

New Forest Beach Hut Owners Association AGM 2024

Coastal Service

Steve Cook

Peter Ferguson

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New Forest
DISTRICT COUNCIL



Items to cover

- **Please hold for questions until the end of the presentation**
- Service Information
 - Team structure
 - What do we do & not do in coastal
- Hordle Cliff Update
- Financial
- 2023/24 review
- SMP & future capital works
- Planned works 2024/25
- Questions received

Service information and coastal update



Portfolio Holder Cllr Geoff Blunden

Chief Executive

Strategic Director
Place, Operations &
Sustainability

Strategic Director
Housing Communities
& Governance

Strategic Director
Corporate Resource &
Transformation

Assistant Director Place
Development (Planning)

Assistant Director
Place Operations

Service Manager
Coastal

CCO Manager

CCO Team x11

Coastal
Projects Officer

Coastal Amenity
& Eng. Officer

Engineering
Design &
Drainage Officer

Coastal Engineer

Coastal Engineer P/T

GIS Analyst

Beach Hut
Administrator

Asset
Inspector

Eng Works
Supervisor

Eng Works
Operatives x4

Service Information

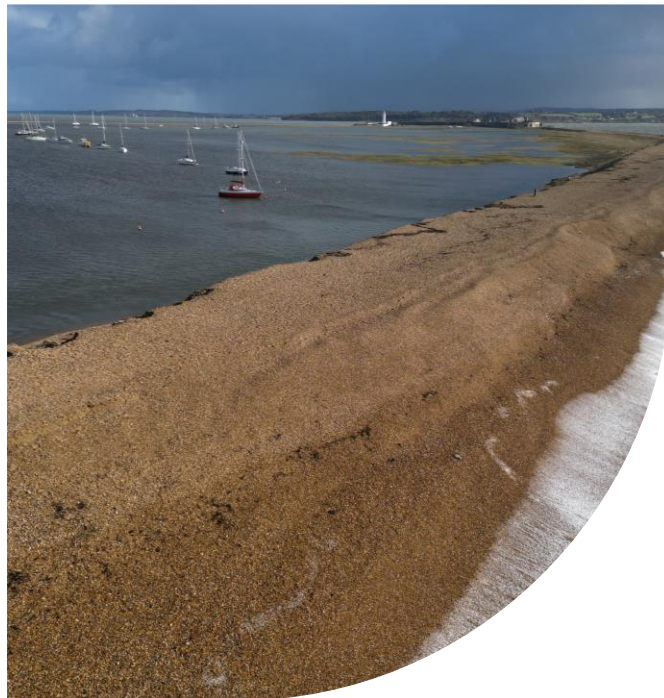
- Undertake maintenance works on coastal assets – budget of £424,000 for 2024/25
- Undertake capital Flood & Coastal Erosion Risk Management (FCERM) projects if in receipt of grant aid funding from the Environment Agency and supporting partnership funding.
- Coastal strategies – Hurst Spit to Lymington and Christchurch Bay
- Beach hut management:
 - Circa 700 huts across 4 sites
 - Strongly advise that buyers contact us to discuss risk and are encouraged to do so by sellers
 - 36 transfers for 2023/24 – 5 buyers made contact with NFDC
 - NFBHOA representative site visits through 2023/24
- Coastal Safety
- Do not manage:
 - Car parks
 - Public toilets
 - Litter & bins
 - Grounds Maintenance
 - Open Spaces





Flood & Coastal Erosion Risk Management (FCERM)

- The Department for Environment, Food and Rural Affairs (**Defra**) has the overall policy responsibility for flood and coastal erosion risk management in England.
- Under the Coast Protection Act 1949 and Land Drainage Act 1991 Local Authorities and the Environment Agency (EA) have permissive powers to carry out work to reduce the risk of erosion and flooding by the sea.



There is no legal obligation for Local Authorities to carry out coastal protection work.

- The Local Authority delivers coastal protection projects using permissive powers where funding is available through EA grant aid and partnership funding. The proposed works must provide:
 - A clear economic benefit.
 - A practical engineering solution.
 - A solution which meets Environmental legislation.



Hordle Cliff

- Significant impacts from Storms Ciaran, Nelson, Kathleen and Pierrick:
 - High energy waves, tidal surges (0.90m 8 April)
 - Above average rainfall, 3rd highest recorded at Barton in 30 years for 2023
- Hut removal scheduled for June; removal options being considered. Circa 30 huts damaged or lost access from storm events
- Main access steps at eastern end likely to be removed as well as damaged steps at beach level
- Continuing to assess & determine full impacts to huts across the site
- Operational teams attended twice over Easter to clear debris
- Some hut owners deciding to self – terminate licences

Income 2023/24

Site	Income (Ex. VAT)
Barton – on - Sea	58,250
Hordle Cliff	183,831
Milford – on - Sea	65,477
Calshot	126,738
Transfers	12,800

2024/25 Licence Fees

Annual increase applied - 15%

Average annual increase since 2017/18 – 4.4%

Average of £99 (ex VAT) / £1.90 per week

Transfer fee – 35% to £540 (ex. VAT)

2016/17 was £638 (ex. VAT)

Difference in resident & non-resident is due to residents deemed to have supported other services through council tax.

674 invoices raised; 596 payments made (24/04/24) – 89%. Payment reminders soon to follow.

Some other authorities apply a % fee of sale for licence transfers – Brighton & Hove @10% or 4 times the annual licence fee

BCP – Friars Cliff -£7,150

Financial driver for discretionary fees & charges across NFDC to increase by circa 20% over 3 years to 2026/27 (MTFP 2023 onwards)– required to support delivery of wider NFDC Services.

