



P-25.08 Hunstanton Coastal Defence Works Project Highlight Report

Project Name:	Hunstanton Coastal Defence Works	Project Manager:	Dave Robson	Project Sponsor:	Stuart Ashworth	Report covers period of:	Q4 2025-26
Capital Code:	CO 607	Client Dept:	N/A	Lead Designer:	Jacobs / Fairhurst		
Project Code:	P-25.08	End User (if applicable):	N/A	Cost Consultant:	-		
Contractor on Site:	Balfour Beatty / South Bay Civils						

Management Summary

	1.Overall RAG Status	2.1 Risks	2.2. Issues	3.Financials	4.Timelines	5.Resources
This Report	R	R	A	R	A	A
Last Report	n/a	n/a	n/a	n/a	n/a	n/a

Project Definition

Project Stage: Initial Works

Objectives: Deliver replacement flood defences at Hunstanton. Appoint design team, complete economic assessment to support RFCC Outline Business Case (OBC), Stakeholder Engagement

Scope: Develop project from initial work to pre-construction phase which will provide a high-level options appraisal, outline design, and secure funding through a bid for DGiA to RFCC in October

1. Overall Status (high-level summary)

Overall RAG status is RED due to:

- Financial Position and risks
- Potential need for further Emergency Works
- Potential poor PR

1.1 Decisions required by the Officer Major Projects Board

- None

1.2 Achievements during this period

- Completion of emergency repairs to fill void under Section E & F
- Fairhurst appointed to complete detailed design for Section F & G emergency works, implemented if required.
- Additional surveys and monitoring implemented to allow informed decision for emergency works and outline design.
- PSC contract signed with Balfour Beatty for initial works.
- Jacobs selected as designer for Capital Works Project
- Submission of FCERM7 application for RFCC Local Levy funding to support initial works and surveying works

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (5/5)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
1	Emergency Works	Further emergency works may be needed to be completed at short notice to prevent collapse and failure of coastal defences	R	2.1	Additional surveying and monitoring of areas that are likely to fail	30/03/2026
2	Financial	Need to potentially fund any further emergency works that may be required	R	3	Early engagement with finance team and elected members Potential CIL funding bid.	30/03/2026

3	Financial	RFCC for Flood Defence Grant in Aid for capital works – cost £44M with a minimum of 10% (£4.4m) partnership funding from BCKLWN. Funding bid may not be successful, or full bid amount may not be received.	R	3	Economic assessment being completed by RPA Ltd to help maximise funding score and business case. RFCC DGiA application to be made. Potential CIL funding bid.	31/03/2026
4	LGR	Move to new Authority may impact project delivery and timescales	R	4		31/03/2026
5	Permissions	MMO Licence or Planning Application delays	R	4	Early identification of any additional monitoring or surveys required to support applications. Use of experienced contractor to support application.	31/03/2026

