

New Forest Beach Hut Owners Association AGM 2025

Coastal Service

Steve Cook
Peter Ferguson
Jo Meekley



New Forest
DISTRICT COUNCIL

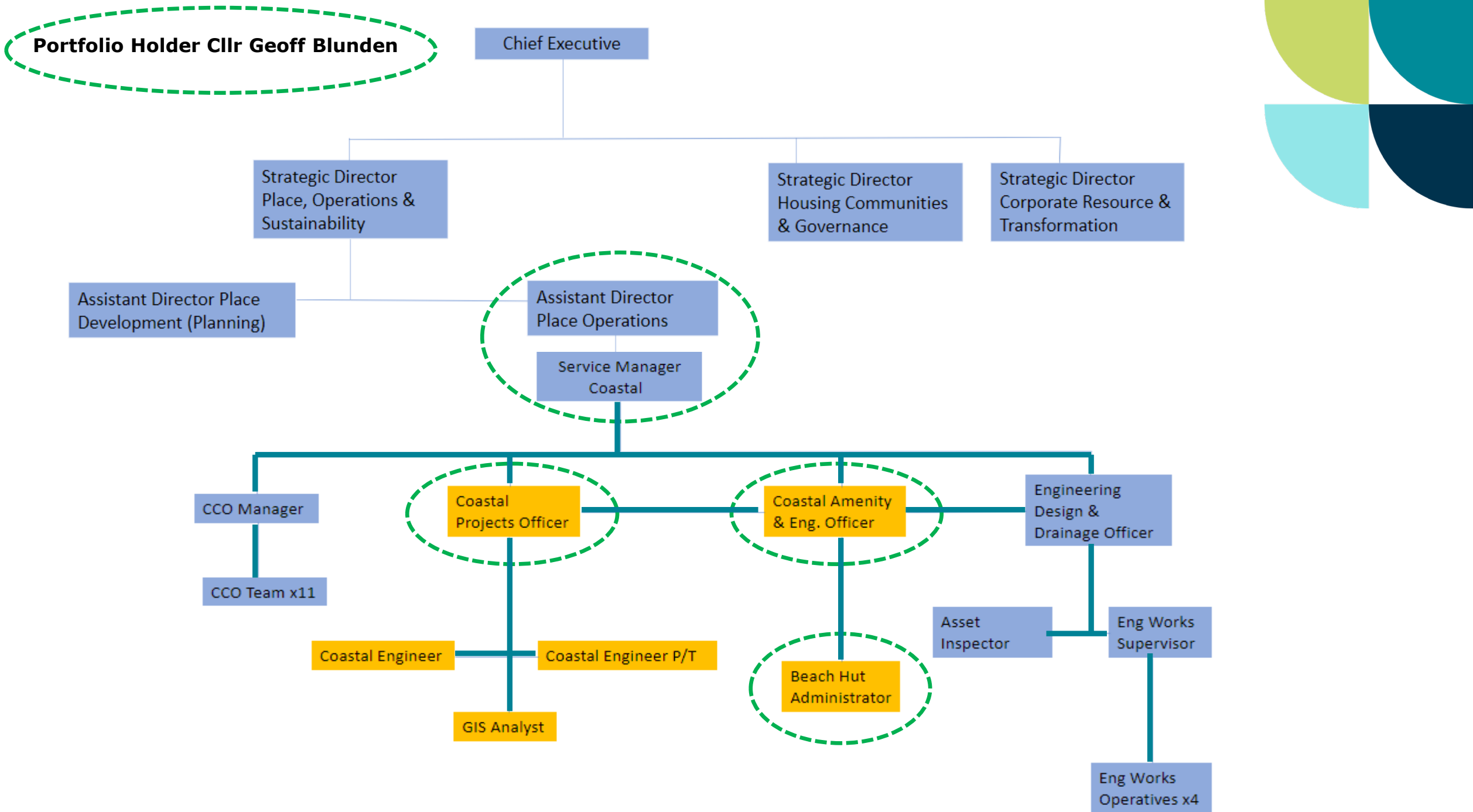


Items to cover

- **Please hold for questions until the end of the presentation**
- Service Information
 - Team structure
 - What do we do & not do in coastal
 - LGR & devolution
- Financial
- Hordle Cliff Update
- New licence
- 2024/25 review
- Planned works 2025/26
- Strategy Update
- Questions received

Service information





Service Information

- Undertake maintenance works on coastal assets – budget of £324,000 for 2025/26 (2022/23 - £324,000)
- 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 629 huts across 4 sites
 - **Strongly advise that buyers contact us to discuss risk & sellers advise of this**
 - NFBHOA representative site visits have been taking place
- Coastal Safety • Eling Toll Bridge • Streetlighting

Do not manage:

- Grounds Maintenance
- Litter & bins
- Car parks
- Open Spaces
- Dog issues
- Public toilets

Devolution & Local Government Review (LGR)

- New Solent mayor-led strategic authority
- Merging of NFDC with others to form unitary authorities across Hampshire
- Detailed proposal due to be submitted by end September 2025
- New unitary councils to be in place by 2028
- A lot that we don't know yet.