NFDC forecast budget deficit of £2.7m by 2027/28

NFDC is using its land assets to generate income to maximise budgetary support, for example:

- Car parks
- Beach huts
- Concessions
 - Ice cream operators
 - Cafes & kiosks
 - Saunas

Focus Groups

- Looking to establish for each site location
- 10 to 15 members for each group
- Meet with NFDC officers covering services within coastal area
- Opportunity for further engagement



Works Costs

Rock Structures

Revetment - £5,700 to £12,000 per/m length

Groyne - £6,900 per/m length

Breakwater - £18,400 per/m length



Beach
Nourishment £33 per m3



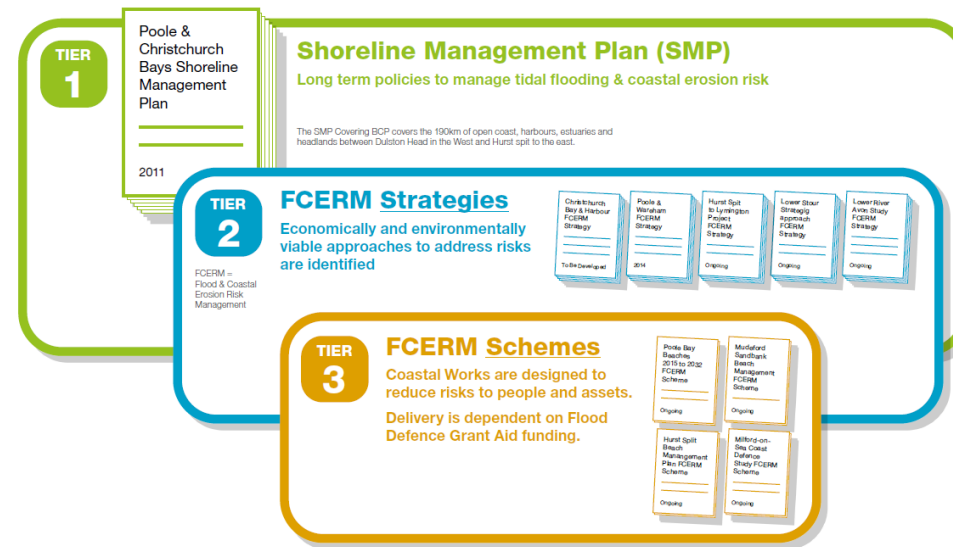
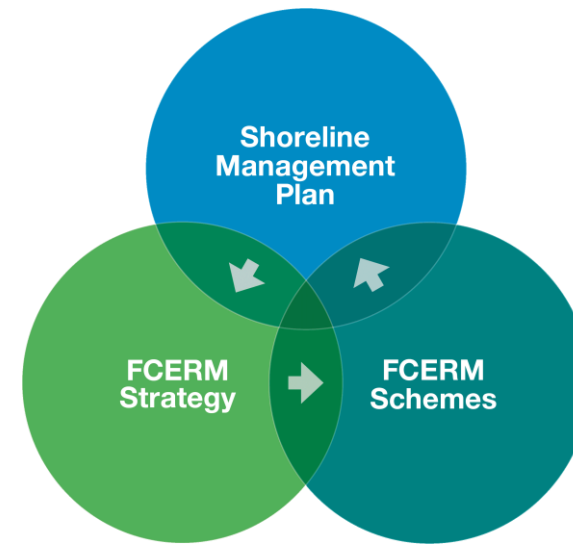
Seawall £3,300 to £12,000 per/m length



Courtesy CCO / Regional Monitoring Programme / Dan Amos

Coastal Management

- An FCERM Strategy creates preferred approaches to implementing shoreline management policy in a technically, environmentally and economically sustainable way.
- SMPs that cover the districts coastline are:**
 - Poole & Christchurch Bay - adopted 2011
 - North Solent – adopted 2010
- Management policies can be deemed as aspirational, a policy of hold the line or managed realignment does not commit to NFDC undertaking coast protection measures.**
- SMP policies & adopted strategies do not have any funding guarantees, significant partnership funding will be required to enable any measures to be implemented.**
- Approval of the FCERM Strategies will inform future beach management plans, Local Plans and area specific masterplans.
- NB: Local Authorities may carry out, but do not have a statutory duty to, undertake coast protection work.**



Long term policies to manage coastal flooding & erosion risk.



Preferred environmentally and economically viable approaches to address risks are identified.