2.2 Key Issues [all red and increasing amber]

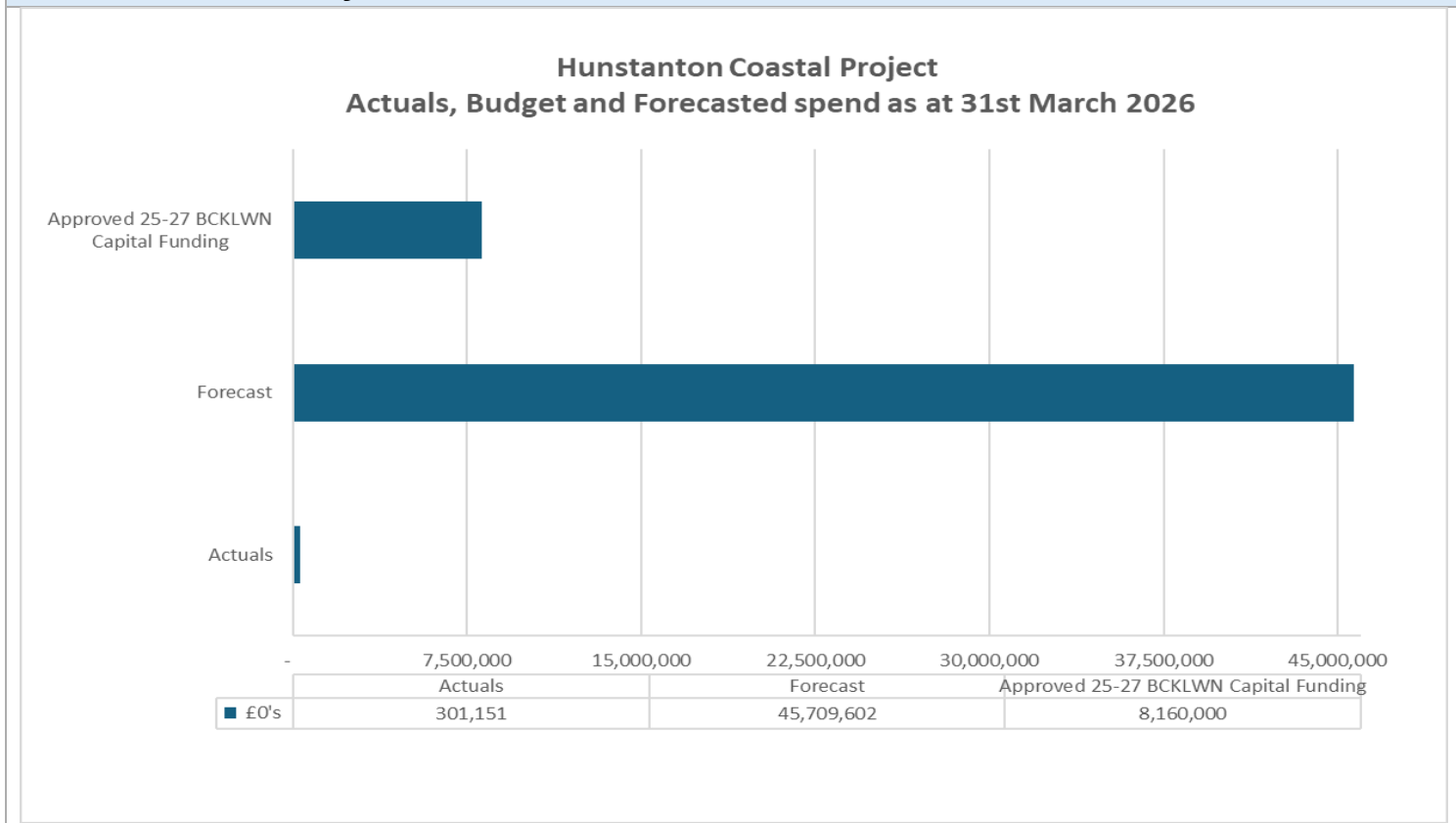
An issue is something that has happened

Issue ID (1/1)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
1	Emergency Works	Void developed under promenade after high tides in early February 2026	R		Emergency works have been completed	30/03/2026

Note: further detail on Project Risks and Issues can be found in the Risks and Issues Log.

3. Financial

3.1 Financial Summary



7. Outputs and Outcomes

7.1 Outputs

Description	Target	Notes
Maintain the standard of coastal flooding protection which the Hunstanton Coastal Defences provide	1 in 200-year event	The works will maintain the existing flood defence level to Hunstanton & Heacham
Maintain the standard of coastal erosion protection which the Hunstanton Coastal Defences provide	Hold the Line	Hold the Line is the current shoreline management policy for this stretch of coast which is being implemented

7.2 Outcomes

Description	Notes
Reduce the risk of coastal flooding and coastal erosion to residential and non-residential properties within the areas benefitting of Hunstanton and Heacham	Capital rebuild of existing Hunstanton Coastal Defences as they are at end of life and in danger of failure. Works will rebuild existing coastal defences to protect 522 domestic properties, 105 businesses and maintain the current tourism and amenity benefit to Hunstanton

8. Other Matters

Item	Comment
General stage progress	Working through initial works stage, then move to pre-commencement phase
Procurement progress	Balfour Beatty selected through the SCAPE Framework
Proposed form of contract (e.g. JCT, NEC, Traditional, D&B)	PSC for Initial Works
Proposed route to market (e.g. IOTT, Framework i.e. DPS, HPCS, LCP)	SCAPE Framework being used
Surveys Status	Survey and Monitoring are ongoing, Digital Laser Survey every 3 months, Ground Penetrating Radar survey to be repeated for all 1.5km of promenade in April 2026, Window Sampling to start Q1 2026/27, Beach Level Monitoring is ongoing
Statutory updates	Natural England Assent for emergency works alongside Habitats Regulations Assessment completed and approved. Marine Management Organisation exemption also completed. Main capital works project will require planning permission and MMO Marine Licence. Environmental constraints need to be followed.
Health and safety	RAMs completed for emergency works, Separate RAMS will be assessed for main project once detailed design has been completed.
Local schemes / dependencies	Interaction with Wash East Coastal Managment Strategy review and Hunstanton Masterplan
Marketing of sites	N/A

9. Approved Documents

	OBC [RIBA 0 Approval]	Client Brief [RIBA 1 Initiation]	Resource Brief	PID [RIBA 1 Gateway]	PID Update [RIBA 2 Gateway]	PID Update [RIBA 3 Gateway]	PID Update [pre tender]	Final PID [post tender]
Status:	✓							
Date Approved:								
Approved by:								

Last approved document: Budget Report, Full Council, February 2026

Spend – Budget variance (Inc. Contingency)		Milestone Delivery RAG Status		Risk & Issue RAG status	
R	More than 10% over or under budget	R	13 weeks or more behind the critical path	R	Need immediate attention
A	Between 5% & 10% over or under budget	A	4 to 12 weeks behind the critical path	A	Needs attention before next project review
G	Within 5% of budget or less than £10k	G	4 to 12 weeks less behind the critical path	G	Can be managed