

Brighton & Hove City Council

Report – New Beach Chalets

Presented to TECC Committee 3rd November 2022

Appendix 2 – Availability and Demand for Beach Chalets

- In 2011 letting policy changes were made which introduced a maximum 5 year fixed lease term for new tenancies and the requirement for chalets to be let only to Brighton & Hove residents. In 2022, existing tenants with no fixed term were moved to new maximum 8-year fixed lease.
- Currently, residents can rent a beach chalet for a fixed 5 year period with an annual fee of between £887 to £1523 (both inc. VAT) depending on where they are located and whether they have power and/or water. At the end of the 5 year term, the chalet tenant must hand back the chalet which is then offered to the next person on the waiting list for that particular location.
- Waiting lists were closed in 2017 and re-opened in September 2022. However, they were closed again in October 2022 due to overwhelming demand. The details of the 130 residents who enquired during the closed period were kept and they were contacted when the waiting lists re-opened in September 2020. Most of the residents joined the new waiting lists. A few residents applied via the website. Below is the current situation as of 7th October 2022. See Table 1 below.
- There are more people on the waiting list than there are chalets available to rent. Some people are on several of the waiting lists so there is a degree of duplication. If a person is offered and accepts a beach chalet, then their name is removed from all of the other lists.

Table 1 : Beach Chalets and Waiting Lists - by Location						
	Hove	Madeira Drive	Ovingdean	Rottingdean	Saltdean	Total
Current No. of Rented Chalets	22	23	10	30	20	105
On Waiting List	40	41	31	52	43	207

- Since 2011, 51 of the 105 chalets have been re-let to new tenants which shows a turnover rate of just under 50% over 11 years. The table below shows the expected turnover rate over the next 8 years assuming all tenants remain for the full duration of their lease term which will be either 5 or 8 years. If tenants chose to hand back their chalet before the end of the lease term then this will speed up the turnover rate and reduce the waiting lists further.
- If the proposal to build new chalets at Saltdean is approved, this will reduce the waiting list for this location and may also reduce the other lists if the new tenants feature on these.

Turnover of Beach Chalets – 2023 to 2030

Table 2 - Beach Chalet Turnover 2023 to 2030						
	Hove	Madeira Drive	Ovingdean	Rottingdean	Saltdean	Total Per year
2023	2	1	1	0	0	4
2024	1	0	0	3	1	5
2025	3	0	0	4	1	8
2026	2	8	3	7	3	23
2027	2	2	2	4	0	10
2028	2	1	0	0	0	3
2029	1	0	0	3	1	5
2030	15	12	5	16	16	64
Total turnover	28	24	11	37	36	132
Current Waiting List	40	41	31	52	43	207