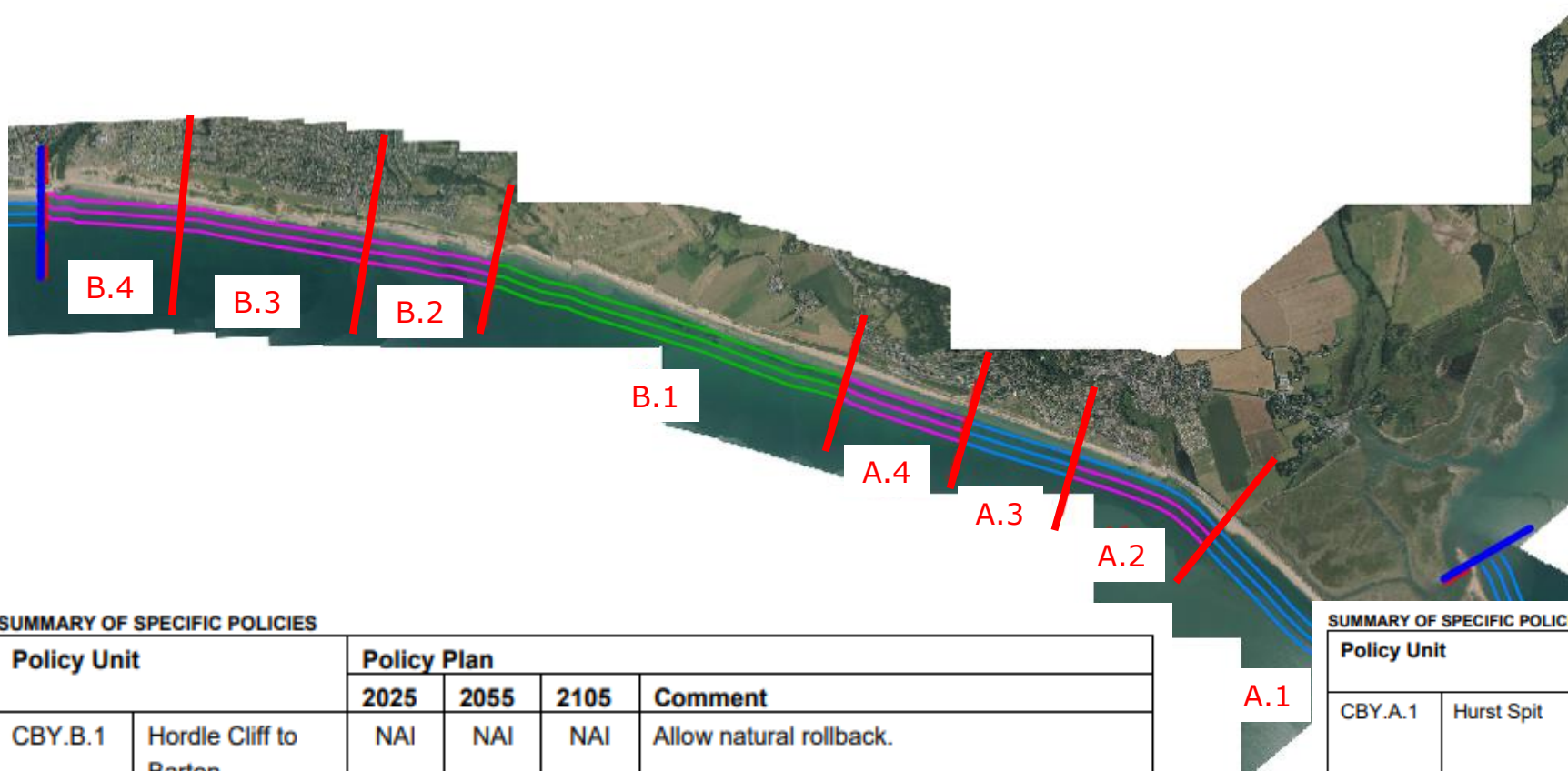


Flooding and Coastal Works are designed to reduce risks to people and assets.
Delivery is dependent on securing the required partnership funding.

Shoreline management and coastal strategies



SMP2 – Poole & Christchurch Bays



LINE COLOUR



POLICY

- Hold the existing line
- Managed realignment
- No active intervention



SUMMARY OF SPECIFIC POLICIES

Policy Unit		Policy Plan			
		2025	2055	2105	Comment
CBY.B.1	Hordle Cliff to Barton	NAI	NAI	NAI	Allow natural rollback.
CBY.B.2	Barton-on-Sea Marine Drive East	MR	MR	MR	Maintain defence and improve drainage. The crest of the cliff will however continue to set back.
CBY.B.3	Barton-on-Sea Marine Drive and Marine Drive West	MR	MR	MR	Initially maintain defence and drainage allowing this to adapt to provide a transitional defence to Naish Cliff.
CBY.B.4	Naish Cliff	MR	MR	MR	Potential limited intervention with recharge to allow adaption of use.

Key: HTL - Hold the Line, A - Advance the Line, NAI – No Active Intervention
MR – Managed Realignment

SUMMARY OF SPECIFIC POLICIES

Policy Unit		Policy Plan			
		2025	2055	2105	Comment
CBY.A.1	Hurst Spit	HTL	HTL	HTL	Maintain the overall integrity of the geomorphological feature through beach management and maintenance of rock revetment to west and in front of Hurst Castle. North Point would be allowed to develop naturally while continuing to provide a source of sediment for recycling under an agreed coastal management plan.
CBY.A.2	Milford Seafront	HTL	MR	MR	Investigate options for developing a continuous beach between Rook Cliff and Hurst Spit, subject to funding.
CBY.A.3	Rook Cliff	HTL	HTL	HTL	Local realignment controlled by hard points.
CBY.A.4	Cliff Road	MR	MR	MR	Intent to maintain road and property but with possible future need for further realignment beyond the period of the SMP.

Key: HTL - Hold the Line, A - Advance the Line, NAI – No Active Intervention
MR – Managed Realignment

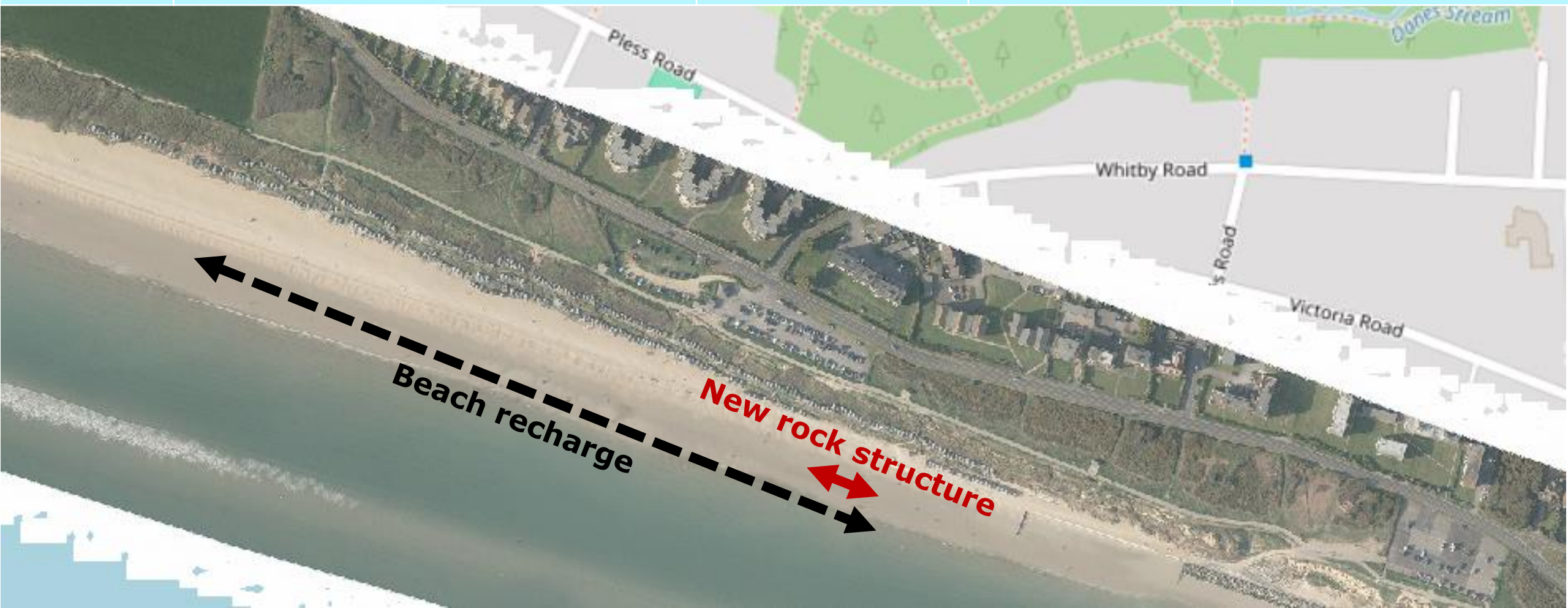
Strategy Options: Barton-on-Sea ODU 14

Leading Option	Scheme Overview (Epoch 1, year 0 to 19)	Epoch 1 Capital Costs (£)	Indicative GiA Req'd (£)	PF Req'd (£) (partnership funding)
National	Upgrade and extend toe defences and cliff drainage to slow rate of erosion.	27,165,000	3,215,000 (12%)	23,680,000 (88%)
Backup	Maintenance works only in epoch 1. (upgrade and extension of toe defence in epoch-2, plus beach recharge at Naish Cliffs)	1,020,000	N/A	1,020,000
Backup	Maintenance works only in epoch 1. (upgrade of toe defence only in epoch-2, plus beach recharge at Naish Cliffs)	1,020,000	N/A	1,020,000
Backup	Maintenance works only (no upgrade, no extension, no recharge)	6,126,000	N/A	6,126,000



