

<b>Pier Substructure Repairs</b>	
<b>Executive Summary</b>	<p>Cromer Pier is an iconic structure within North Norfolk and a significant attraction for many thousands of visitors every year. It is a Grade 2 listed structure which was constructed in 1901. It is set in an extremely harsh environment and these factors combine to require a significant and ongoing maintenance regime.</p> <p>Part of the maintenance regime for the pier includes annual structural surveys to identify remedial works with a more detailed survey undertaken every five years.</p> <p>This report summarises the results of the latest detailed survey, which has been undertaken by the Hemsley Orrell Partnership (HOP). This survey identified a number of high priority works to be completed, alongside medium term works, and low risk works.</p> <p>This report seeks approval for capital funding to undertake the high priority essential substructure repair and reinforcement works to Cromer Pier during the 2025/26 financial year, during January &amp; February 2025. The report summarises the structural condition findings, options for addressing the issues, and the financial implications for the Council.</p>
<b>Options considered</b>	<p><b><u>Option 1</u></b> To add a capital budget of £250k in-year for this project. This would allow all high-priority defects to be addressed during a period of reduced footfall and reduced operational activity on the pier.</p> <p><b><u>Option 2</u></b> Not to allocate a capital budget at this time. This would delay the completion of high-priority works and may increase the likelihood that repairs need to be undertaken during periods of higher visitor activity. This option is <b>not recommended</b>, as deferral would increase operational and financial risks to the Council.</p>
<b>Consultation(s)</b>	Cllr Lucy Shires - Portfolio Holder for Finance, Estates & Property Services
<b>Recommendations</b>	<p><b><u>Recommendation 1</u></b> That Council approves a budget of £250k to be added to the 2025/26 capital programme, funded by borrowing, to allow the commencement of urgent high-priority substructure works to Cromer Pier.</p> <p><b><u>Recommendation 2</u></b> That delegated authority is granted to the Assets and Property Programme Manager, in consultation with the S151 Officer, to award a contract for the delivery of the works up to the approved budget.</p>
<b>Reasons for recommendations</b>	To allow necessary capital works to proceed in a timely manner.

<b>Background papers</b>	Appendix A: Pier Schedule of works
--------------------------	------------------------------------

<b>Wards affected</b>	All
<b>Cabinet member(s)</b>	Cllr Lucy Shires
<b>Contact Officer</b>	Daniel King <a href="mailto:Daniel.King@North-Norfolk.gov.uk">Daniel.King@North-Norfolk.gov.uk</a>

<b>Links to key documents:</b>	
Corporate Plan:	Investing in our local economy and infrastructure A strong, responsible & accountable council
Medium Term Financial Strategy (MTFS)	The works are proposed to be funded through borrowing. This internal borrowing will be repaid through a minimum revenue provision over the useful life of the works. This will be incorporated in the MTFS update.
Council Policies & Strategies	None

<b>Corporate Governance:</b>	
Is this a key decision	Yes
Has the public interest test been applied	<p>Yes – Appendix A</p> <p>Information relating to Appendix A involves the likely disclosure of exempt information as defined in paragraph 3, Part 1 of schedule 12A (as amended) to the Local Government Act 1972.</p> <p>This paragraph relates to:</p> <p>Para 3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)</p> <p>The public interest in maintaining the exemption outweighs the public interest in disclosure for the following reasons:</p> <p>The information is commercially sensitive, relating to itemised pricing and lease negotiations. Releasing this information would be likely to prejudice the Council in obtaining best value, in the interests of Council Tax payers, and would reveal commercially sensitive pricing information of a third party.</p>
Details of any previous decision(s) on this matter	N/A

## **1. Purpose of the report**

- 1.1. The purpose of this report is to outline the requirement for urgent substructure works to Cromer Pier and to seek approval for an in-year addition of £250k to the 2025/26 capital programme. The report also seeks delegated authority to award a contract to enable timely delivery of these essential works.

