



P-25.08 Hunstanton Coastal Defence Works Project Highlight Report

Project Name:	Hunstanton Coastal Defence Works	Project Manager:	Jade Kite	Project Sponsor:	Stuart Ashworth	Report covers period of:	Q1 2026/27
Capital Code:	CO 607	Client Dept:	N/A	Lead Designer:	Jacobs / Fairhurst	Cost Consultant:	-
Project Code:	P-25.08	End User (if applicable):	N/A	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	R
Last Report	R	R	A	R	A	A

Project Definition

Project Stage: Initial Works

Objectives: 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 July 2027

1. Overall Status (high-level summary)

Overall RAG status is Red due to

- Financial Position and risks
- Potential need for further Emergency Works
- Public and stakeholder interest remains high, with the potential for increased scrutiny if progress is delayed or key milestones are not achieved.

1.1 Decisions required by the Officer Major Projects Board

- None

1.2 Achievements during this period

- Additional surveys and monitoring implemented to allow informed decision for emergency works and outline design.
- PSC contract being progressed with Balfour Beatty and Jacobs for optioneering, outline design and completion of OBC for RFCC.
- Application for RFCC Local Levy funding to support initial works and surveying works has been successful for full amount requested of £510,000
- Completion of onsite window sampling
- In contract with RPA Ltd to complete economic assessment for OBC
- Successful CIL bid for £2.75m

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (2/2)	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	ongoing

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.	08/07/2026
3	Financial	RFCC for Flood Defence Grant in Aid for capital works – cost £35M with a minimum of 10% (£3.5m) 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 in July 2027. Potential further CIL funding bids.	08/07/2026
4	LGR	Move to new Authority may impact project delivery and timescales	R	4	Early engagement with Shadow Authority	08/08/2026
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.	08/07/2026

2.2 Key Issues [all red and increasing amber]

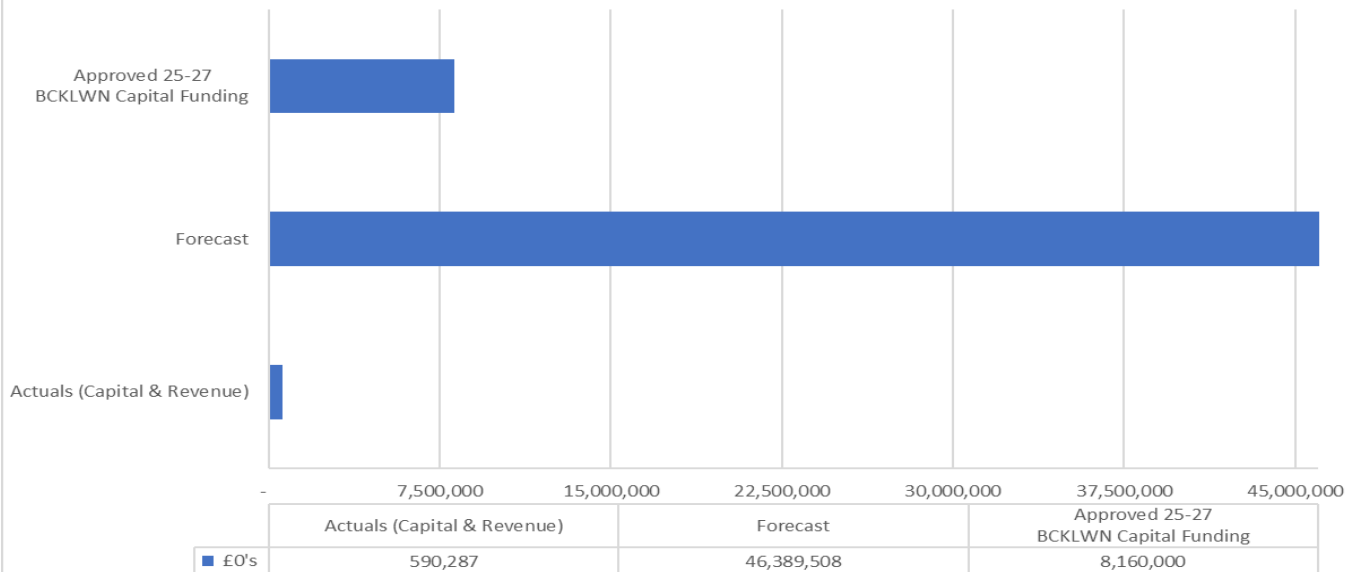
An issue is something that has happened

Issue ID (1/1)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
1	Emergency Works	Stability of existing sections of defences are being routinely surveyed and monitored for any sign of structural weakness	R		Complete emergency works as and when required	08/07/2026

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

3.1 Financial Summary

Hunstanton Coastal Project Actuals, Budget and Forecasted spend as at 30th June 2026



3.2 Financial Commentary

Financials current RAG is currently Red.