Income Est.2025/26

Site	Income (Ex. VAT)
Barton – on - Sea	85,000
Hordle Cliff	176,000
Milford – on - Sea	85,000
Calshot	173,000
Transfers	15,000

2025/26 Licence Fees

629 invoices raised; 550 invoices settled / direct debits commenced (23/04/25) – 87%.

Reminders now being sent out for remaining invoices that have yet to be settled. Failure to settle the invoice will result in the serving of termination notices from early May.

Difference in resident & non-resident is due to residents deemed to have supported other services through council tax. Introduced in 2001, average difference was 53% and now 55%.

Benchmarking exercise undertaken in October 2024 for 10 areas of NFDC fees and charges. For beach huts a suggestion that NFDC is substantially undercharging.

Beach hut licenses are a revenue stream for the Council and beach hut licencing is an entirely discretional function for the Council. Our priority is to effectively manage our finances, providing statutory services to our residents and delivering the priorities of our Corporate Plan.

NFDC forecast budget deficit (circa):
2025/26 - £466,000
2026/27 - £973,000
2027/28 - £1,968,000
2028/29 - £2,693,000

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

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



Hordle Cliff 2024/25

- Significant impacts from Storms Bert, Darragh, Eowyn and Herminia:
 - High energy waves, tidal surges
- Above average rainfall for majority of 2024 and early months of 2025.
- Continuing to assess & determine full impacts to huts across the site
- 46 beach huts have had licences terminated due to beach erosion and cliff movement
- Attempts made to speak to all hut owners prior to formal letters of termination
 - Highlights importance of up to date contact details
- Hut removal likely to take place June / July

Beach Hut Site Licence Review

- Previous review was in 2016
- Condensed from 12 pages to 5 by:
 - simplifying the terms of the licence
 - making the language easier to understand
 - removing unnecessary and repetitive terms
- Due to be issued within the next 3 months
- Official process – informed by NFDC legal team
 - Existing licences will be terminated with automatic opportunity to renew under new terms
 - Termination will stand if new conditions not accepted
- Licences will be sent by post, with one copy to be kept and the other signed and returned





Christchurch Bay Coastal Strategy

Plans Strategies and Schemes

What is an FCERM Strategy and how does it relate to other schemes?

SMP

- High-level non-statutory over-arching document
- Promoting strategic and sustainable management approach.
- 'Route map' for decision makers to move from present to future (0-20yr/20-50yr/50-100yr intervals)

FCERM Strategy

- Baseline assessments developed to inform the options appraisal, enabling viable schemes to be identified to implement SMP policy

