

FORESHORE AND CLIFF ACTION MANAGEMENT PLAN: ANNUAL REVIEW

EXECUTIVE MEMBER: Councillor Gillian Troughton, Portfolio Holder for Finance and Resources.
LEAD OFFICER: Darienne Law, Head of Corporate Resources.
REPORT AUTHOR: Clinton Boyce, Legal Services Manager.

WHAT BENEFITS WILL THESE PROPOSALS BRING TO COPELAND RESIDENTS?

The report reviews the first 12 months' operation of the Foreshore and Cliff Action Management Plan ('the Plan') which was approved by the Executive on the 22nd November 2011. The Plan set out a proactive approach to future maintenance of dealing with erosion problems to those foreshores and cliffs in the Council's ownership. The Plan is aimed at enhancing the safety of persons accessing such land and protecting residents' property.

WHY HAS THIS REPORT COME TO THE EXECUTIVE?

(eg Key Decision, Policy recommendation for Full Council, at request of Council, etc.)

Recommendation (g) of the decision of the Executive on the 22nd November 2011 requested that the annual review of the Plan be reported to members.

RECOMMENDATIONS:

- (1) That the review and the balance of the coastal management reserve budget be noted;
- (2) That recommendation (e) of the Executive decision made on the 22nd November 2011 be amended so that (i) the Property Programme Manager be authorised to approve expenditure up to £10,000 and (ii) that the Head of Corporate Resources be authorised to approve expenditure between £10,000 and £50,000; both subject to the same provisos as set out in recommendation (e) and that in the absence of either that the Chief Executive or the Director of Services be allowed to approve the expenditure; and
- (3) That recommendation (g) of the Executive decision made on the 22nd November 2011 is amended so that annual reviews of the Plan are only reported to members of the Executive in the event of the amount of the coastal management reserve budget being reduced to below £150,000.

1. INTRODUCTION

- 1.1 Members will recall considering and approving the Plan at their meeting on the 22nd November 2011. At the Council meeting on the 1st December 2011 the sum of £266,874 was transferred into a new coastal management reserve budget ('the Reserve') to support the Plan. Of that sum however £90,000 is allocated to environmental insurance which will require renewal in 2021. This insurance covers warranties provided to the developers of Christopher Harding House, North Shore, Whitehaven in 2001 in respect of previous decontamination works carried out in that area. The decision of the Executive, from the 22nd November 2011, is shown at Appendix A to this report. A copy of the original Plan, as approved, has been placed in the Members' Room. The Plan covers land, in our ownership, which is located on or close to the foreshore. It does not cover other land in the Council's ownership.

2. DISCUSSION

- 2.1 Officers have carried out an annual review of the plan and this is attached as Appendix B to this report. Members requested that the annual review be reported to them.
- 2.2 The review shows that from the Reserve the sum of £2873.79 has been spent since the Plan was approved. In addition the sum of £15,712.46 is committed in respect of works needed to move a footpath at South Beach away from four areas of cliff slippage which occurred over the weekend of the 13/14th October 2012. That slippage was dealt with and approved in accordance with the Plan and contractors have been appointed to start work shortly. With that cost the balance of the Reserve will be reduced to £249,062.75.
- 2.3 Appendix 2 details issues which have arisen in each area during the previous financial year. The following additional points are made:
1. Haverigg: the Environment Agency has now taken issue with the removal of the steps, claiming that the Council are under a duty to maintain them. This is being investigated further.
 2. Seascale: an issue arose on the 16th November when a water pipe fractured beneath the car park. United Utilities are dealing with this issue and there should not be any cost to the Council.
 3. St Bees: the Cumbria County Council is being proactive in trying to secure a replacement footbridge over Rottington Beck. A meeting will take place shortly to explore options.

4. Haig/Saltom Pit: an application to move a public footpath which traverses the cliff up to the headland which forms part of the Haig Restoration Park has been referred to the Planning Inspectorate for decision due to an objection being received.

3. ALTERNATIVE OPTIONS TO BE CONSIDERED

No other options exist. The Council is under a range of statutory and civil duties to ensure that its land is safe and the Plan ensures that the coastal areas are maintained in a safe condition against patent defects. When defects do arise only those works which are necessary to mitigate those duties will be undertaken.

4. CONCLUSIONS

- 4.1 There continues to be incidents with coastal areas. The areas north of Whitehaven Town Centre now appear stable. Those at South Beach and at Haig continue to suffer erosion and require frequent inspection. The colliery spoil around Saltom Pit continues to move seaward increasing the risk to anyone in the area. People continue to access the site despite the area being cordoned off. St Bees continues to suffer erosion with the footbridge being lost in recent months. Further south less issues arise the flatter the coastline becomes.
- 4.2 The amount of the Reserve remains satisfactory.
- 4.3 In terms of delegation to officers it is felt that the authorisation process can be simplified further by allowing the Property Programme Manager to authorise expenditure up to £10,000 and the Head of Corporate Resources between £10,000 and £50,000.
- 4.4 With regard to future reporting, Members can seek an update at any time from the Property Programme Manager on matters concerning the Plan or inspections of any area. It is recommended that annual reports are not made to the Executive but that the matter is only reported should the balance of the Reserve fall below £150,000.

