

Isle of Sheppey Area Committee - Beach Hut Proposal 2022

The current beach hut provision is in two locations on the Isle of Sheppey. There are currently 35 huts in Minster and 20 in Leysdown. Minster has 29 huts privately owned and 6 are rented. Leysdown has 12 huts privately owned with 8 being rented. Annual revenue from rented huts is £13,000 and an additional £16,000 is achieved from ground rent of purchased huts. Beach huts are cited in Swales Visitor Economy Framework as a priority.

To assist the Council in generating additional income to help support delivery of local services, it is proposed to install an additional 12 beach huts at Minster Leas and a further 12 at Leysdown, in the existing locations over the winter. The proposal is to install the huts along the same line as the existing huts to ensure uniformity.

The new hut specification will match the existing huts with the addition of weather boarding on the Leysdown huts to counter previous weather issues. Leysdown will also have additional knee rails to the rear and picket fencing to the front, in line with existing fencing. Minster will have an additional two metal staircases to allow access to the huts from the promenade.

It is proposed to have a number for private sale, and some kept in SBC ownership for annual or weekly rental. Sales allow us to recoup the capital funding spent on the project in the form of capital receipts and remove the ongoing maintenance liability for the Council. However, rentals are proposed to ensure that they are more accessible for local people to take advantage of. As well as the capital receipts from sales, revenue income is from a combination of annual/weekly rents and ongoing ground rent from the beach huts that are sold.

Following a recent review of the waiting list there are currently 328 remaining on the list. There are 146 requesting a hut at Minster, 13 at Leysdown and 169 with no preference.

It is likely that huts will be installed in batches which will limit the disruption to the area and areas will be cordoned off during the install phase to ensure nobody can access the 'site'. Huts will be secured during the curing period and will be available for viewing once all 12 huts are finished in each location. It is unclear at this stage if huts will be installed at both locations in tandem and at different times.

Images of existing huts at Minster:



Proposed Minster Location:

