

**Report to:** Charity Committee

**Date of Meeting:** 12<sup>th</sup> December 2016

**Report Title:** Additional Chalets – White Rock

**Report By:** Nick Sangster, Resort Services Manager

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### **Purpose of Report**

To explain the current opportunity to provide additional chalets at White Rock and seek support for their procurement

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### **Recommendation(s)**

- 1. Support is given for the provision of 12 beach chalets at White Rock**
- 2. A budget of £14,000 is allocated within the 2016/17 Business Plan contingency and the chalets are jointly procured with Hastings Borough Council, through the East Sussex Procurement Hub**

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### **Reasons for Recommendations**

Hastings Borough Council is currently in the process of procuring additional chalets and beach huts at different locations on the foreshore.

One of the potential sites identified is White Rock, directly east of Hastings Pier on land owned by the Foreshore Trust.

There is an opportunity for the Foreshore Trust to provide chalets at this location that would support the ongoing regeneration of this part of the seafront and build on the recent investment made by the trust in the former White Rock Baths and public realm.

The additional income generated would help to cover the costs of extending the Lifeguard Service to cover this increasingly popular part of the beach.

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## Introduction

1. There is growing demand for beach huts and chalets nationally in coastal towns and Hastings Borough Council has been researching potential sites to meet demand and provide additional income. There are currently 150+ names on the waiting list for a chalet.
2. The Council currently manages 400+ sites which are a mixture of privately owned beach huts and Council owned chalets that it lets on an annual basis. This also includes 10 seasonal chalets that are owned by the Foreshore Trust on land at Marina, St. Leonards. The money earned from these will go to the Trust.
3. The Council has identified a further locations for a further 40 chalets , 10 of which are on the beach just east of Hastings Pier on land owned by the Foreshore Trust and adjacent to promenade owned by the Trust.

## Proposal for provision, procurement and management

4. The chalets would be positioned on land that is considered to be stable, where vegetated shingle indicates that it isn't vulnerable to tides and is relatively protected by the pier and would be accessible by steps leading from the promenade directly behind them (see attached plans).
5. This part of the seafront is becoming increasingly popular since the reopening of Hastings Pier, the refurbishment of the Sourcepark BMX, provision of a catering kiosk and range of public space improvements made to the promenade in this area. New steps have been introduced to improve access and the beach level has been raised as part of ongoing coast protection works.
6. It is proposed that they are let on a 12 month rolling licence similar to those owned by Hastings Borough Council at West Marina and would be of a similar size and specification. They would be administered and managed by Hastings Borough Council on a similar basis to the 'Victoria Chalets' owned by the Foreshore Trust, although these can be rented on a weekly basis. The cost of running the Trust's chalets will be recharged to the Trust
7. We are currently in the process of reviewing the operation of the Lifeguard Service that operates on Foreshore Trust beaches and it is likely that it will be recommended to extend both the area and season of operation in response to local improvements and the increasingly popularity of beaches, supported by the Coastal User Group.
8. Income generated by the new chalets would provide valuable income to cover the potential additional costs of developing the Lifeguard Service.
9. It is proposed that the new chalets are procured jointly with Hastings Borough Council using the East Sussex Procurement Hub to tender and manage the process to ensure best value.

## Financial Implications and Next Steps

10. The cost of supplying and installing the chalets is anticipated to be £14,000 based on an average cost of £1,000 per chalet to an existing specification and an additional £2,000 for initial decoration.
11. Ongoing maintenance is minimal and would include repainting every 2/3 years and responsive repairs. It is worth noting that we have been able to use the services of the Community Payback team to decorate existing chalets for some years.
12. It is proposed to charge £1000 +VAT for a full 12 months rental, based on fees for existing chalets and benchmarking, meaning that the majority of the investment should be returned after 12 months of operation.
13. As previously mentioned there is consistent demand for beach chalets in Hastings, evidenced by the growing waiting list that is held. It is expected that chalets in this location would be particularly popular given then location close to the town centre and other facilities.
14. Advice has been sought from HBC Planning Department and planning consent is not required.
15. Subject to the agreement of the Charity Committee it is proposed to tender the chalets jointly with Hastings Borough Council during December and January and it is expected that they would be available for rental from the beginning of April 2017.

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### Wards Affected

Castle

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### Policy Implications

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	No
Crime and Fear of Crime (Section 17)	No
Risk Management	No
Environmental Issues	No
Economic/Financial Implications	yes
Human Rights Act	No
Organisational Consequences	No
Local People's Views	yes
Anti-Poverty	No

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### Additional Information

Proposed new chalets – location plan.

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### Officer to Contact

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