5. STATUTORY OFFICER COMMENTS

- 5.1 The Monitoring Officer's comments are: The legal position is referred to briefly in paragraph 3 above. Paragraph 1.4 of the Plan considered the legal position in detail and Members are referred to Plan for further information. No further issues arise from this report.

- 5.2 The Section 151 Officer's comments are: Expenditure incurred/to be incurred in this financial year can be funded from the specific Reserve established for this purpose in December 2011. Due to current anticipated spend from the Reserve the level of Reserve remains adequate at this time.
- 5.3 EIA Comments: No equality issues arise from the report.
- 5.4 Policy Framework: Neither the community strategy or the Council plan directly relate as this report deals with statutory responsibilities. Revenue and capital budgets do not need to be adjusted as the cost of inspections can continue to be contained within existing staffing resources and, in terms of capital, the Reserve remains satisfactory.
- 5.5 Other consultee comments, if any: None.

6. HOW WILL THE PROPOSALS BE PROJECT MANAGED AND HOW ARE THE RISKS GOING TO BE MANAGED?

Regular inspections are carried out by Property Programme Officers. Provided that inspections are carried out and incidents dealt with quickly, as the Plan allows, no risks should arise. Risks will arise if inspections are not carried out through absence of staff or other work pressures. These continue to be monitored by the Head of Corporate Resources and will be dealt with should they arise. Risks in respect of latent defects will always exist. Liability in respect of such latent defects however only arise once the Council knows of the defect or should reasonably have been aware of it.

7. WHAT MEASURABLE OUTCOMES OR OUTPUTS WILL ARISE FROM THIS REPORT?

Enhanced safety to the general public using the areas referred to in the Plan.

List of Appendices

Appendix A: Statement of Executive decision dated 22nd November 2011; and
Appendix B: Review of Plan dated 19th November 2012.

List of Background Documents:

Plan as approved by the Executive on the 22nd November 2011;
Inspection records for period December 2011 to November 2012;
Review of Plan at Appendix B; and
Details of expenditure from the Reserve.

Copeland Borough Council - Statement of Executive Decision

Agenda Item: 16	
Subject: Foreshore and Cliff Management Plan	
Date of Decision: 22 November 2011	Decision made by:
Decision Reference: EXE/11/0061	Full Executive

Portfolio Holder: Councillor Gillian Troughton

Context: To consider the Foreshore and Cliff Action Plan.

Key Decision Status: Yes

Decision

(a) that the Foreshore and Cliff Action Management Plan ('the Plan') annexed to the report be approved;

(b) that Council be recommended to approve the sum of £356,873 currently forming three risk based balances within the Council's general fund be transferred to ear marked reserves (and listed as 'coastal management/environmental') and utilised for latent defects and the expenditure identified in section 3 of the Plan;

(c) that the decision of the Executive on the 5th April 2011 be amended to enable (i) the works to area 2 on the plan at section 2.3 to Atkins report of December 2010 to take place and (ii) the works to areas 6 and 7 on the said plan (creation of rock bund with planting and/or fencing) to take place; both (i) and (ii) being met from the budget previously approved and put in place by the Executive at that meeting and with any part of such budget not being used being added to the sum referred to in (b) above;

(d) that the items of expenditure identified in section 3 of the Plan which are identified as being required within the next 10 years be approved such cost (other than staffing costs) being borne by the sum referred to in (b) above and the surplus referred to in (c) above;

(e) that the Chief Executive, in consultation with the Corporate Director – Resources and Transformation, be authorised to approve any other expenditure arising (not referred to in (d) above) of up to £50,000 at any one time from the sum and surplus referred to in recommendation (d) above provided that (1) the expenditure is similar to works identified in the Plan or is for a latent defect; (2) the defect relates to an area discussed in the Plan and (3) legal advice at that time confirms that the Council's legal position remains the same and that the Council has a duty of care to remediate the defect;

(f) that the Chief Executive, in consultation with the Leader, Portfolio Holder and the Corporate Director – Resources and Transformation, be authorised to approve expenditure of £50,000 and above at any one time from the sum referred to in recommendation (d) above provided that the conditions in recommendation (e) are met; and

(g) that (i) the Plan be reviewed in six months and then annually by officers such review taking into account the results of periodic site inspections in the previous year and the levels of budget existing; and (ii) that such annual review be reported annually to members of the Executive.

