Hayling are larger.	The site rent paid for beach huts historically has not taken into account the size of the beach hut. Size is however one of the factors that reflects in the sale value of beach huts. Havant Council also does not take account of the size of the beach hut to determine the site rent paid.
Other issues e.g. dogs, toilets, vegetation clearance, seaweed, shingle on path, cyclists on path, parking	These comments have been drawn to the attention of the appropriate services of the Council.
Shingle build up at Monks Hill	The shape and levels of the beach are subject to constant change and the current profile does not warrant expenditure of Council funds to recontour the beach.
Lack of facilities provided for beach hut owners.	The services which are provided at Hill Head are for all users of the beach and not exclusively for beach hut owners
Where does my rent go, how do you intend to spend this money, what improvements will this fund?	Income from beach huts goes into the general fund to help pay for the services which the Council provides and is not spend specifically on beach area improvements.

Condition of huts/are all owners paying their rent?	Site inspections are carried out periodically, and additionally in response to information from other owners or members of the public. Owners are then contacted, and repairs requested. All owners are currently paying their site rents.
Increased noise and air pollution due to the adjacent airport	Flight numbers are limited by the Planning Consent. Air quality is monitored, and the levels are within national guidelines.