

TENDRING DISTRICT COUNCIL - BEACH HUT SITE LICENCE FEES 2023/2024

	Resident Fees Inclusive of VAT (£)	Non Resident Fees Inclusive of VAT (£)
<u>BEACH HUT SITES</u>		
Frinton		
The Walings	553.15	1095.07
High & Low Walls <i>includes rows 1 & 2</i>	356.80	714.71
The Leas <i>includes rows 1 & 2</i>	356.80	714.71
Walton		
Southcliff <i>includes rows 1 to 5 & Memorial Gardens</i>	237.86	475.73
Eastcliff <i>includes rows 1 & 2</i>	298.45	594.66
Clacton/Holland		
Holland A Section East Seafront (1-79)	298.45	594.66
Holland A Section East Seafront (80-124)	298.45	594.66
Holland East Seafront other <i>includes Brighton Road</i>	298.45	594.66
		<i>Holland Haven</i>
		<i>Fernwood Avenue</i>
		<i>Hazlemere Road</i>
		<i>Kings Avenue</i>
		<i>Southview Drive</i>
		<i>York/Cliff Road</i>
		<i>York Road</i>
Clacton		
Martello	298.45	594.66
Blue Chalets small (residents only)	797.74	resident only
Blue Chalets large (residents only)	999.70	resident only
Brightlingsea		
West Promenade	237.86	475.73
Harwich		
Harwich Green	207.57	462.26
Dovercourt		
Dovercourt West End & Spa <i>includes West End front & back rows</i>	207.57	462.26
Spa Cabins (residents only)	656.37	resident only
Orwell Terrace Chalets (residents only)	594.66	resident only

Beach hut rentals

Seahorse II – September to June	94.25
Seahorse II – July to August PEAK	139.13
Specially adapted hut (suitable for wheelchairs) Single side	69.56
Specially adapted hut (suitable for wheelchairs) Double side	139.13

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

New site Licence fee

Application for a Site Licence following the termination of an existing beach hut into a new Site Licence change - **£467.20** ((inclusive of Vat) Administration Fee (no part year reduction). All new beach hut licences to be taken into consideration of the new sale.

National Non Domestic Rates

In addition to licence fees National Non-Domestic Rates (Business Rates) are payable. Please see below for details including how to receive a reduction.

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:

National Non-Domestic Rates
88-90 Pier Avenue
Clacton on sea
Essex
CO15 1TN
Telephone: 01255 686266
Email: business.rates@tendringdc.gov.uk

HOW MUCH WILL I 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 Agency (an Executive Agency of HM Revenues and Customs) determines the rateable value of each beach hut. You will find details of how the rateable value has been assessed on the Valuation Office Agency website www.voa.gov.uk. If you would like additional information their local office is at:

Non-Domestic Rates East
Valuation Office Agency
Rosebery Court
Central Avenue
St Andrews Business Park
Norwich
NR7 0HS

Tel: 03000 501 501
email: ratingeast@voa.gsi.gov.uk

Beach hut owners can apply for Small Business Rate Relief, which may reduce their liability by 100% for the 2015/16 financial year and 50% thereafter. Full details can be obtained from the Council's website www.tendringdc.gov.uk or by telephoning 01255 686266.

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.