Explanation

The report presents to members a 'Foreshore and Cliff Action Management Plan' ('the Plan') which forms a consolidated statement of the problems being experienced with those foreshores and cliffs in the Council's ownership. It sets out a proactive approach to future maintenance and identifies potential associated costs and puts budget in place for dealing with such costs. The Plan is aimed at enhancing the safety of residents and protecting their property.

The Plan highlights future actual and potential expenditure in excess of the key decision level. It also recommends delegating to officers authority to spend such provision set aside when required in respect of matters identified by the Plan and latent defects requiring an immediate response.

Alternative Options Considered:

None

Interests Declared:

None

Implementation Date:

2 December 2011

Publication Date:

25 November 2011

Recorded by:

Denise James

Call-in Period Expires on:

2 December 2011

Contact Officers:

Joanne Wagstaffe



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COASTAL & CLIFF ACTION MANAGEMENT PLAN YEAR1 - REVIEW

Date: 5th December 2012

Revision: Final Version (Rev D)

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DOCUMENT CONTROL

Document History

Author	Revision	Status	Reason for amendment	Issue Date
M McCarry	Draft (Rev A)	DRAFT	N/A	Not Issued
M McCarry	Final Draft (Rev B)	DRAFT	Contribution from finance, addition of recommendations	31/10/2012
M McCarry	Final Draft (Rev C)	DRAFT	Amendments following initial review meeting	13/11/2012
C Boyce	Final Draft (Rev D)	Final	Final check; replies to questions raised	05/12/12

Distribution

Name	Revision	Reason
Clinton Boyce Martyn Morton Ann Treble	Draft (Rev B)	Issued for approval, to discuss at the initial meeting on the 6 th November 2012.
Clinton Boyce Martyn Morton Ann Treble	Final Draft (Rev C)	Issued for approval, to discuss on the 20 th November 2012 prior to issue to Executive.
Executive	Final Draft (Rev D)	Final draft for issue to Executive.

Approval

Approver	Revision	Status	Signature	Date
Not approved.				

1. EXECUTIVE SUMMARY

This report has been written to summarise the first year of findings following the implementation of the Councils Cliff and Coastal Management Plan (Revision A).

Within the past 12 months of monitoring it is clear that the previous, significant financial commitment from the council has potentially reduced liabilities in respect of risk of damage and injury.

A number of areas as detailed in section 3 of this report has experienced movement/ rock fall, most of which has been very minor with the exception of the recent movement at Saltom/Haig and South Beach which are being managed accordingly.

The implementation of the Council's cliff and coastal management strategy has been successful. The inspection programme has identified a number of potential hazards which have now either been mitigated or are being managed as part of the Council's strategy. The creation of a central reserve for cliff and coastal remedial work has proved to be successful in preventing delay in access to funding for work.

This report recommends that the programme of inspections proposed in the management plan is continued and access to funding is delegated from the Chief Executive as identified in Section 5 of this report.

2. INTRODUCTION

This report has been written to summarise the first year of findings following the implementation of the Councils Cliff and Coastal Management Plan (Revision A) referred to hereinafter as 'the management plan'. The management plan was approved by Executive on the 22ND November 2011 with funding being put in place by Council on the 1st December 2011.

The report identifies recommendations following the implementation of the management plan.

The management plan identifies each coastal area owned by the Council and the risks associated. It provides a strategy for managing risk to the Council and identifies outline costs to mitigate risks. It does not deal with conservation, recreation or the health of coastal waters and beaches.

The Property Management team has been responsible for the on-going monitoring of the coastal areas and implementation of remedial work as identified in the management plan and identified following inspections.

Some inspections have been carried out by the Environmental Health team to prevent duplication of officer time. The record keeping and file management has been completed by the property management department. An electronic copy of all survey and photographic records is available upon request.

This report is to be read in conjunction with the approved Cliff and Coastal Management Plan (Revision A).

3. INSPECTION SUMMARY

3.1 Haverigg

Survey date(s): 22 nd March 2012		Surveyor: D Bechelli (Environmental Health)
Detailed Findings:		
Rock Armour	The rock armour has been inspected and no defects have been noted at the time of the inspection.	
Grassed Areas	The grassed areas have been inspected and are sound. No defects have been noted at the time of inspection.	
Sand Dunes	No defects have been noted to the sand dunes between the embankment and the beach.	
Beach	The beach in general and land within the Council's ownership exhibits no obvious hazards.	
Steps	The survey on the 22 nd of March identified that the steps are in reasonable condition with a large drop at one point. The council received a complaint from a member of the public at the beginning of May that the steps were in very poor condition. Following this M McCarry (Property Management) and D Bechelli (Environmental Health) met with the Mayor of Millom Town Council to discuss the issues with the steps. It is our belief that the steps had been vandalised and had been left in a very dangerous condition. The council's parks department removed the steps follow these concerns. And it was proposed that signage was erected to advise the public that no access to this area was permitted.	
Year 1 costs: Budget Allocation: £200.00 Committed Spend: £87.34 (No Public Access Signage)		
On-going costs: It is recommended that the £200.00 cost for annual maintenance of signage is budgeted for per annum going forward.		
Recommendations:		
<ul style="list-style-type: none"> • Continue to monitor the coastal area annually. • Review the location of signage and record the location of the existing signage. • Monitor the condition and presence of signage annually. 		

