

TENDRING DISTRICT COUNCIL - BEACH HUT SITE LICENCE FEES 2025/2026

| | Resident Fees Inclusive of VAT (£) | Non Resident Fees Inclusive of VAT (£) |
|--|---|--|
| <u>BEACH HUT SITES</u> | | |
| Frinton | | |
| The Walings | 606.67 | 1201.02 |
| High & Low Walls <i>includes rows 1 & 2</i> | 391.32 | 783.86 |
| The Leas <i>includes rows 1 & 2</i> | 391.32 | 783.86 |
| Walton | | |
| Southcliff <i>includes rows 1 to 5 & Memorial Gardens</i> | 260.87 | 521.76 |
| Eastcliff <i>includes rows 1 & 2</i> | 327.33 | 652.19 |
| Holland | | |
| Holland (All Sections) | 327.33 | 652.19 |
| A Section East Seafront (1-79) | | |
| A Section East Seafront (80-124) | | |
| Holland East Seafront other | <i>includes Brighton Road</i> | |
| | <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> | |
| Clacton | | |
| Martello | 327.33 | 652.19 |
| Blue Chalets small (residents only) | 874.92 | resident only |
| Blue Chalets large (residents only) | 1096.42 | resident only |
| Brightlingsea | | |
| West Promenade | 260.87 | 521.76 |
| Harwich | | |
| Harwich Green | 227.65 | 506.98 |
| Dovercourt | | |
| Dovercourt West End & Spa <i>includes West End front & back rows</i> | 227.65 | 506.98 |
| Spa Cabins (residents only) | 719.87 | resident only |
| Orwell Terrace Chalets (residents only) | 652.19 | resident only |

BEACH HUT RENTALS (WEEKLY HIRE)

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|--|--------|
| Seahorse II Clacton/ D16 & E12, Southcliff, Walton – September to June | 172.20 |
| Seahorse II Clacton/ D16 & E12, Southcliff, Walton – July to August (PEAK) | 246.00 |
| Specially adapted hut (suitable for wheelchairs) Single side – September to June | 172.20 |
| Specially adapted hut (suitable for wheelchairs) Double side – September to June | 246.00 |
| Specially adapted hut (suitable for wheelchairs) Single side – July to August (PEAK) | 246.00 |
| Specially adapted hut (suitable for wheelchairs) Double side – July to August (PEAK) | 319.80 |

NEW SITE LICENCE/ TRANSFERS

Application for a Site Licence following the termination of an existing beach hut into a new Site Licence change - **£512.50 (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 [Find a business rates valuation - GOV.UK \(www.gov.uk\)](http://www.gov.uk). If you would like additional information, you can contact them via the following link: [Contact VOA - GOV.UK \(www.gov.uk\)](http://www.gov.uk) or alternatively you can contact them on Tel: 03000 501501

Beach hut owners can apply for Small Business Rate Relief, which may reduce their liability by 100%. Full details can be obtained from the Council's website www.tendringdc.gov.uk or by telephoning 01255 686266. Please note that the information requested on the reverse of your transfer form enables the council to automatically apply this relief if you are eligible.

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.