Strategy Options: Cliff Rd ODU 16

Leading Option	Scheme Overview (Epoch 1, year 0 to 19)	Epoch 1 Costs (£)	Indicative GiA (£)	PF Req'd (£) (partnership funding)
National	Maintenance works only in epoch 1	392,000	N/A	392,000
Local	Beach recharge & construction of new rock structure	5,032,000	1,301,000 (26%)	3,731,000 (74%)



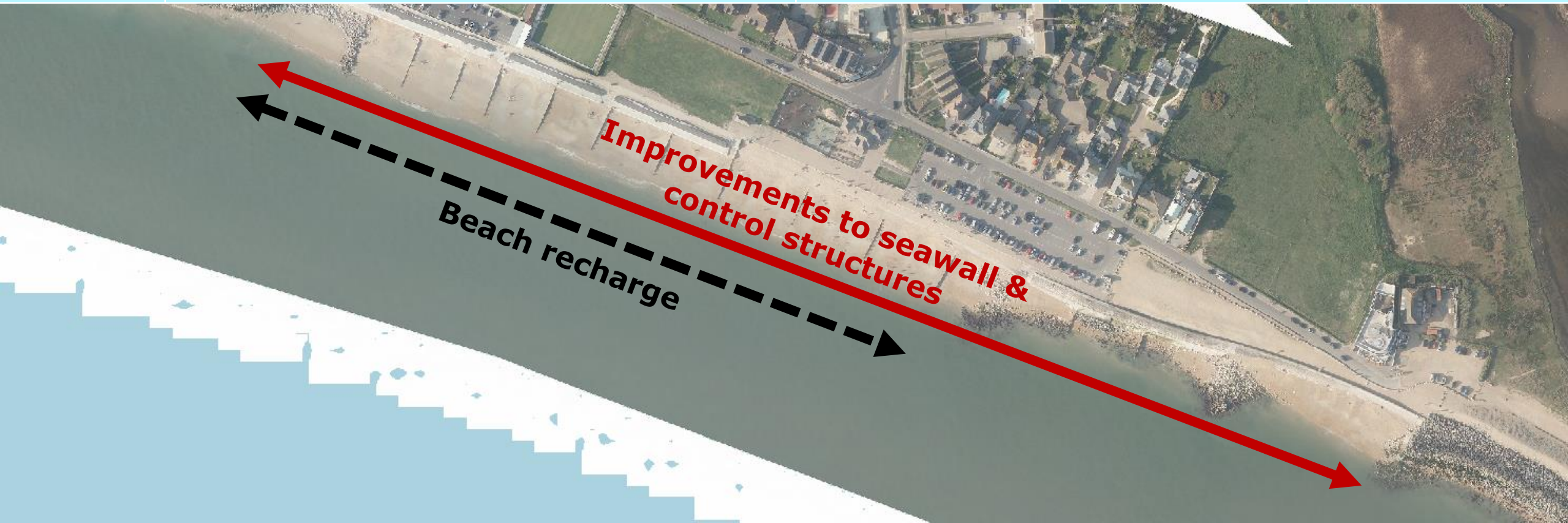
Strategy Options: Rook Cliff ODU 17

Leading Option	Scheme Overview (Epoch 1, year 0 to 19)	Epoch 1 Costs (£)	Indicative GiA (£)	PF Required (£) (partnership funding)
National	Refurbish existing defences	3,986,000	N/A	3,986,000
Local	Improve toe defences	13,825,000	2,400,000 (17%)	11,425,000 (83%)
Backup	Limited refurbish of existing defences	3,985,000	N/A	3,985,000



Strategy Options: Milford on Sea ODU 18

Leading Option	Scheme Overview (Epoch 1, year 0 to 19)	Epoch 1 Costs (£)	Indicative GiA Req'd (£)	PF Req'd (£) (partnership funding)
National	Upgrade seawall (toe protection & concrete repairs). Major beach recharge & control structures.	11,964,000	1,355,000 (11%)	10,609,000 (89%)
Backup Improve B	Refurb existing defences & small-scale recharge. Major beach recharge from epoch 2	5,301,000	N/A	5,301,000
Backup Maintain	Ongoing beach management & refurb of defences, supported by small-scale beach recharge	6,752,000	N/A	6,752,000



Coastal Maintenance
Completed works / future works
planned



Completed Works 2023/2024



Milford on Sea

October 2023
Beach recharge
5,000 tonnes
Earlcoate Ltd
£185K



Milford on Sea

October 2023
Repairs to groynes nos. 6,7 & 8
Earlcoate Ltd
£65K



Calshot*

May 2023
Beach recycling
1,600 tonnes
Les Searle Ltd
£20K

*Note:
Only one tender
returned for
2023/24 timber
repairs and groyne
recycling tender
£132K

Proposed Works 2024/2025

Milford-on-Sea:

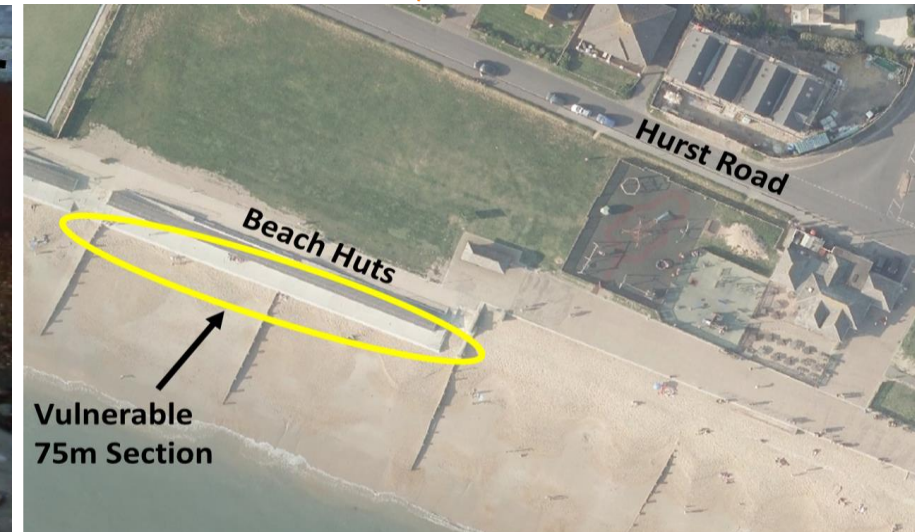
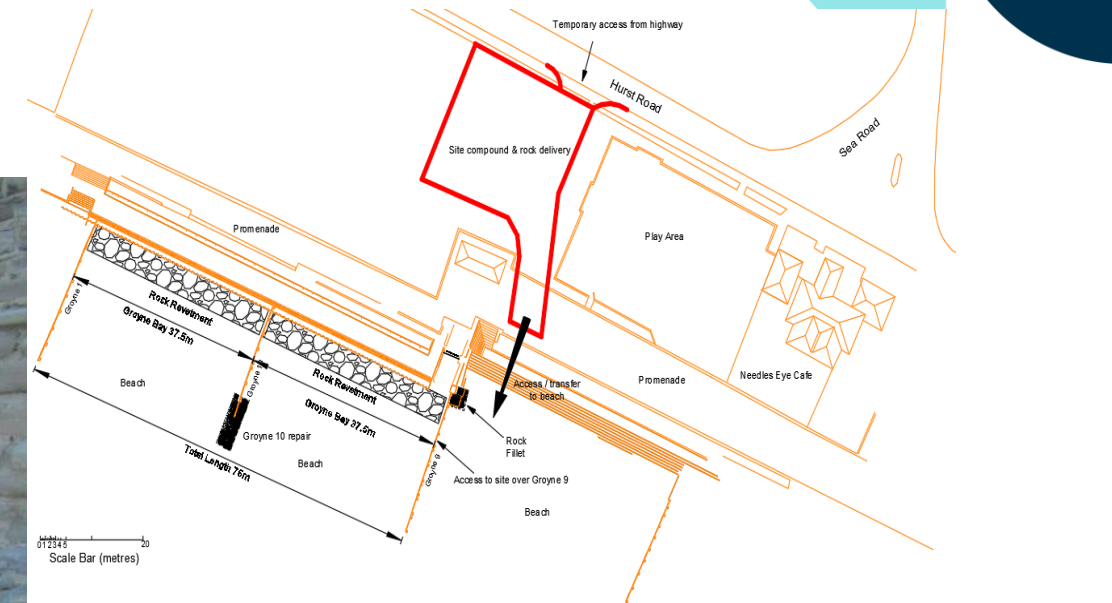
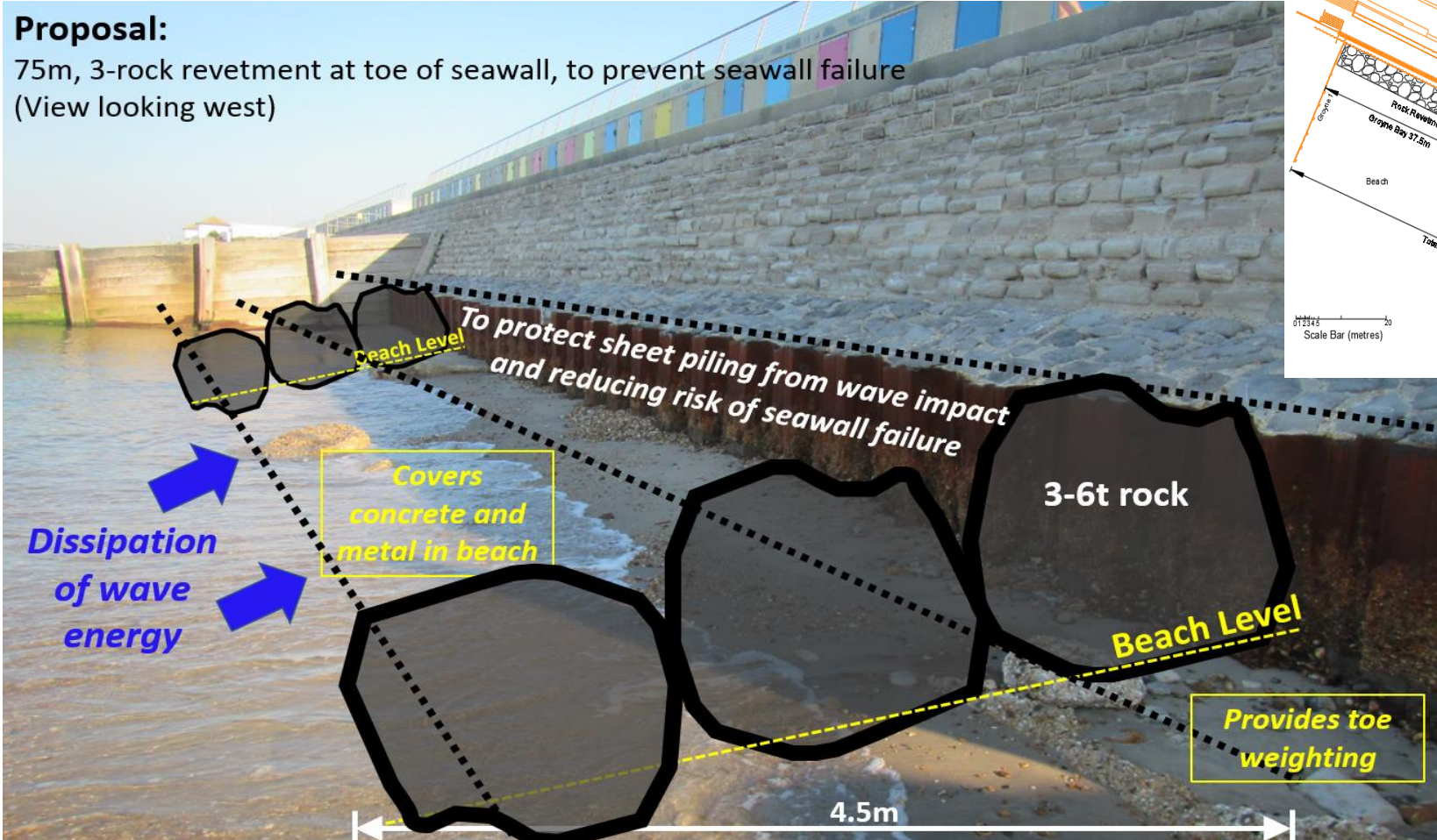
75m rock revetment & groyne repair