3.2 Seascale

Survey date(s): 24 th April 2012	Surveyor: D Bechelli (Environmental Health)
Detailed Findings:	
Gabion Baskets – Whilst the Council does not own the land, the Council has been maintaining the gabion baskets over the past 20+ years and are now liable for maintenance.	<p>North of the boatyard: The land is not owned by CBC. The gabion baskets were inspected and no concerns have been identified.</p> <p>Front of the boatyard: The land is not owned by CBC. The gabion baskets were inspected and no concerns have been identified.</p> <p>Front of the car park: The land is not owned by CBC. The gabion baskets are in poor condition, splitting of some baskets and slumping of others was noted. The inspection recommended that the parks department attend to repair the damaged gabions. D Bechelli has now arranged to meet our parks department to review the condition of the gabions with a view of carrying out works as deemed to be necessary.</p> <p>South of the jetty: The gabions are in reasonable condition. Some slumping of the gabions was noted; however the top row is in good condition. No remedial work is required.</p>
Car park area	<p>The footpaths around the car park are in reasonable condition, no remedial work has been identified at the time of the survey.</p> <p>It has been noted that there is a wall 150mm high running along the line of the gabion baskets on CBC land. Access to the beach via the gabions should be discouraged and new signage is proposed to do this.</p>
South of the jetty	<p>The footpaths parallel to the gabions are in reasonable condition and the grassed area is in good condition, presenting no hazards. Access to the beach via the gabions should be discouraged and new signage is proposed to do this.</p> <p>A number of manholes to the south of the jetty were identified on the initial survey. The manholes have now been identified as part of the United Utilities drainage infrastructure for the area, they do not pose hazard to users of the site.</p>
Beach	<p>The beach in front of the car park is owned by the NDA. The beach generally is in good condition and presents little hazards. An outfall pipe has been noted which appears to be draining CBC land. The pipe is corroding, D Bechelli is currently working to identify the use of the pipe and should it be redundant, the pipe should be removed.</p> <p>Whitriggs Beck issues from a culvert onto the upper section of the beach (shingle) before flowing over the sand to the sea. Flow was observed to be low giving a shallow depth.</p>
Seawall	<p>The seawall is located on land not owned by Copeland and is part coastal defence (CBC responsibility) and part highway protection (CCC responsibility). It is part insitu and part precast concrete, with varying number of tiers along its length. No defects have been noted.</p> <p>The gabion baskets about the seawall appear to be in good condition.</p> <p>Several drainage weep holes in the tiers appear blocked, but sufficient to provide</p>

drainage of land behind seawall. This should be monitored.

Year 1 costs:

Budget Allocation: £200.00 (Gabion Repairs) £1,200.00 (Signage)*

Committed Spend: £0.00

On-going costs:

It is anticipated that the £1,200.00 allocation for new signage will be utilised in the 13/14 financial year. Following this spend it is recommended that the £200.00 cost for annual maintenance of signage is budgeted for per annum going forward.

Recommendations:

- The property management team visit the site and carry out a signage audit. New signs should be erected to discourage access to the beach over the gabion baskets.
- Continue to monitor the coastal area annually.
- Monitor the condition and presence of signage annually.
- Identify the use of the pipe outfall onto the beach and if required remove the redundant pipe, it is estimated that this will cost £500.00