12 No. PROPOSED BEACH HUTS – THE LEAS, MINSTER

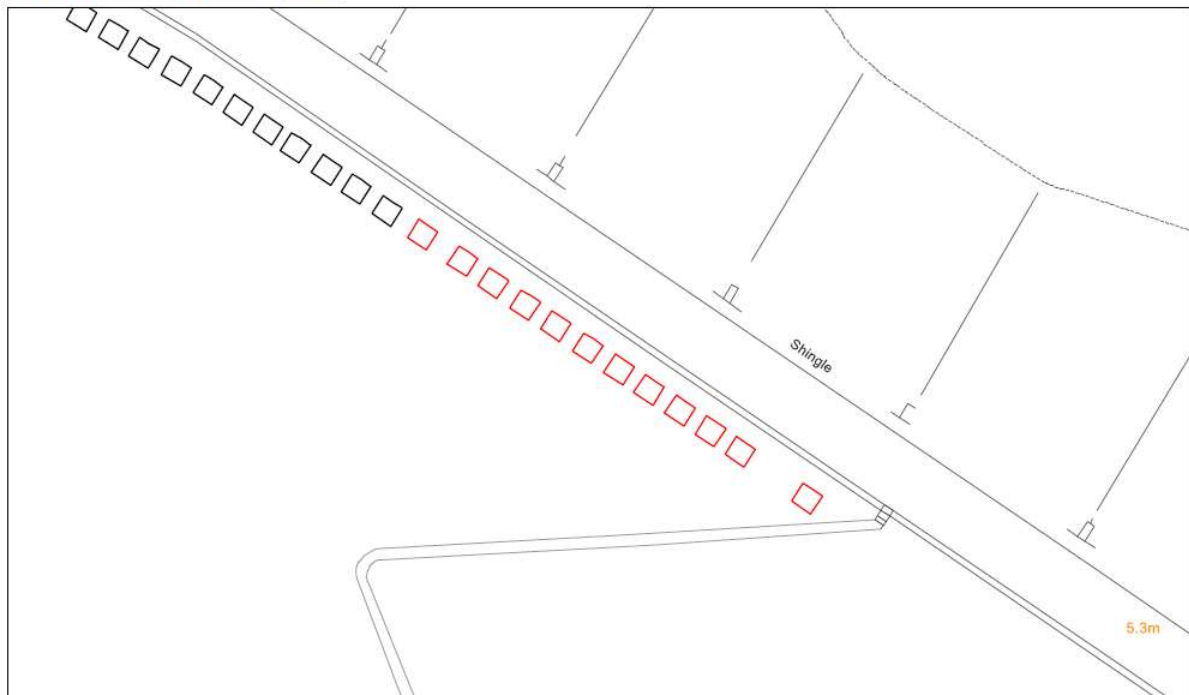
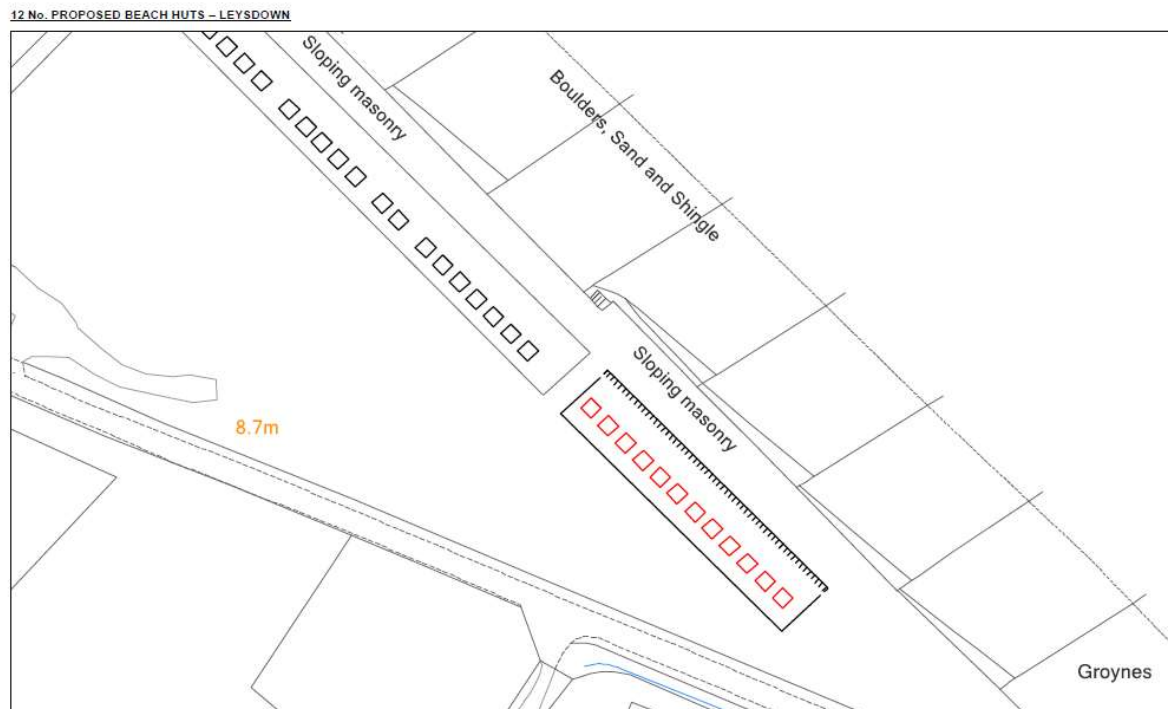


Image of existing huts at Leysdown:



Proposed Leysdown Location:



Area Committee Questions:

1. Do you approve the installation of 12 new huts at Minster Leas?
2. Do you approve the installation of 12 new huts at Leysdown?
3. Do you feel there could be more installed in the future to serve the waiting list demand?