



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:	Q2 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 / Southbay Civil Engineering		

Management Summary

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

Project Definition

Project Stage:

Hunstanton Coastal Defence Capital Works Phase 2 - Optioneering, outline design and outline business case (OBC)

Hunstanton Interim Works Permissions

Objectives:

Hunstanton Coastal Defence Capital Works Confirm the preferred engineering option for the Hunstanton Capital Works and produce an outline business case required to submit a bid for flood defence Grant in Aid (GiA) funding.

Hunstanton Interim Works Submit applications for all statutory consents (planning permission & marine licencing) required to enable the Hunstanton Interim Works construction to proceed.

Scope:

Hunstanton Coastal Defence Capital Works Identify the preferred engineering option, enabling production of an outline design and outline business case required to submit a bid for flood defence GiA funding to the Regional Flood and Coastal Committee (RFCC) and Environment Agency in March 2027.

Hunstanton Interim Works Undertake and coordinate all planning permission, marine licensing, environmental assessments and supporting technical work to submit applications for statutory consents.

1. Overall Status (high-level summary)

Overall RAG status for both works 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

Hunstanton Coastal Defence Capital Works:

- Completion of 'initial works' contract (phase 1) with Balfour Beatty for the Hunstanton Capital Works in July 2026 w.
- Commencement of 'optioneering, outline design and OBC' contract (phase 2) with Balfour Beatty and Jacobs for the Hunstanton Capital Works in August 2026
- RPA Ltd are undertaking final amendments to Hunstanton economic assessment required for OBC
- Monitoring and surveys of coastal defences to support outline design ongoing.

- Updates issued to stakeholders on works progress
- Hunstanton Interim Works:**
- Stakeholder engagement and media briefings held
 - Appointment of Fairhurst to develop documentation required to submit a planning application and marine licence to the Local Planning Authority and Marine Management Organisation for the scheme
 - Completion of intertidal and terrestrial environmental surveys required to support permissions
 - Additional surveys and monitoring implemented to allow informed decision for interim works

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	05/10/2026
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.	05/10/2026
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.	05/10/2026
4	LGR	Move to new Authority may impact project delivery and timescales	A	4	Early engagement with Shadow Authority Risk reduced from R to A reflecting pause on LGR workstream.	05/10/2026
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.	05/10/2026

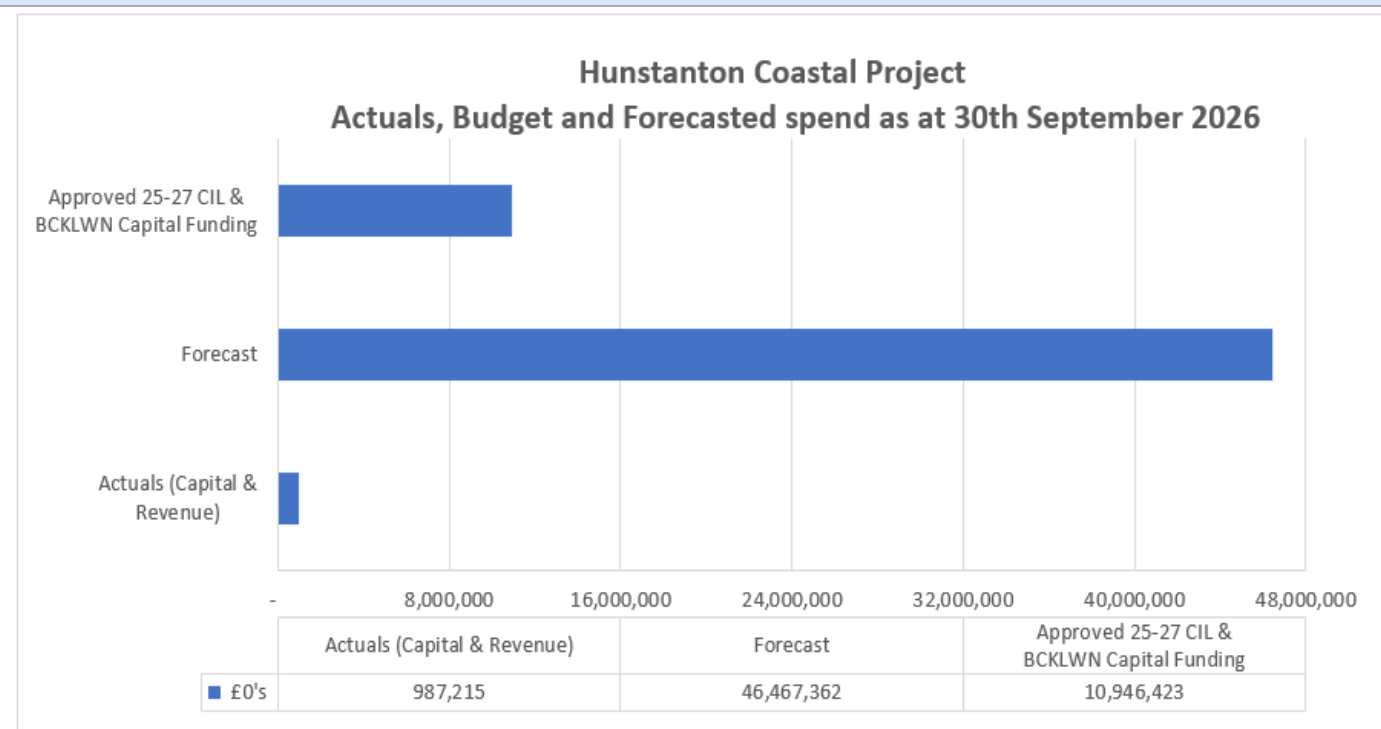
2.2 Key Issues [all red and increasing amber]