3.3 St Bees

<p>Survey date(s): 06th March 2012 28th June 2012 04th July 2012 09th July 2012 19th October 2012</p>	<p>Surveyor: M McCarry (Property Management) – Cliff and Costal Areas D Bechelli (Environmental Health) - Beach</p>
<p>Detailed Findings:</p>	
<p>North of the Promenade</p>	<p>Cliff face: The cliffs to the north of the beach are not owned by the Council however the land at the base of the cliffs is. Over the 12 months some movement has been noted due to coastal erosion. Where movement and slippage has been noted the face appears to be loose in localised areas. Further slippage is expected and there is little the Council can do to prevent debris from such slippage being displaced onto the beach.</p> <p>Coastal slope: Minor movement in the coastal slope adjacent to Rottington beck has been noted over the 12 months. Major movement has recently been experienced following local flooding (August and October 2012). A large area of the coastal slope has been washed away. This includes the foot bridge spanning Rottington beck which was forced into the beck when the land supporting the foundations collapsed. The remnants of the structure have been removed by a contractor.</p> <p>Rottington Beck: D Bechelli is currently working on a project to provide a training structure to prevent overspill and flooding. The project also involves providing additional support to the existing structure retaining the promenade. Following the flooding and damage to the footbridge and costal slopes, D Bechelli is currently reviewing the project.</p> <p>Beach: The beach to the north of the promenade is comprised of beach stones and cobbles. The beach is in good condition.</p> <p>Signage: A new sign was erected in April 2012 on the land at the base of the cliff/coastal slope warning members of the public of the dangers.</p>
<p>Promenade</p>	<p>The promenade is generally in good condition. The movement joints between concrete sections are poor in localised areas. Whilst this will not damage the concrete it could create voids. This should be monitored. Minor cracking and spalling of the concrete about the promenade was noted, this is due to steel reinforcement corroding.</p> <p>The waste bins along the promenade had been damaged prior to the first inspection. The bins have now been replaced.</p> <p>There is no edge protection along the promenade and dependant on the tides there can be a large drop to the stones below. It is recommended that new signage is erected along the frontage warning members of the public of the drop.</p>
<p>Beach</p>	<p>There are numerous missing or loose planks and fixings on the groyne. The bolt fixings are sharp and require remedial work. B Bechelli has requested that the parks department carry out this work.</p>

	There is some steel reinforcement showing on the slip way. B Bechelli has instructed Mayson Bros to carry out a repair.
South of the promenade	<p>Coastal slope: The coastal slopes are not owned by CBC however the land at the base of the slopes is. The coastal slopes are moving progressively with further movement being noted upon each inspection. The movement from the coastal slopes does not pose an immediate hazard to members of the public on CBC land below.</p> <p>Rock armour: The rock armour has not been maintained by CBC however is on CBC land. As a result the armour is in poor condition however still appears to be protecting the bank. No further work is recommended.</p> <p>Cliff face: The cliffs to the north of the beach are not owned by CBC however the land at the base of the cliffs is. Over the past 12 months there has been a number of slippages and material displaced onto the beach. The cliffs are owned by St Bees School who have recently confirmed that they have a management plan in place to the satisfaction of their insurers.</p>
Grassed Area	<p>Grassed area: The grassed area between the car park and promenade appears to be sound. No defects have been identified.</p> <p>Paths: The paths through the grassed area appear in reasonable condition and no defects have been identified.</p>
<p>Year 1 costs: Budget allocation: £1000.00 (Erecting Signage) £500.00 (Removal of foreign objects) Committed Spend: £0.00</p> <p>On-going costs: It is recommended that the £200.00 cost for annual maintenance of signage is budgeted for per annum going forward. The £1000.00 for the erecting of signage should be carried forward into 13/14 for a review of the signage and erecting of new warning signs along the promenade.</p>	
Recommendations:	
<ul style="list-style-type: none"> • Continue to monitor the coastal area annually. • Monitor the condition and presence of signage annually. • Continue to work with St Bees School to identify issues with the cliff face and site safety. • Ensure that works to the Groynes is carried out by the parks department. • Consider the councils position with regards to Rottington Beck, It is understood that Cumbria County Council wish to replace the bridge. CBC to confirm if we are happy for it to remain on our land. 	

3.4 Saltom/Haig

<p>Survey date(s): 30th January 2012 23rd February 2012 20th March 2012 04th May 2012 06th June 2012 04th July 2012 06th August 2012 11th September 2012 09th October 2012</p>	<p>Surveyor: M McCarry (Property Management)</p>
<p>Detailed Findings:</p>	
<p>Area South of Saltom</p>	<p>Slopes and beach: The beach access adjacent to the Saltom pit buildings has gradually eroded over the past 12 months. At the beginning of the period the access was a gradual slope leading to the beach, currently there is a drop at the end of the access making the beach inaccessible. A warning sign has been erected facing the beach after concerns of trespass from the sea.</p> <p>The coastal slopes to the south have gradually eroded. Water has been noted on a number of occasions flowing through the face of the slope. It is evident that the slope is comprised of made up ground and geotextile matting is visible where the ground has been built up. A large slippage in this area was noted after the local flooding in October 2012.</p>
<p>Area 1</p>	<p>Paths: Following safety concerns the path leading to Saltom Pit was permanently closed December 2011/January 2012 following progressive movement on the paths and costal slopes.</p> <p>Leading to the headland the path has experienced a washing away effect from water running down the path, and this has become progressively worse over the past 12 months. Centrally the path has failed and displaced along a fracture. The displacement was initially recorded as less than 100mm and recorded as approximately 600mm on the last survey. The site was inspected following the flooding and a void has opened up in the path adjacent to the displaced area making the drop approx. 800mm. Further progressive movement is expected.</p> <p>There are currently issues with trespass on the site. When the site was officially closed a fence was erected. Members of the public are ignoring the fences/ signs and are walking round to get to the path.</p> <p>Retaining wall: No change has been noted on the retaining wall. Where the beach access path has begun to erode, concerns of the foundations being exposed have been raised which could result in instability. This is being closely monitored.</p> <p>Sea wall: No change has been noted in the sea wall. Concerns were initially raised that the gabion baskets were ‘slumping’ following investigation it appears that the newer gabions have been placed on the old one and are proving to be effective.</p>