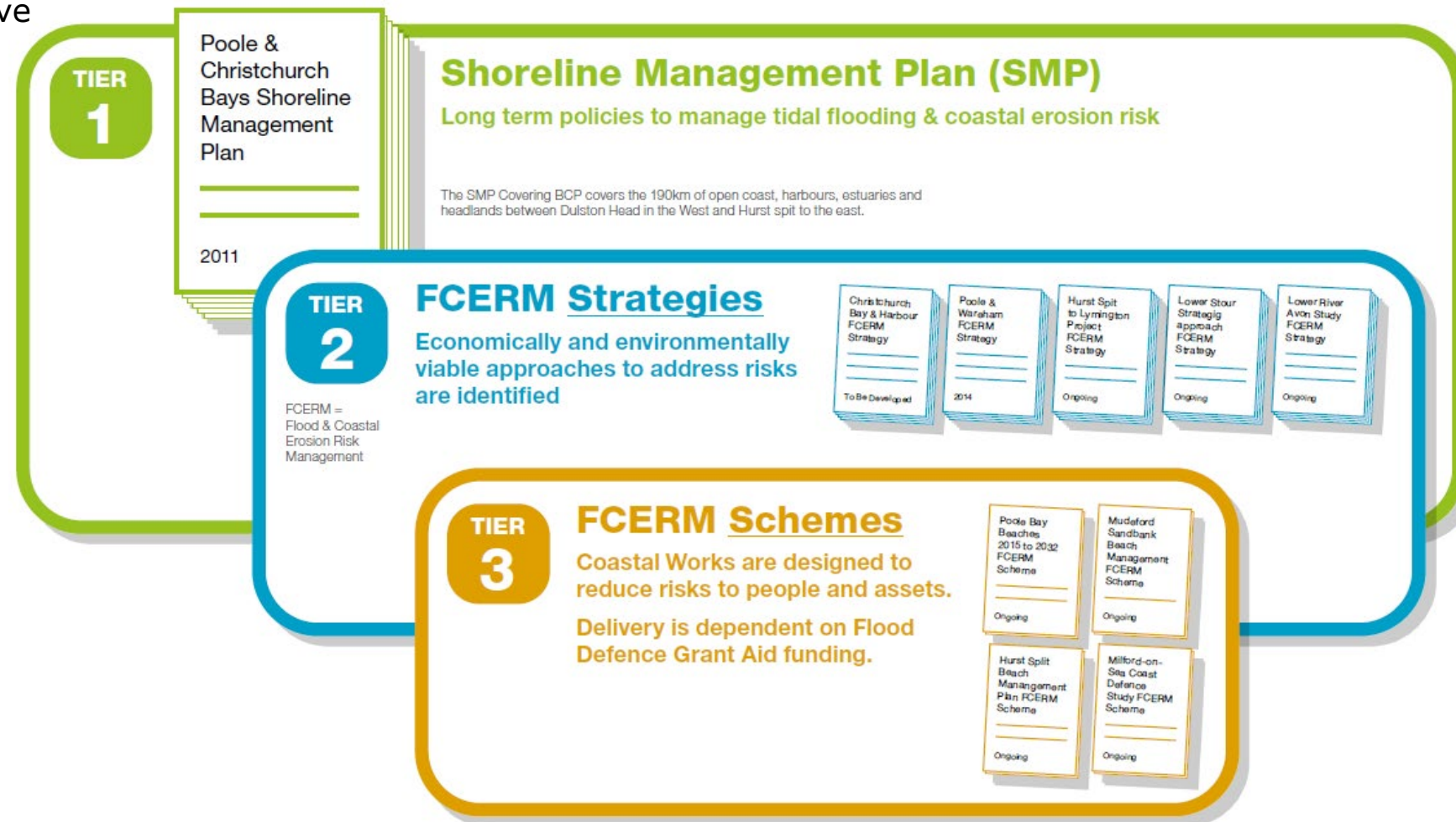
CBH Strategy adopted by NFDC 2024
(re-adoption, 2025 needed following affordability checks by EA LPRG)



