

## TENDRING DISTRICT COUNCIL - BEACH HUT SITE LICENCE FEES 2008/2009

	Resident Fees Inclusive of VAT (£)	Non Resident Fees Inclusive of VAT (£)
<b><u>BEACH HUT SITES</u></b>		
<b>Frinton</b>		
The Walings	731.53	1029.05
High & Low Walls <i>includes rows 1 &amp; 2</i>	230.85	421.57
The Leas <i>includes rows 1 &amp; 2</i>	230.85	421.57
<b>Walton</b>		
Southcliff <i>includes rows 1 to 5 &amp; Memorial Gardens</i>	132.09	243.19
Eastcliff <i>includes rows 1 &amp; 2</i>	169.12	304.30
<b>Clacton/Holland</b>		
East Seafront (1-79)	185.17	349.36
East Seafront (80-124)	169.12	324.67
Clacton/Holland other <i>includes Brighton Road Holland Haven Fernwood Avenue Hazlemere Road Kings Avenue Southview Drive West Lower Promenade York/Cliff Road York Road</i>	169.12	324.67
Blue Chalets small (residents only)	513.55	resident only
Blue Chalets large (residents only)	650.57	resident only
<b>Brightlingsea</b>		
West Promenade	132.09	243.19
<b>Harwich</b>		
Harwich Green	132.09	243.19
<b>Dovercourt</b>		
Dovercourt West End & Spa <i>includes West End front &amp; back rows</i>	132.09	243.19
Spa Cabins (residents only)	417.26	resident only
Orwell Terrace Chalets (residents only)	377.75	resident only
Dovercourt Bay (new huts) Annual Ground Rent	207.39	414.79
Dovercourt Bay (new huts) Additional 5 year Site Licence Fee	829.57	

### **NEW HUTS ON VACANT SITES**

Reduction for part year licences:-

Applications received 1 April to 31 August	No reduction
Applications received 1 September to 30 September	10% reduction
Applications received 1 October to 31 October	20% reduction
Applications received 1 November to 30 November	30% reduction
Applications received 1 December to 31 December	40% reduction
Applications received 1 January to 31 March	No fee payable

Fees are charged at the appropriate rate of VAT at the time of billing

### **CHANGE OF BEACH HUT OWNERSHIP**

Application for a Site Licence following change of hut ownership - **£69.13** (*inclusive of Vat*) Administration Fee (no part year reduction).

### **NATIONAL NON DOMESTIC RATES**

In addition to licence fees Business Rates are payable. Please see overleaf for details including how to receive a reduction of 50%.

## NATIONAL NON DOMESTIC RATES

All beach huts are classed as non-domestic and therefore attract National Non Domestic Rates also known as **Business Rates**.

You will receive a National Non Domestic Rates Bill in addition to your licence fee when you become responsible for the beach hut and queries should be directed to:

Benefits and Revenues Service  
National Non-Domestic Rates Section  
88-90 Pier Avenue  
Clacton on sea  
Essex  
CO15 1TN

Telephone: 01255 686266  
Email: [business.rates@tendringdc.gov.uk](mailto:business.rates@tendringdc.gov.uk)

### **HOW MUCH WILL YOU HAVE TO PAY**

Every non-domestic property has a rateable value. The Council works out your bill by multiplying the rateable value by the rate in the pound set every year by the Government. The Valuation Office (a part of Inland Revenue) which is based in Colchester, determines the rateable value of each beach hut. Queries relating to the rateable value should be directed to the Valuation Office on 01206 287100.

**With effect from 1 April 2005, beach hut owners can apply for Small Business Rate Relief, which may reduce their liability by 50%. Please apply to the address shown above and note, that a new application form will be sent to you each year for the following financial year after your initial application has been accepted**

You can pay your account by direct debit through your bank. A Direct Debit Instruction can be found on the reverse of your bill.

### **SELLING YOUR BEACH HUT**

Please do not apportion your Non-Domestic Rates Bill in the sale or give your bill to the purchaser of your beach hut.

**Not all beach hut owners are eligible for Small Business Rate Relief so the amount payable varies between ratepayers.**

National Non-Domestic Rates are charged on a daily basis. Therefore, when you sell your beach hut your account will be apportioned to the date of sale and an amended account will be issued together with an application form for a refund.

### **CHARITABLE ORGANISATIONS**

Huts owned by charitable organisations may be eligible for charitable rate relief of up to 80% of their bill. However, they cannot qualify for Charitable Rate Relief and Small Business Rate Relief.