	<p>Building and mine capping: The pit buildings are in reasonable condition and no significant defects have developed over the past 12 months.</p> <p>Due to progressive movement of the land behind the mine shaft capping, the steel sheet protection to the capping has been loaded with earth and rock. This has caused the protection to lean opening up a crack in the concrete apron surrounding the mine shaft capping. As the land continues to move the crack has enlarged. The shaft is CBC responsibility. A fence has now been erected around the mine shaft capping to allow for safe inspection. This is to be monitored closely and the path is to remain closed. In terms of previous works carried out to the pit head, being an ancient monument, English Heritage have confirmed that they will not require repayment of any grant previously provided.</p> <p>Fairy rocks: The rock formation named ‘fairy rocks’ has progressively moved and a large fracture has opened up. The fracture is currently approximately 3m wide and 2m deep. Additional signage has been installed and this area is closely monitored. It is proposed that levelling sites are set up and the degree of displacement is accurately measured every 6 months.</p> <p>Slopes and scarps: New movement was identified on the headland (costal slope between the path at the top and access path). Movement in this location had not been previously recorded. The movement included minor land slippage and displacement. The cause of the slippage is unknown although believed to be associated with site drainage.</p>
Area 2	No major defects have been identified over the past 12 months.
Area 3	No major defects have been identified over the past 12 months.
Area 4	No major defects have been identified over the past 12 months.
Area 5	No major defects have been identified over the past 12 months.
Area 6	No major defects have been identified over the past 12 months.
<p>Year 1 costs: Budget allocation: £1,000.00 Committed Spend: £237.43 (Supply of signage) £395.00 (Fences) = £632.43</p> <p>On-going costs: It is recommended that the £1,000.00 cost for annual maintenance of signage is budgeted for per annum going forward.</p>	
Recommendations:	
<ul style="list-style-type: none"> • To provide an additional barrier and to prevent trespass it is proposed that a dense planting scheme is introduced. This would make it very difficult to access the site by walking around the fences. The cost of this work is currently being sought. • Continue to monitor the coastal area as per the inspection programme. • Monitor the condition and presence of signage on inspections. • Ensure that the path remains closed • Install monitoring points to allow a levelling survey to take place every 6 months. 	

3.5 South Beach

Survey date(s): 23 rd February 2012 20 th March 2012 09 th May 2012 11 th June 2012 04 th July 2012 06 th August 2012 11 th September 2012 09 th October 2012		Surveyor: M McCarry (Property Management)
Detailed Findings:		
Fencing	The fencing around the site is comprised of stock mesh fencing. The fencing around the site comprised of a new section and an older section. The older section was removed and replaced in the 11/12 financial year. Generally no change was noted in the fencing following the repairs.	
Signage	All signage was present on each inspection. Some of the acrylic signs are chipped at the corners however the signs remain present and are in reasonable condition. It is anticipated that they may require replacement in the 13/14 financial year.	
Cliff face/ slopes	The cliffs and slopes have been inspected from the fence line. Due to the coastal erosion it is not safe to access. No change was noted.	
South Beach	The beach has been inspected from the fence line. Due to the coastal erosion it is not safe to access. No change was noted.	
Coastal Slope (Adjacent to J Swifts House)	Following heavy rain in October 2012 land slippage was observed to the coastal slope adjacent to Jonathan Swift's house on the land sloping towards a footpath. The slipped material was displaced onto an area approx. 500mm from the footpath at the largest slip. 3 other slips within close proximity have been identified raising concerns for public safety on the footpath. It is proposed that the footpath is relocated and an earth bund is created to ensure that the public are safe. It is estimated that this will cost approximately £10k to complete. When this work is being carried out further investigation will be completed in an attempt to identify the cause it is estimated that this will cost £2k. This work is to be completed by the end of November 2012.	
Year 1 costs: Budget allocation: £500.00 Committed Spend: £0.00 It is anticipated that £15,712.46 will be required from the reserve to facilitate the relocation and protection works at the base of the land slippage. Approval has been obtained under the terms of the management plan, a contract let and work will start on the 21 st November 2012. On-going costs: It is recommended that the £500.00 cost for annual maintenance of fencing and signage is budgeted for per annum going forward. £15,712.46 is required to complete the project to relocate the access pathway.		
Recommendations:		
<ul style="list-style-type: none"> • Continue to monitor the coastal area as per the inspection programme. • Relocate the public path and create an earth bund to catch any slipped material. 		