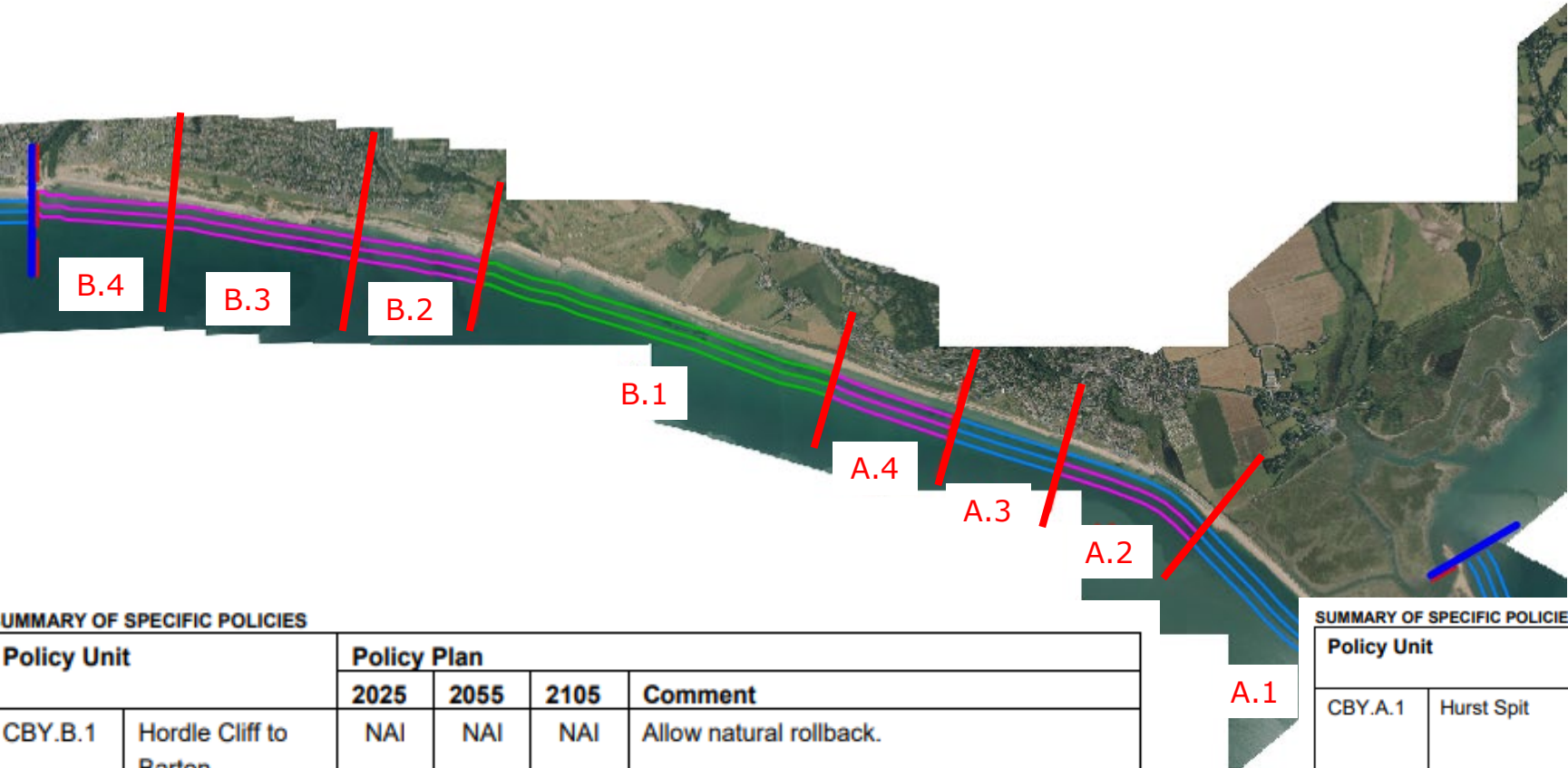
Schemes

- Developed to deliver the preferred options. Christchurch Bay beach management / Milford / Hurst.

- **SUBJECT TO FUNDING**



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					

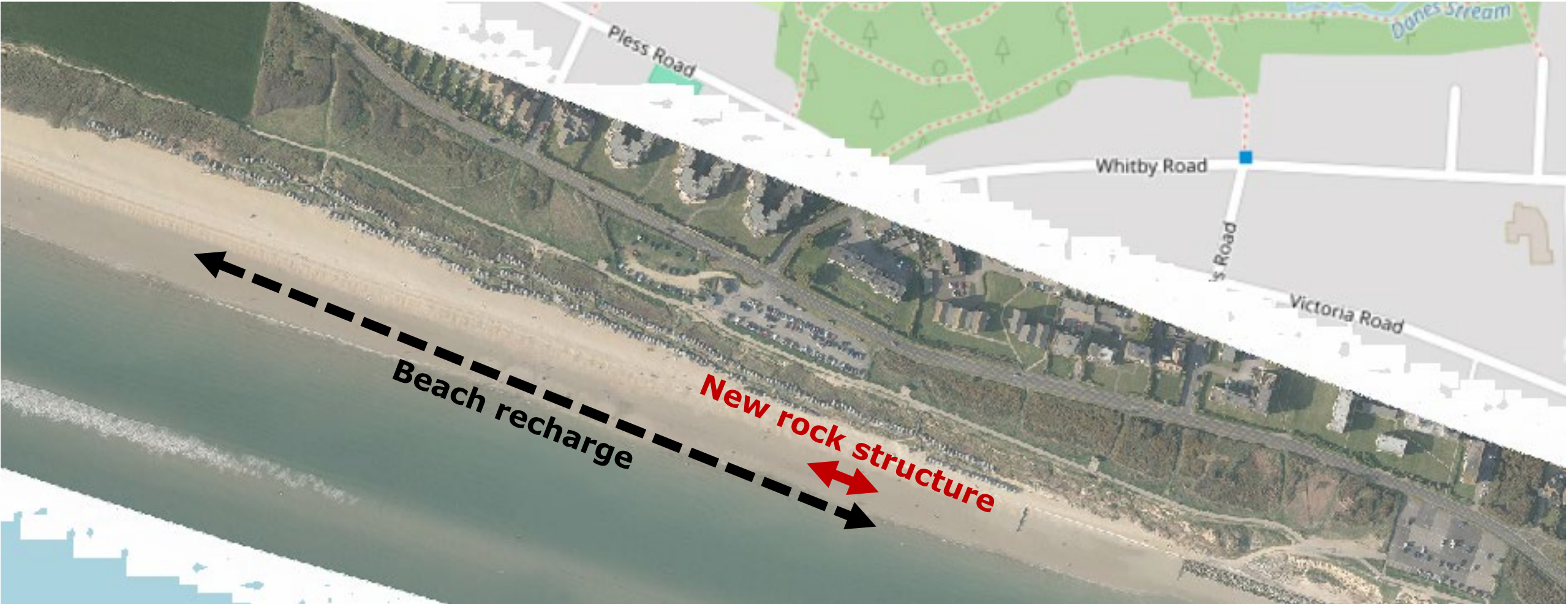
Strategy Options: Barton-on-Sea ODU 14

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%)