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	05/10/2026

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

3.1 Financial Summary



3.2 Financial Commentary

Financial current RAG is currently Red.

Actuals up to 30th September 2026 are c£1m against an approved budget of £10.9m, made up of £8.2m BCKLWN and £2.7m CIL 26-27 funding, which £0.7m relates to Interim works (as below) forecasted costs are £46.5m with additional funding to be funded by DEFRA (flood defence).

Hunstanton Coastal Defence Capital Works:

- Indicative costs for detailed design and capital rebuild (like for like) = £22m plus risk of £19.2m = £41.2 million
- Under new flood defence GiA rules, the first £3 million will be funded 100% funded by flood defence GiA if the funding bid is successful
- Up to 90% of remaining costs over £3m can be funded by flood defence GiA if our funding bid is successful. BCKLWN will need to contribute an estimated minimum 10% of project costs over £3m.
- BCKLWN minimum contribution towards costs over £3m = £3.81m
- Indicative project costs are subject to change and will all be updated by March 2027 following completion of the Phase 2 contract.
- £2.08m funding has been secured from CIL to support the Borough Councils contribution for these works.

Hunstanton Interim Works:

- Estimated cost of permissions and construction is approximately £2m plus a risk (optimism bias) allocation.
- £0.7m funding has been secured from CIL to support these works.

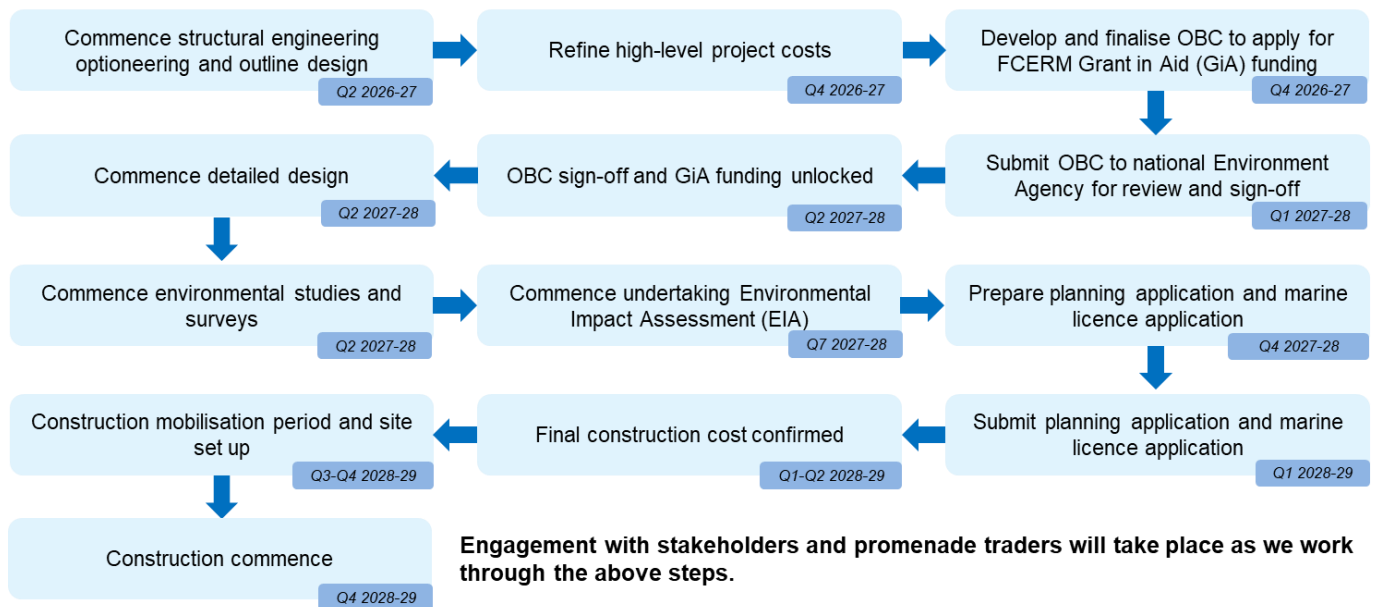
3.3 Project Contingency and Change Control