- Monitor the condition and presence of signage on inspections.
- Review the location and positioning of the fencing on inspections.

3.6 North Shore (West)

Survey date(s): 30 th January 2012 30 th July 2012		Surveyor: D Bechelli (Environmental Health)
Detailed Findings:		
Access Gate	An access gate has been provided to prevent unauthorized vehicular public access to the promenade. We have an access agreement with Sellafield Ltd for environmental testing in this area. The padlock has been removed and replaced on 2 occasions.	
Promenade	The promenade is generally sound and in good condition The slipway to the north end has some uneven surfaces and cracking. The embankment to the east of the promenade appears stable. The circular mound of earth at the end of the promenade shows signs of past movement and is being monitored.	
Retaining wall	The retaining wall that supports the railway to the north of the promenade appears sound and in good condition.	
“Whitey Rock”	The manmade mound appears in general to be stable, but there are signs of some fracturing, which could lead to a minor slip of material. No immediate risks have been identified however this is to be monitored.	
Rock Armour	The rock armour extends along the length of the promenade and appears to be in sound condition. There appears to be some debris build up, with trapped tyres giving an untidy appearance. The rock armour is in good condition however remedial work in the 13/14 financial year is recommended to remove debris.	
Beach	The beach varies across the area. To the south it is sandy with large cobbles and to the north it exhibits evidence of the industrial past with a slag and/or concrete appearance. There are a number of hollows giving a rock pool appearance and the remnants of metal pipes, which are heavily corroded. Bits and pieces of debris are present including protruding metal, which is highly visible. Not sharp and metal encased concrete bollards or capstans also exist. Action will be taken to reduce any risks arising from such objects. A further hazard is slippery surface caused by seaweed a green algae growth on cobbles and other hard areas.	
Year 1 costs: Budget allocation: £1000.00 Committed Spend: £0.00 On-going costs: It is recommended that the £1000.00 cost for annual maintenance of rock armour is budgeted for per annum going forward.		
Recommendations:		
<ul style="list-style-type: none"> • It is recommended that £1000.00 is allocated for the removal of corroded metal remnants. • Continue to monitor the coastal area as per the inspection programme. 		

3.7 North Shore (East)

Survey date(s): 30 th January 2012 09 th May 2012 31 st July 2012	Surveyor: M McCarry (Property Management)
Detailed Findings:	
Area A & B	<p>A ground stabilisation programme was completed by Trac Engineering in area b in late 2011. The project involved stabilising the bank by installing soil nails, netting and drainage. Following the completion of the work the ground was hydro seeded.</p> <p>The fencing at the top of area b was damaged by the emergency services on the 17th June 2011 and it has since been repaired.</p> <p>Following the completion of the stability works in this area there has been no further movement experienced.</p> <p>The retaining wall running along area a & b is in poor condition. Ideally remedial work should be carried out to the full length of the wall. Currently the wall is retaining the land sufficiently. It is recommended that the wall is monitored and the council reviews its position in 12 months.</p>
Area C	No substantial movement has been recorded in area C during the past 12 months.
Area D	No substantial movement has been recorded in area D during the past 12 months. The area behind Cumbria Steel Stock appears to be sound. Minor rock fall is noted in the bund at the rear of the field that has been fenced off.
Area E	No substantial movement has been recorded in area E during the past 12 months. The rock netting behind Lonsdale house appears to be in good condition.
Area 1	Some minor rock fall was noted in area 1 at beginning of the 12 months inspections following from this no further rock fall was identified. It has been noted that large areas of loose cliff face remain which could be subject to rock fall.
Area 2	<p>Some minor rock fall in area 2 has been noted. A rock fall protection programme has recently been completed by CAN Geotechnical Ltd and a rock fall barrier has been erected on top of the retaining wall. The rock fall barrier will prevent falling rocks reaching the public footpath. Prior to the work being completed the rock face was scaled and loose debris removed.</p> <p>New warning signs have been erected in area 2 at the base of the steps warning members of the public of the dangers.</p> <p>The steps scaling the wall, leading to the rock fall fence remain dangerous, they are easily accessible, narrow and there is no hand rail. At the top of the steps there is no fall protection. It is recommended that measures are put in place to prevent unwanted access of this area.</p> <p>The condition of the retaining wall has been noted. The condition of the retaining wall is poor in area however appears to be fulfilling its purpose and no new movement was noted.</p>