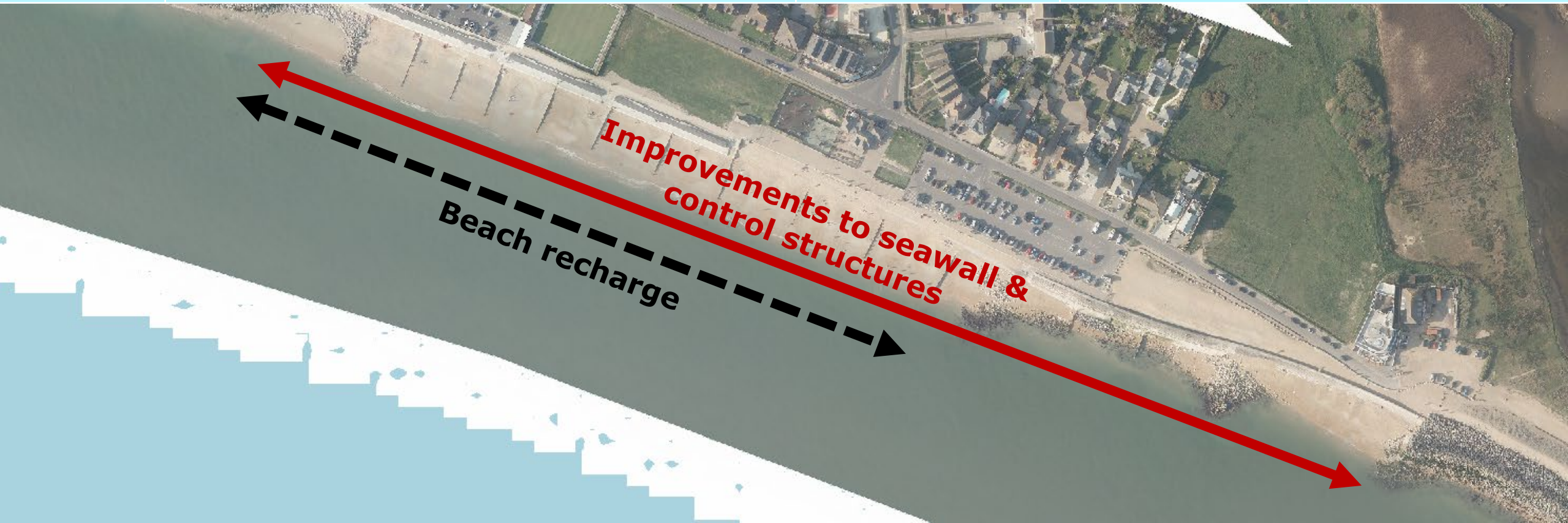
Strategy Options: Rook Cliff ODU 17

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 2024/2025

Milford on Sea

Rock revetment, rock groyne extension, timber groyne repairs & shingle recharge



Rock Revetment



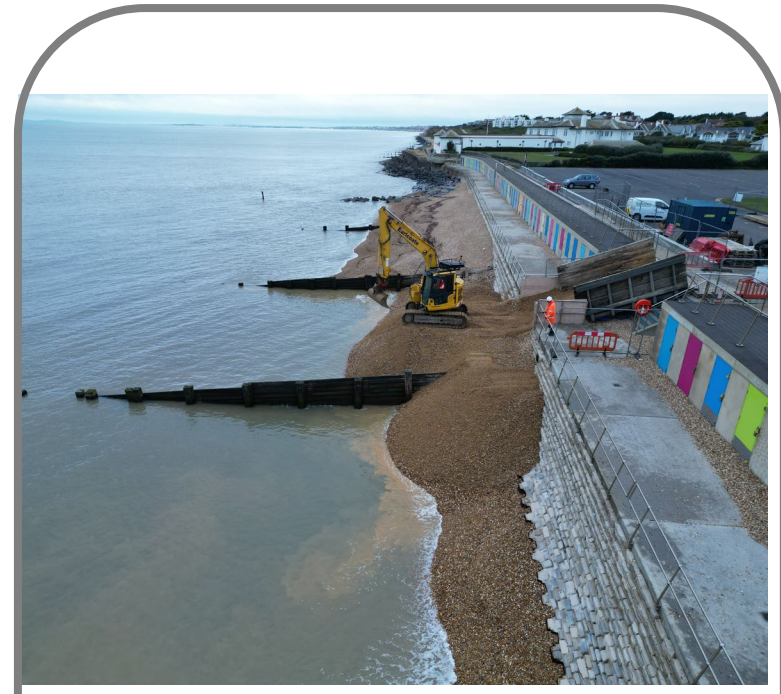
1,100 tonnes of Mendip limestone used to build a rock revetment in front of the seawall in the two easternmost groyne bays fronting the concrete beach huts.



