

Appendix 2

Information on Beach Huts in BCP

1. Beach Hut types and numbers

Type	Breakdown	Maintenance Responsibility	Ground Rent	Transfer fees
Council owned huts				
Huts	1,568 Annual lets: 1234 Charity Huts: 14 Short Term Lets: 320	BCP	N/A	N/A
Pods (Overstrand Building, Boscombe Beach, offered on long leases)	60 Leased: 42 Charity Pod: 1 Short Term Lets: 17	BCP	Yes	0% - 15% of sale price (BCP has first refusal)
Superhuts (Larger detached huts, offered on long leases)	89 Leased: 88 Charity: 1	Licensee	Yes	15% of sale price (BCP has first refusal)
Licensee owned huts (BCP own the site)				
Huts	2,032 Bournemouth: 1398 Christchurch: 517 Poole: 117	Licensee	Yes	N/A

2. Rental Fees

Type	Bournemouth	Christchurch	Poole
Council owned	Three pricing bands £1765 - £2485	Not applicable	Six pricing bands £1730 - £5775
Site only (where the licensee owns the hut)	Two pricing bands £1260 - £1445	Three pricing bands GUN & FC £769 - £919 MSB - £2449 + £302 (net) per m2 excess charge	Two pricing bands £1169 - £1570
Super Huts	Seven pricing bands £500 - £1131	N/A	N/A

Pods	Two pricing bands £500 - £800	N/A	N/A
Short Term Hire	255 huts priced on seasonality only	Not applicable	83 huts priced on features of hut and seasonality

3. Transfer Fee Income 2020-23 (Christchurch)

Year	Area	Total Transfers	Total Fees £	Notes
2020 - 21	Mudford	23	261,769	Includes 2 x £0 fee
	Friars Cliff	0	0	
	Gundimore	0	0	
		23	261,769	
2021 - 22	Mudford	15	191,457	Includes 5 x £0 fee
	Friars Cliff	15	25,790	Inc 20/21
	Gundimore	1	3,622	
		31	220,869	
2022 - 23 (8 mths)	Mudford	7	107,070	Includes 1 x £0 fee
	Friars Cliff	2	4,253	
	Gundimore	0	0	
		9	111,323	
Overall Total:		63	593,961	

4. Beach hut Waiting Lists

There are currently 2832 applications for a beach hut or beach hut site. Waiting lists in Bournemouth have been closed to new applications since 2017 due to the high volume of applicants. Poole waiting lists have remained open, contributing to the difference in numbers between the two areas:

Bournemouth: 475

Durley Chine – 60
 Alum Chine - 15
 Bournemouth West - 56
 Bournemouth East - 17
 Boscombe West - 7
 Boscombe East - 174
 Fishermans Walk - 113

Poole: 2355

Hamworthy Park – 339
 Sandbanks – 218
 Flaghead – 376
 Shore Road – 276
 Canford Cliffs – 365
 Branksome Dene – 367
 Branksome Chine – 414

