

Middleton on Sea (Beach Huts) Ltd

Beach Hut Waiting List - Policy.

January 2023 Version V1

Introduction

When the Beach Huts were first built, the number of people applying to let a property almost matched the number of huts available. However, in the last six years the Company has seen a growth in the number of applications to rent a beach hut requiring the development of a waiting list criteria to ensure fairness to all applicants. This criteria has been developed based on a reflection of the intentions of the original builders and estate developers.

Policies and Procedures

These policies are not exclusive and are subject to change. Applicants can request an updated copy as required.

1. In respect of joining the Beach Hut Waiting List, the Company have developed the following "Letting Criteria". Middleton on Sea Association (MOSA) members will have priority, followed by residents within the 'Parish of Middleton on Sea' and lastly non local residents. Therefore, over time non MOSA members may find themselves lower on the list, than when they first applied.
2. Any tenancies granted will automatically lapse when the tenant moves out of MOSA area or the Middleton Parish. However, there may be personal circumstances where the Company could extend the tenancy subject to the applicant meeting an agreed tenancy extension criteria.
3. The extended tenancy letting criteria would include such issues as the following:
 - Historic Tenancy
 - Contribution to the local community
 - Sickness or financial

Any application will require Board meeting approval

4. If the previous tenant is deemed not to meet the criteria under 3 but still wishes to rent a beach hut, then they may join the waiting list, under the appropriate prioritisation level, for the area they now live in. They will, however, join at the bottom of that list.
5. Only one household can apply.

6. It is the responsibility of the applicant to keep the Company informed of change of address/contact details. The Company holds no responsibility for people not keeping their details up to date. People who cannot be contacted when a hut is offered will be removed from the list and will not be reinstated
7. Names/individuals cannot be changed on the waiting list except in the case or applicant status changes such as in the instance of marriage, divorce or death. Any changes must be made in writing to the Company.
8. Should the applicant move house, but wish to remain on the waiting list, their status on the list will alter, in accordance with clause one, as will their position on the list.
9. Applicants should inform the Company in writing as soon as possible should they wish to be removed from the list.
10. The Company reserves the right to cap the waiting list and close applications for a set period. The waiting list will always be open to MOSA members.
11. The Company reserves the right to refuse any application to a waiting list.

Please Note

- (a) The letting of the Beach Hut will be subject to terms and conditions.
- (b) Parking for non MOSA residents is not allowed on the Estate. There is a public car park located at Shrubs Fields.
- (c) There are no public toilets available, the nearest toilets can be found at Shrubs Field Car Park.
- (d) Water is available via standpipes provided at each location.
- (e) There is no electricity on site.
- (f) That when a hut becomes available, all existing tenants who have informed the Secretary of their wish to relocate will be notified first and be given the opportunity to relocate before allocation of vacant huts to applicants on the waiting list begins.

Correspondence should be sent to mosbeachhuts@mosbhc.co.uk