Timber Groyne Repair

4 new piles added to stabilise groyne 13.

Boards replaced and tingles added on groynes across the frontage.



Shingle Recharge

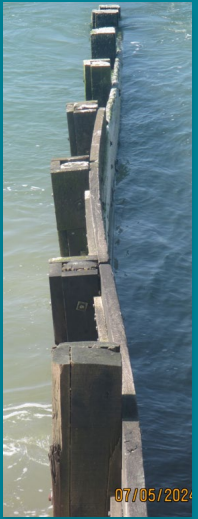


2,500 tonnes of shingle delivered to the beach to improve beach levels and help further protect the seawall.

Completed Works 2024/2025

Milford on Sea

Before Works



07/05/2024

After Works



17/09/2024 15:27



50°43'15", -1°35'27", 51.0m
01/04/2025 08:46:09



Completed Works 2024/2025



Calshot Recycling

120 tonnes of shingle moved from RNLI slipway to repair eroded area on lee side of spit.

Partnership working with Hampshire County Council (HCC)



Milford Lower Prom Amenity Works

Concrete and other debris removed from lower promenade. Shingle used to fill amenity area.



Milford Seawall Temporary Repair

In June 2024, a temporary repair was undertaken on the seawall to the east of Hurst Rd East car park.

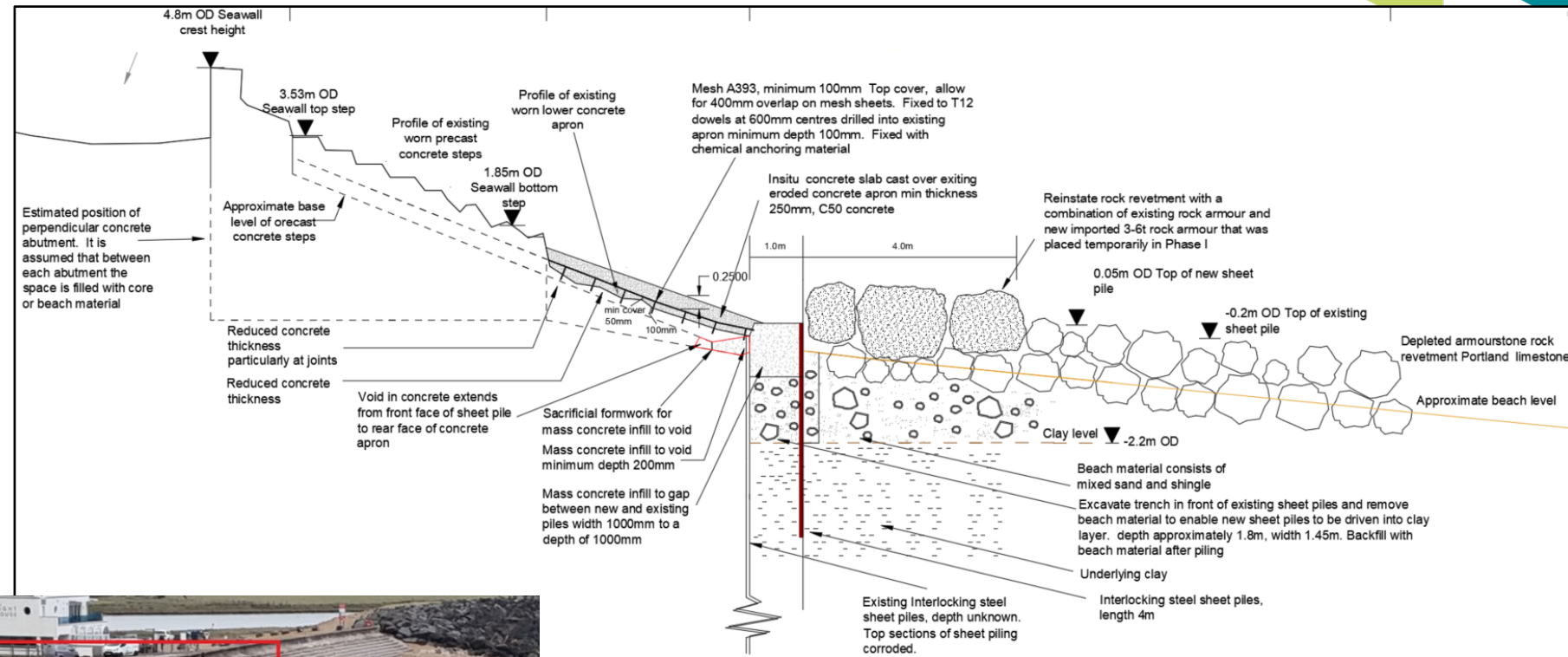
A longer-term repair is currently being designed.

