

RECORD OF DECISION TAKEN UNDER CABINET MEMBER DELEGATED POWERS AT COUNTY HALL, NEWPORT, ISLE OF WIGHT ON WEDNESDAY, 28 NOVEMBER 2018

**THE CALL IN PERIOD FOR THIS DECISION EXPIRES AT 5.00PM ON WEDNESDAY, 05 DECEMBER 2018. THE DECISION CANNOT BE IMPLEMENTED UNTIL AFTER THAT DATE.**

Present: Cllr Stuart Hutchinson - Deputy Leader & Cabinet Member for Resources  
Megan Tuckwell – Democratic Services Officer

<b>Item</b>	<a href="#">Beach Hut Review</a>
<b>Reference</b>	11/18
<b>Notice of Decision Published</b>	19 October 2018
<b>Decision taken</b>	<p>THAT Options 4 and 6 be adopted but with a pause or freeze at the end of the second year to review the effect of the changes (including whether differing locations are affected differently);</p> <p><i>i) THAT the new ten year leases be provided to the existing beach hut tenants when the current licence expires with the additional benefits as per paragraph 8 of the report.</i></p> <p><i>ii) THAT the proposed rental increases in line with the methodology set out at paragraph 12 of the report be implemented over a phased five year period, commencing on 1 April 2019. The phased increase over this length of time would enable the increase to be paused, deferred or cancelled should market conditions change. Three months prior to the end of the second year of phasing, the market shall be reviewed and a formal freeze on increases shall take effect should conditions have changed.</i></p>
<b>Reason for decision</b>	<p>To allow for the owner to continue occupying the site on a longer term agreement which makes the sale of a beach hut much more attractive for potential buyers.</p> <p>To provide a fair rental system and enable the owners to budget for the increases year on year.</p> <p>To allow for a review of the effect of the changes, including whether differing locations are affected differently and for future any down fall on market conditions to be taken into account.</p>
<b>Additional reasons</b>	In response to representations received regarding the decision in respect of the level of the increase, amendments were made to Option 6, namely a pause or freeze at the end of the second year to review the effect of the changes.

<p><b>Options considered and rejected</b></p>	<p>With regard to lease arrangements:</p> <p>Option1: Dispose of the land on the open market to attract a substantial capital.</p> <p>Option 2: End the current three year licences and provide notice to the tenants to remove their huts allowing the council to invest in developing and delivering its own beach huts.</p> <p>Option 3: Continue as existing, offering three year licences at current costs.</p> <p>With regard to rental arrangements:</p> <p>Option 5: Implement proposed rental increases in line with the methodology set out at paragraph 16 of this report and with effect from 1 April 2019</p> <p>Option 7: Implement proposed rental increases in line with the recommendations of the previous report at appendix 1.</p>
<p><b>Representations Received</b></p>	<p><a href="#">Appendix A</a></p>
<p><b>Declarations of interest</b></p>	<p>None declared.</p>
<p><b>Additional advice received</b></p>	<p>Further discussion undertaken with professional property advisors.</p>