

REPORT TO COUNCIL

AGENDA ITEM 10

BOROUGH OF POOLE

21 JULY 2015

PROVISION OF NEW BEACH HUTS: REPORT OF THE PORTFOLIO HOLDER FOR ECONOMY, CULTURE AND LEISURE

1. PURPOSE

- 1.1 To consider Cabinet's recommendation to Council seeking its support for proposals to provide up to 178 new, additional beach huts and refurbish a further 131 huts to meet high demand from local residents and generate additional income.

2. DECISIONS REQUIRED

That Council:

- (i) Approve capital expenditure of up to £3.620m for Phase 2 of the Beach Hut project and an additional estimated £174k to fund one off shortfalls in annual beach hut rental income during construction. Project scale, construction, phasing and final costs are subject to ground & building surveys, planning permission and procurement. The project is designed to make a positive contribution to the Council's Medium Term Financial Plan (MTFP).
- (ii) Delegates to the Chief Financial Officer (CFO) the ability to utilise the Council's Capital Fund, reserves, balances, S106 monies for public realm enhancements and grant beach hut leases of 7 years or more, if required, to fund the project.
- (iii) Delegates to the Head of Culture and Community Learning (C&CL) and CFO the final progression of individual schemes within the programme and the final funding mix.
- (iv) Note that an allowance for additional maintenance costs has been made, however significant pressure remains on the overall seafront maintenance budget, which supports a substantial commercial property portfolio.
- (v) Note that public consultation would be undertaken as part of the planning process. The scheme reflects the emerging findings of the 'Sustaining Poole's Seafront' document and accords with the general principles of the recent working group.

- (vi) Note that Officers continue to explore further commercial opportunities as part of ongoing work to improve seafront facilities and revenues.

3. BACKGROUND / INFORMATION

- 3.1 I introduced this Report at the Cabinet meeting on 14 July 2015 explaining that these proposals were being advanced as currently there were greater demand for beach huts than provision. Currently 1340 applicants were waiting for up to 20 years for a beach hut.
- 3.2 The proposal before Council is to build up to 178 new additional beach huts and the locations are detailed at paragraph 4.1.1 of the Report to Cabinet enclosed with the Council Agenda. The new beach huts would, in most cases be created by adding a first floor to existing huts and that it would be necessary to refurbish and enhance around 131 existing ground floor huts as part of this Project.
- 3.3 The proposals would improve facilities for all people visiting the sea front. It is hoped that construction work at all sites could be completed by July 2017.
- 3.4 The analysis had confirmed that the proposals would generate a revenue surplus for the Council and enhance Poole's asset base with long term, high quality and desirable recreational assets.

In response to a query at Cabinet, I confirmed that, with regard to West Promenade at Canford Cliffs the toilet provision and maintenance would not be the Council's responsibility but would be part of the new café and part of the Council's Community Toilet Facility.

- 3.5 The financial implications are detailed at paragraph 5.1 of the Report enclosed with the Council Agenda, Cabinet noted that the building of 178 new huts was forecast to generate an additional £272,273 of annual rental income each year.

4. FINANCIAL / LEGAL / RISK MANAGEMENT IMPLICATIONS

- 4.1 All as detailed in the Report to Cabinet enclosed with the Council Agenda.

5. CONCLUSION

- 5.1 I seek Council's approval of the recommendations which would support the high demand for Poole's beach huts, reduce the waiting list and widen access and enjoyment of Poole's seafront.

Councillor Mrs Xena Dion
Portfolio Holder for Economy and Culture And Leisure.