Proposed Works 2025/2026

Milford-on-Sea: Seawall repair

Planned for autumn 2025

- Marine Licence (MMO) required to enable works to progress



Proposed Works 2025/2026

Calshot Spit: Timber replacement & beach recycling

Planned for autumn 2025

- Asset inspections have been undertaken across the frontage
- Priority areas identified for timber pile replacement at southern end of spit.
 - Timber revetment
 - Also pile several timber groynes (inc. fire damage)
- Beach (main flood & erosion defence) is generally in good condition
 - Localised recycling planned at southern end of Spit (working with HCC)
- Cost likely to be ~£40K / £50K



Proposed Works 2025/2026

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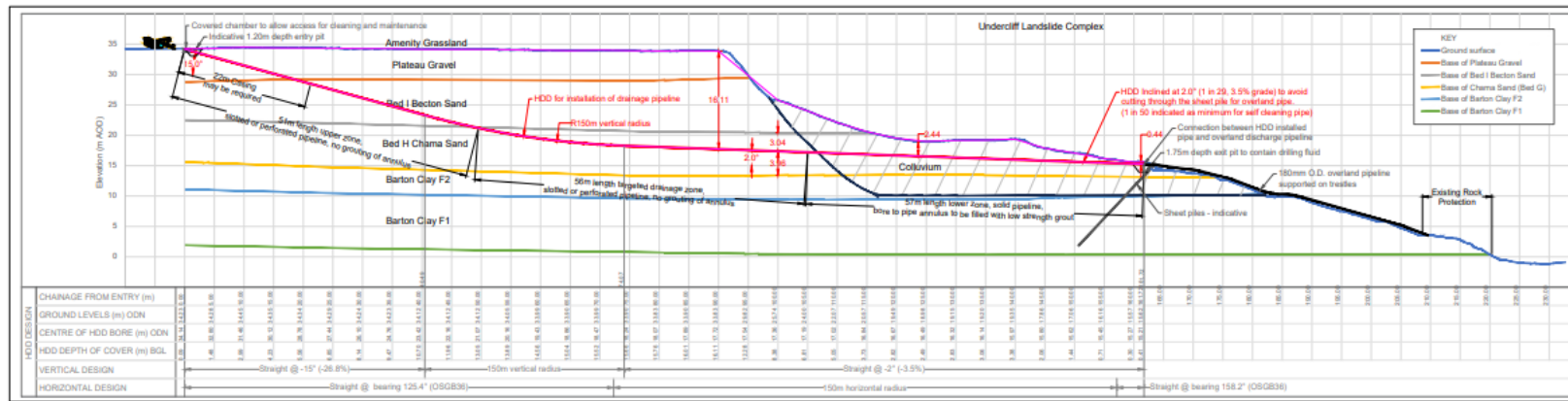
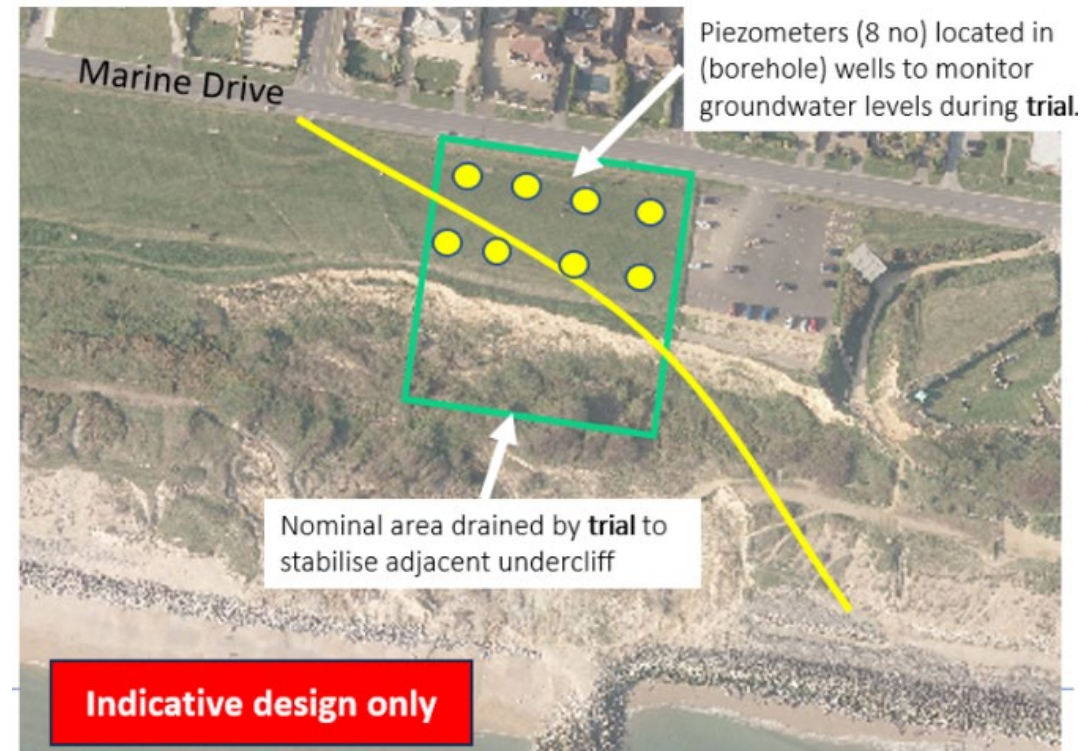
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Proposed Works 2025/2026