Planned for autumn 2024

- Planning approval in place
- Marine Licence (MMO) required to enable works to progress
 - Applied May 2023 – licence not yet in place
 - EAI screening complete

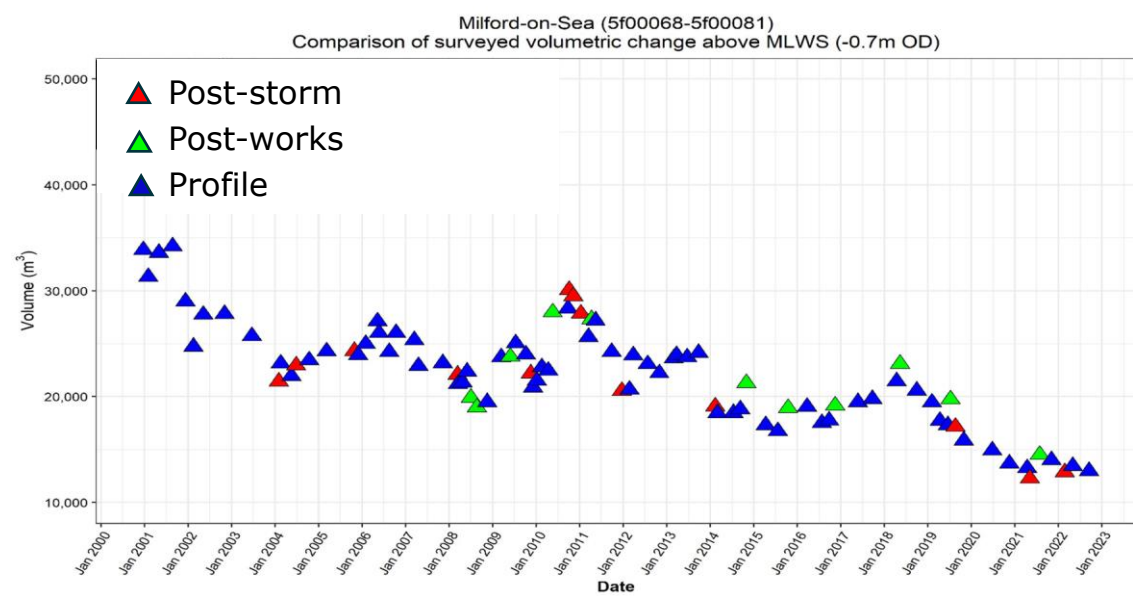
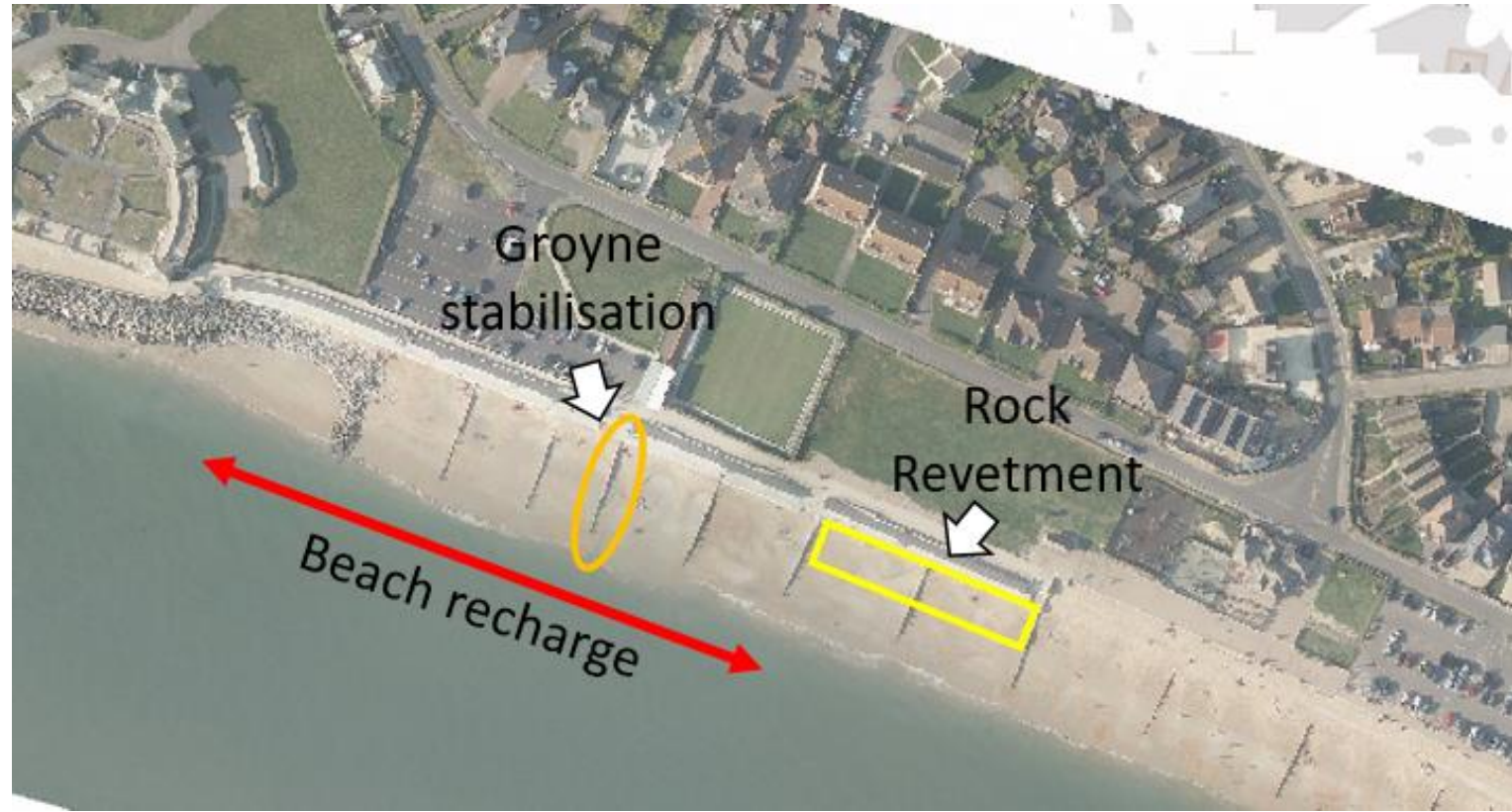
Proposal:

75m, 3-rock revetment at toe of seawall, to prevent seawall failure
(View looking west)



Proposed Works 2024/2025

Milford-on-Sea: Beach recharge & groyne stabilisation Planned for autumn 2024



Proposed Works 2024/2025

Calshot:

- **Flood damage repairs** (spring 2024)
- **Timber groyne maintenance** (early spring 2025)



No works planned 24/25 - defences buried



Proposed Works 2024/2025

Barton on Sea:

- **Jetting of drainage system** (summer 2024)



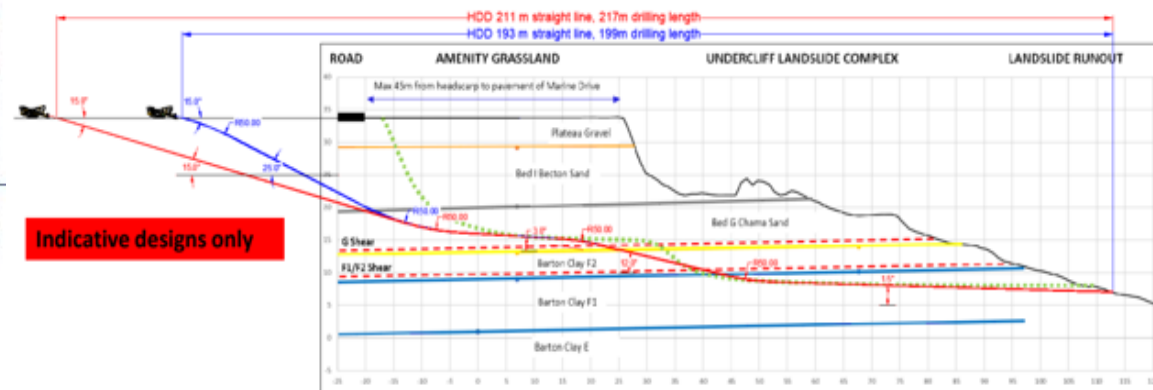
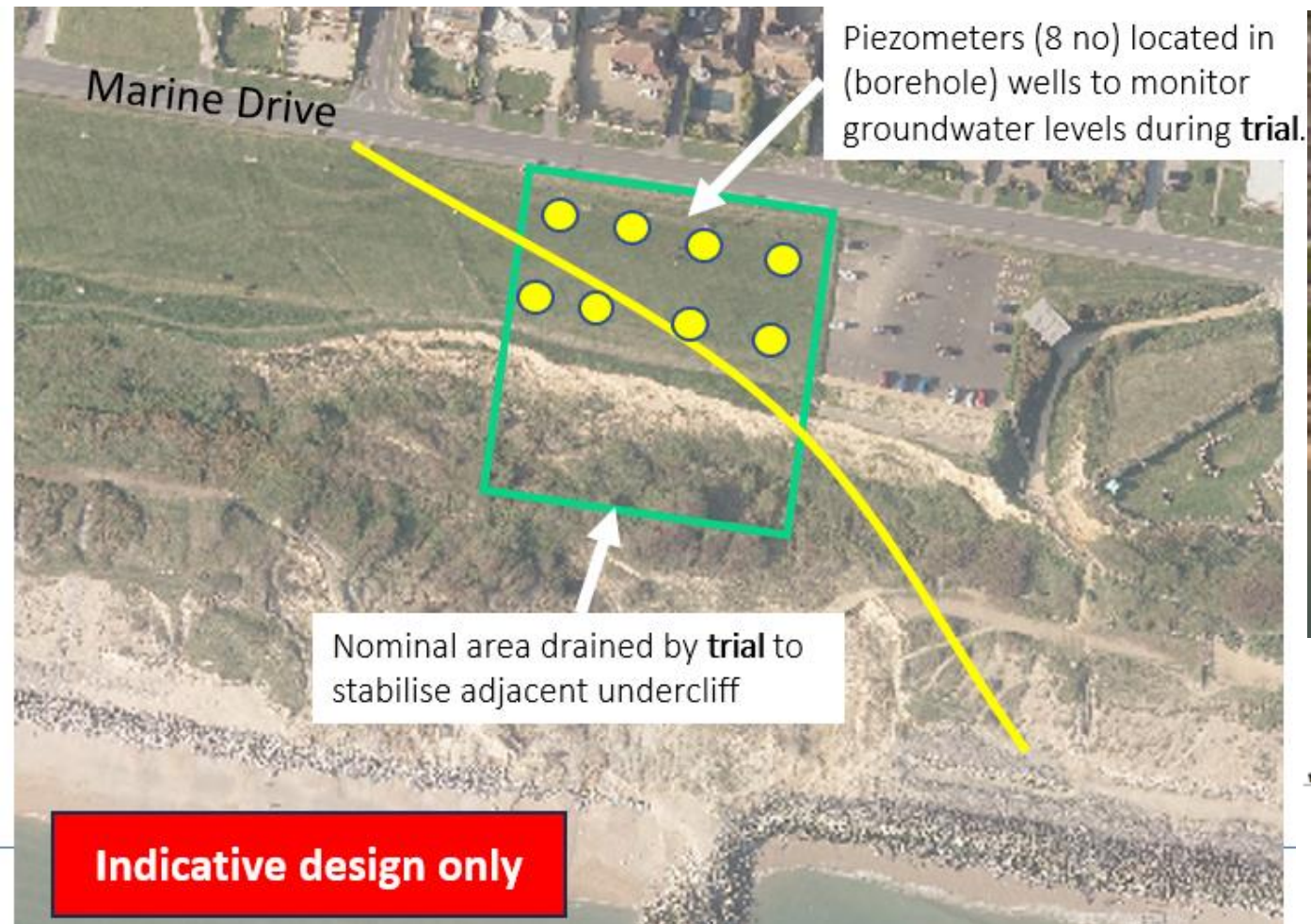
Maintenance of outfalls