- Actuals as of 30th June are £0.6m, forecasted costs are c£46.4m where up to c£40m can be requested from the Environment Agency (GIA) which is circa 90% of the costs excluding revenue and internal (capitalised) staff costs.
- Funding has been approved for £8.2m from BCKLWN funds to cover immediate emergency works for Section E, F and G and these costs include design and construction aspects.
- Further emergency works may be required at any time up to start of the main capital works.
- Subject to a successful bid for national GiA funding, project build is over 2 years and is expected to start from Sept 2027 to 2029 with major costs split between the two years.

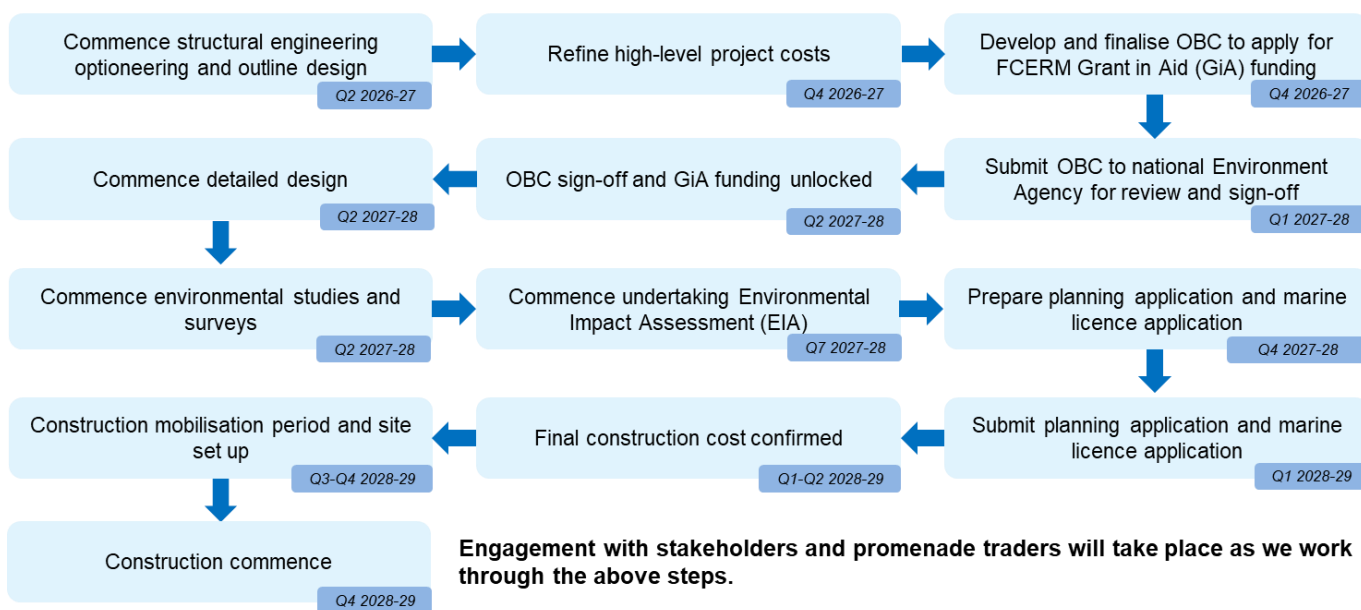
3.3 Project Contingency and Change Control

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
-	N/A	-	-	-	-	-	-

4. Timelines – High Level Milestones

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The project planning phase is anticipated to take 12-18 months to complete and will include the following high level steps: -



4.1 Timelines Commentary

Timelines current RAG status is Green due to

- PSC discussions ongoing with Balfour Beatty/Jacobs for optioneering, outline design and completion of OBC for RFCC.
- In contract with RPA Ltd for economic assessment

5. Resources Commentary

Resources current RAG status is Red.

- Workload is high with current staff at capacity, need to consider extra support going forward
- Additional work due to need to monitor for emergency works to Section E and Section F&G

6. Communications and Engagement

- Further stakeholder engagement meetings planned throughout project
- All Member briefing carried out on 4th June 2026
- Email updates have been sent out to all stakeholders
- Dedicated webpage set up and update regularly.
- FAQ's on Section E weight limit review sent out 3rd July 2027
- Sea front trader update email sent out via Property Services and Resort Services

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
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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
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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 optioneering, outline design and completion of OBC for RFCC.
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 September 2026, Window Sampling for geological boreholes to be arranged, Beach Level Monitoring every 2 weeks
Statutory updates	Main capital works project will require planning permission and MMO Marine Licence. Environmental constraints need to be followed.
Health and safety	Separate RAMS will be assessed for main project once detailed design has been completed.
Local schemes / dependencies	Interaction with Wash East Coastal Manamgent 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