Barton on Sea Drainage Trial (Capital Scheme)

- Autumn 2025 / Spring 2026
 - Subject to Funding / Planning / NE Assent



Questions from NFBHOA Members



Question themes



Theme	Number of questions received
Fee Increase	2
Car parking	1
Calshot maintenance	1
Other	2

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

Theme – fee increases

Question

“Please provide a justification for the increase in site fees.”

“Why have you increased the site fees for owners who do not live in the NFDC area by such a huge % difference than those that do? Why have NFDC residents have their fees decreased? (A hut owner who doesn’t use the internet so was unaware of messages from NFBHOA and is responding to the NFDC letter he received last week.)”

Response

Covered in previous slide on licence fees.

- Covered in previous slide on licence fees. Resident licence fees have not been decreased.

Theme – parking fees

Question

“Can we have a designated car parking space behind your beach hut for beach hut owners at Calshot as part of your annual maintenance fee. Or failing that a reduced parking rate for beach hut owners?”

Not sure if this has been requested at previous AGM’s but it’s very frustrating when you arrive for a day at your hut and you can’t get parked behind your hut, especially if you have someone with disabilities who finds it difficult walking to the hut

Surely a designated car parking space behind your hut should be permitted.”

Response

Question passed to parking service.

Hut owners have the opportunity to buy a quarterly clock or annual clock (£4.42/week) that provide good value, certainly for those who use their huts on a regular basis.

Theme – Calshot Maintenance

Question

“We understand that the posts were going to be repaired. However outside beach hut number 15 they have been removed and replaced with very low pieces of wood unlike the original posts which were higher. We noticed those further up and down the beach have been reinforced and made back to the original height of the posts.
We just wondered if this has been missed and if so when can this be repaired or is there a reason why these have been cut right down and left?”

Response

Covered in previous slide on planned works.

Theme – Other

Question

“Why does NFDC put at risk the lives of people, animals and possible damage to beach huts by:

- a) agreeing to allow paragliders to jump off Barton Cliffs , knowing full well people /children of all ages and abilities walk and others exercise their dogs?
- b) allow warning signs to be put up advising people to be aware of emergency landings: do we have eyes in the backs of our heads?, can animals work out what is going on?, is everyone nimble enough to avoid “so called emergency landings?”:
- c) are NFDC accepting liability for any damage to humans, animals or beach huts?
- d)if not, why is this been allowed?
- e) why not move the paragliders further along?

Response

Passed to Open Spaces team with a request to respond directly to the beach hut owner. Response sent on 2nd April.

Theme – Other

Question

"last week when I was sitting outside my hut, I was staggered to see a dog (not on a lead) head to the beach and perform on the shingle on the steps. There was no owner within sight to clear up the mess. It was heaving on Sunday so there were lots of families on the beach.

Then, when talking to another hut owner, another dog (off the lead) came and wee'd over my shopping bag! And then again , another dog performed on the shingle against a beach hut door. Fortunately the owner cleared it up but the few people I have spoken to are of the opinion that a) dogs should be banned from the beach, b) be banned from the lower promenade or if they have to walk that way, at least be on a lead and don't interfere with the owners. Another thing dogs do as they are not on a lead is begin to try to come into our huts."

Response

Sent to the appropriate team to provide a response. NFDC currently have no plans or future intentions to restrict the exercise of dogs along our coastline. As in other areas of the District, it is the owners' responsibility to control their dogs and pick up after them. However, if you have evidence of repeat offenders please send this information to Customer Services customer.services@nfdc.gov.uk and they will pass it to Environmental Enforcement team.



Thank you

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