Area 3 & 4	No substantial movement has been recorded in area 3 & 4 during the past 12 months. A new earth bund has been created along the public footpath in this area. The earth bund will prevent and material rolling down the slope, reaching the public footpath.
Area 5	No substantial movement has been recorded in area 5 during the past 12 months
Area 6	Some minor rock fall has been noted over the past 12 months. Rock fall was localised and did not reach the path.
Area 7	Some minor rock fall has been noted over the past 12 months. Rock fall was localised and did not reach the path.
Playing Field	The fencing around the playing field at the top of the costal slopes/cliffs was identified as being unsafe on the 30 th January 2012 survey. M McCarry met with the councils parks department and arranged for the fencing to be renewed. The area was re-inspected on the 9 th May 2012 and the new fence has been erected making the area safe and providing a barrier to prevent unauthorised access to the danger areas.
<p>Year 1 costs: Budget allocation: £2,000.00 Committed Spend: £151.02 (Signage)</p> <p>A total of £481,519.60 has been committed from April 2011 to this area to carry out large capital projects stabilising the area and making it safe for members of the public.</p> <p>On-going costs: It is recommended that a budget of £2,000.00 is provided to maintain the current site signage and fences. The value of the works to the steps will be identified as part of the options appraisal.</p>	
Recommendations:	
<ul style="list-style-type: none"> • Implement a scheme to prevent access to the steps at Redness Point. M. Morton to complete options appraisal. • Continue to monitor the coastal area as per the inspection programme. • Review position regarding the redness point access steps with a view to encase in concrete. 	

3.8 Lowca

Survey date(s): 08 th February 2012 29 th August 2012		Surveyor: M McCarry (Property Management)
Detailed Findings:		
South	No defects have been identified to the Southern aspect of the site during the past 12 months of monitoring. Some of the mesh fencing appears to be in poor condition. This fencing is used to segregate the grazing fields.	
Central	No defects have been identified to the central aspect of the site during the past 12 months of monitoring. Fly tipping has been evident on each inspection, this has been raised with the councils enforcement team.	
North	Concerns were raised with a small section of gabion baskets to the north of the site. Some localised repairs have been carried out however on-going maintenance is required. There is a drainage channel at the base of the gabion baskets which is blocked and should be cleaned out annually.	
Grazing Fields	The grazing fields appear in good condition when viewed from the footpath. No changes have been noted.	
Year 1 costs: Budget allocation: £0.00 Committed Spend: £0.00		
On-going costs: It is anticipated that there will be no cyclical costs associated with this land. There may be a one off cost for the repair to the gabion baskets if this cannot be completed in house.		
Recommendations:		
<ul style="list-style-type: none"> Continue to monitor the coastal area as per the inspection programme. 		

4. FINANCIAL SUMMARY

Revenue

Financial year 11/12

Cost Code: 26221 0100

A total spend of £6044.88 was committed in the 11/12 financial year. Due to the implementation of the management plan partway through the year, no specific budget was provided for works. The cost of works was therefore offset against an underspend on cost code 26125.

Financial year 12/13

Cost Code: 26221 0100

The total current revenue commitment to date in 12/13 is £2873.79 which includes the following work:

Date	Description	Cost
30/06/2012	Supply and install 2 warning signs at North Shore (East)	£151.02
30/06/2012	Supply warning signs for unstable ground for Saltom/ Haig	£237.43
01/08/2012	Provide new fencing and carry out remedial work to damaged fencing at Saltom/ Haig	£395.00
23/10/2012	Supply signs for Haverigg closing off the stepped access to the beach.	£87.34
11/12	Invoice from Cumbria County Council for a road closure.	£2003.00
	Total	£2873.79

Balance of the earmarked costal management reserve as of 1st April 2012 is £267,649.

Capital

A series of works at North Shore (East) commenced in the financial year 11/12. As detailed in section 3.7 of this report 'Areas A & B' were stabilise using soil nails and installation of a new drainage scheme. A rock fall barrier in 'Area 2', North Shore (East) was commenced in 11/12 and completed in 12/13. These works were funded through capital receipts (not the revenue reserve) at a total cost of £481,520 and were the subject of separate Executive decisions.

5. RECOMMENDATIONS

- It is advised that monitoring inspections are to be carried out following the approved proposal in the management plan.
- It is recommended that the earmarked reserve for coastal management is retained and access to funding from the reserve is delegated from the Chief Executive to the following members of staff:

Value	Person with delegated authority to approve expenditure from the coastal management earmark reserve.
£0 - £10,000.00	Property Programme Manager
£10,000.00 - £50,000.00	Head of Corporate Resources
£50,000.00 +	Chief Executive in consultation with Leader, Portfolio Holder and Head of Corporate Resources

It is anticipated that the above changes to the original management plan will improve the efficiency and responsiveness of remedial work.

- It is recommended that all area recommendations are actioned.