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

4. Timelines – High Level Milestones

Hunstanton Coastal Defence Capital Works:

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



Hunstanton Interim Works:

Timeline for preparing and submitting permission (Planning Permission and Marine Licence) applications is Quarter 3 2026-27.

The interim works state date will be dependant on permissions, but is likely to be late Quarter 4 2026-27 or early Quarter 1 2027-28.

4.1 Timelines Commentary

Timelines current RAG status is Green due to:

Hunstanton Coastal Defence Capital Works:

Phase 2 contract commenced on 3rd August 2026 and programme remains on track for March 31st 2027 completion. Preparation for Phase 3 contract (pre-construction and detailed design) will start Q3 2026-27.

Hunstanton Interim Works:

Contract in place for development and submission of permissions and remains on track.

5. Resources Commentary

Resources current RAG status is Red.

- Reduced staff capacity with EH Manager retirement in September 2026, leaving 1 FTE staff member working on both Hunstanton Capital Works, Hunstanton Interim Works and BAU activities.
- 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. This requirement may increase over the winter months.

6. Communications and Engagement

Hunstanton Coastal Defence Capital Works:

- Project Board and Project Team established and meeting on a monthly basis
- Dedicated webpage for project updated August 2026, and email updated provided to all stakeholders
- WECMS Stakeholder Forum scheduled for Wednesday 7th October
- Planning for stakeholder engagement during Phase 2 contract underway

Hunstanton Interim Works:

- Elected member, stakeholder and media briefings held regarding interim works
- Dedicated webpage for project set up and updated regularly
- WECMS Stakeholder Forum scheduled for Wednesday 7th October
- Planning for future stakeholder engagement ahead of submission of permissions being planned

7. Outputs and Outcomes

7.1 Outputs

Description	Target	Notes
Hunstanton Coastal Defence Capital Works		
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
Hunstanton Interim Works		
Temporary stabilisation of the Section F and G seawall whilst planning for a permanent solution as part of the Hunstanton Capital Works takes place.	Interim seawall stabilisation	

7.2 Outcomes

Description	Notes
Hunstanton Coastal Defence Capital Works	
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 555 domestic residential properties, 114 businesses and non-residential properties and maintain the current tourism and amenity benefit to Hunstanton
Hunstanton Interim Works	
Temporary stabilisation of the Section F and G seawall, reducing likelihood of structural failure whilst a permanent solution is developed as part of the Hunstanton Coastal Defence Capital Works.	

8. Other Matters

Item	Comment
General stage progress	Hunstanton Coastal Defence Capital Works: Completion of phase 1 contract and commencement of phase 2 contract from August 2026. Hunstanton Interim Works: Commencement of contract to develop and submit statutory permission applications in August 2026.

Item	Comment
Procurement progress	Hunstanton Coastal Defence Capital Works: Balfour Beatty selected through the SCAPE Framework Hunstanton Interim Works: Contract awarded to Southbay Civil Engineering and Fairhurst.
Proposed form of contract (e.g. JCT, NEC, Traditional, D&B)	Hunstanton Coastal Defence Capital Works:

	Phase 1 and Phase 2 have used a PSC contract Hunstanton Interim Works: JCT Minor Works Contract – Without Design
Proposed route to market (e.g. IOTT, Framework i.e. DPS, HPCS, LCP)	Hunstanton Coastal Defence Capital Works: SCAPE Framework being used Hunstanton Interim Works: Direct award via contract exemption due to urgent nature of works required meaning works are strictly necessary where there is a need to protect human health and property because of extreme and unavoidable urgency and could not be awarded via a competitive tendering procedure.
Surveys Status	For both the Hunstanton Coastal Defence Capital Works and Interim Works projects, surveying and monitoring is ongoing including: - ▪ Finalisation of window (core) sample lab analysis ▪ Structural stability monitoring of defence sections E, F and G every 3-months ▪ Structural stability monitoring of part of Section F and G every month ▪ Quarterly ground penetrating radar surveys of all 1.5km of promenade ▪ Monthly groundwater monitoring for Section E and G ▪ 2-weekly beach level monitoring for Section E, F and G ▪ Weekly visual inspections of Sections E, F and G ▪ Environmental surveys completed to support permissions ▪ Geological boreholes of beach to be completed as part of Phase 3 capital works contract
Statutory updates	Hunstanton Coastal Defence Capital Works: Main capital works project will require planning permission and MMO Marine Licence. Preliminary environmental surveys are underway to inform Phase 2 contract. Environmental constraints need to be followed. Hunstanton Interim Works: Planning permission and marine licence required for construction. Permission development underway, including completion of bespoke site environmental surveys to inform permission documentation
Health and safety	Hunstanton Coastal Defence Capital Works: Separate RAMS will be assessed for main project once detailed design has been completed. Construction (Design and Management) Regulations 2015 to be adhered to.
Health and safety	Hunstanton Interim Works: RAMS to be developed and adhered to for construction. Traffic management plan to be produced to support permission applications. Construction (Design and Management) Regulations 2015 to be adhered to.

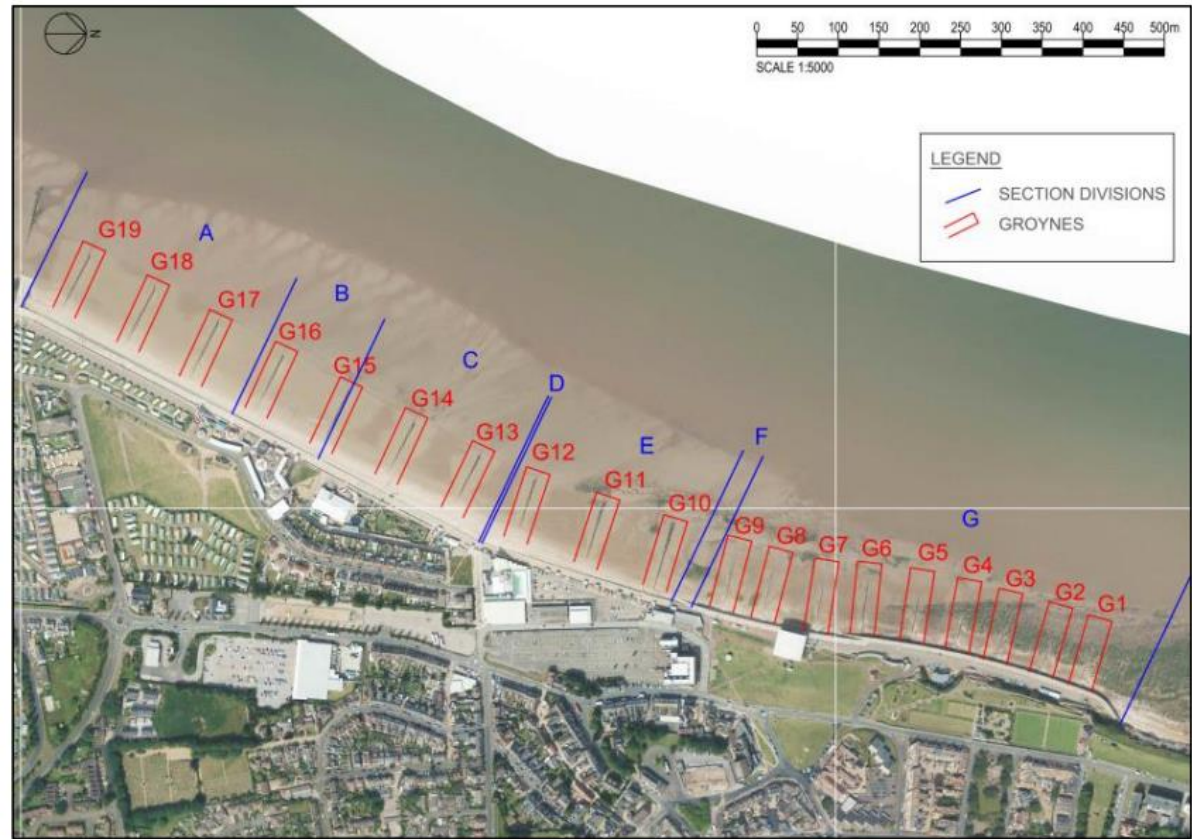
Local schemes / dependencies	Interaction with Wash East Coastal Manamgent Strategy review and Hunstanton Masterplan
Marketing of sites	N/A

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

Map of Hunstanton Town Coastal Defence Sections



Map of Hunstanton Interim Works Location