Proposed Works 2024/2025

Barton on Sea (Capital Scheme):

- **Drainage Trial** (autumn 2024 / spring 2025)
 - Subject to Planning / NE Assent



Questions from NFBHOA Members



Question themes



Theme	Number of questions received
Fee Increase	13
Service provision	4
Coastal management	4
Licence transfer fee	4
Car parking	3
Milford Shingle	3
Relocation at Hordle	2
Other	5

Note: some questions / comments received covered more than one subject

Theme – fee increases

Question

“Can we do anything to challenge NFDC policy, so they might use our £250,000 per year licence fee payments to help us?”

“I have a hut at Barton, when I bought the hut in 2021 the yearly licence fee was less than £500 and now only 3 years on it is around £250 more.”

Response

Hordle Cliff income for 2023/24 was £184,000 not £250,000.

The overall net increase on the hut licence fee is £98 from 2022/23 to 2024/25, with the inclusion of VAT the increase over the period is £156. Should be noted that from 2022/23 to 2023/24 the VAT rate increased from 12.5% to 20%.

Licence Period	Net Amount	VAT Rate applied	VAT	Invoice Total
2022-23	512.89	12.5%	64.11	577.00
2023-24	530.83	20%	106.17	637.00
2024-25	610.45	20%	122.09	732.54

Theme – hut relocation

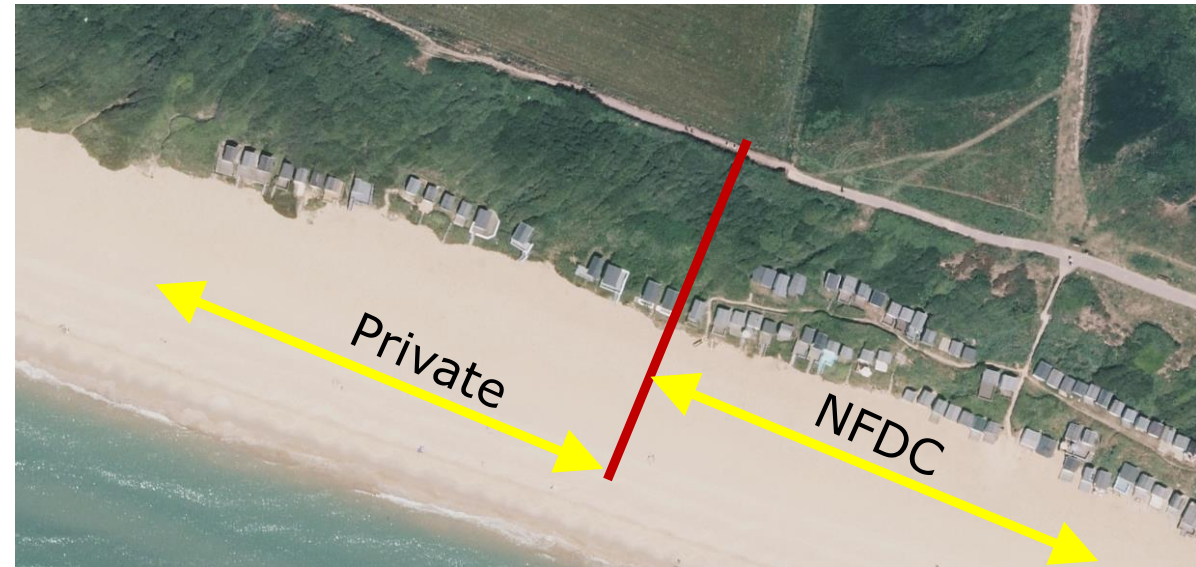
Question

“Does NFDC have a strategy and policy for assisting those owners whose huts have been, or will be, condemned to enable them to relocate the hut onto a different plot? There is a wide expanse of beach to the west of the kiosk steps where additional huts might be accommodated either on obsolete existing plots or on new plots.

What is NFDC policy in respect of refunding owners with licence fees paid in the event of owners subsequently being denied access to their beach hut due to cliff or coastal erosion?”

Response

Hordle Cliff – There is no available space to move huts at risk. The area to the west is not NFDC land.



Proportionate licence fee refunds have been made as may be appropriate, this will continue to be considered as the position evolves at the site.

Theme – parking fees

Question

“In light of the large increase in license fees I would like to ask the council if they would issue Beach Hut License Fee payers a FREE parking clock? This is the least the council can do for all beach hut owners who are contributing a fair amount of money to the council coffers...

...A Coastal Only clock in addition to the clocks already available to be purchased by the general public would be beneficial to all. If this would be too costly then some sort of clock/ permit for beach hut owners.”

Response

Hut owners have the opportunity to buy a quarterly clock or annual clock (£4.20/week) that provide good value, certainly for those who use their huts on a regular basis.

Theme – Milford shingle

Question

“As a beach hut owner, our times of getting into our hut are now limited. Unless it is school holidays and tourists are going to visit MoS, the shingle doesn't get cleared. No thoughts to the owners who pay hundreds of pounds per year to own a hut.”

“...we've not been able to get access at all during the winter because of the stones. They clear them and not look at the weather with regards to storms that are coming...”

Response

This is not something new, shingle has been deposited on the promenade in front of beach huts for many years. They are located in an area exposed to storm impacts.



Milford Prom,
2005

Through the winter period we have made every effort to clear shingle in advance of holiday periods. The forecast is always checked but each time this has been followed by storms that have deposited shingle back onto the promenade, outside of our control.

Theme – Hordle access at eastern end

Question

“Can a temporary set of steps be erected from behind the shingle level huts, for the approved period of access? Huts #167 - #177 are structurally undamaged and solid in their stability, post the storm.”



Response

Plan was to undertake some minor repairs to the steps providing access from the beach but further impacts from the last storm mean no longer viable to do this. Further movement of the cliff – yellow line.

Temporary steps will likely require Natural England consent, to be further considered if viable.





Thank you

For any further questions
please email us at
coastal.team@nfdc.gov.uk