## **2. Introduction & Background**

- 2.1. Routine Pier inspections were undertaken in the winter of 2024, with the final report being published in 2025. This report has highlighted a series of structural defects requiring intervention. Without timely works, the deterioration may progress to a point where operational restrictions or unplanned closures could be required.
- 2.2. This report covers the recommendations following the survey which was completed in 2025 by HOP and seeks authority to establish a capital budget in year to progress with high priority works identified within the report.
- 2.3. The works identified in the Pier inspection report were not included in the original 2025/26 capital programme because the detailed structural report was received after the capital programme had been finalised as part of the 2025/26 budget process.
- 2.4. Please note that other, less urgent works were also identified during the survey. These will be submitted as part of the 2026/27 capital bid process. This report focuses specifically on the high-priority works that require delivery ahead of the next season due to their time-sensitive nature.

## **3. Recommended Pier Remedial Works**

- 3.1. In order to address the remedial works identified within the survey undertaken last year it is now necessary to proceed with the high priority works for the latest identified high risk works identified to the structure of the pier.
- 3.2. Based on advice from our consultants, the initial required works are to remedy issues identified with some of the deck beams, trusses, bracing, and columns. These works are those identified as being the most critical and urgent of the works identified in the report published in 2025.
- 3.3. The timing of these works is operationally advantageous. January and February represent a quiet period for Cromer Pier, with significantly lower footfall compared with the peak summer months. During this period, there are no scheduled shows at the Pavilion Theatre, creating a window of opportunity to undertake intrusive remedial works with minimal disruption to visitors, performers, and the wider pier operations. Carrying out the works at this point in the calendar will minimise operational impact while ensuring the structure is addressed ahead of the busy season.
- 3.4. Using the information provided by HOP a package, of the most urgent and critical works, has been prepared. Work is currently ongoing to seek interest from suitably qualified suppliers to undertake the programme of works. These works are critical to the continued use of the structure and the health and safety of all those who use this facility. The total of this package of works totals £250k.

## 4. Proposals and Options

### 4.1. Option 1

- 4.1.1. To add a capital budget of £250k in year for this project at this time would allow all high priority defects to be addressed during a window of opportunity where there is reduced footfall and reduced usage of the pier.

### 4.2. Option 2

- 4.2.1. Not to allocate capital budget to this project at this time would delay high priority works and could negatively impact the day-to-day operations of the Pier should these works commence during a window where usage of the pier is high. This option is not recommended as it negatively impacts the Council, and the Pier operations.

## 5. Corporate Priorities

- 5.1. Continued investment in the pier supports a number of corporate plan objectives, including “investing in our local economy and infrastructure” by preserving the key iconic structure of Cromer Pier.
- 5.2. The works also demonstrate “a strong, responsible & accountable council” - Cromer Pier is one of the Council’s most valuable heritage and economic assets. Proactively addressing structural risks demonstrates responsible asset management and avoids costlier reactive interventions in future years.

## 6. Financial and Resource Implications

- 6.1. The initial works requested total £250k. These represent the first stage of a wider programme of works, with additional capital requirements expected to be considered as part of the 2026/27 budget cycle. Based on the estimated useful life of the works, the resulting MRP charge is expected to be approximately £1,900 per annum from 2026/27 onwards.
- 6.2. Please refer to Appendix A where a itemised breakdown of the schedule of works has been provided.

### Comments from the S151 Officer:

*This investment represents essential planned maintenance to protect one of the Council's key operational and heritage assets. The financial implications have been appropriately considered with the £250k borrowing requirement being able to be accommodated within the MTFS.*

## 7. Legal Implications

- 7.1. The Council has a duty of care to maintain assets in a safe condition. Structural works of this nature must comply with marine engineering, planning, construction, and health and safety legislation. Procurement will follow the requirements of the constitution alongside the Procurement Act 2023.

## **Comments from the Monitoring Officer**

Deterioration of the pier substructure has been highlighted which impacts upon structural safety and durability of the pier. Urgent works are required to undertake high priority repairs. Capital budget is sought to fund this, with works to be undertaken in January/February 2026, prior to the next budget setting. If budget is authorised, proper procurement processes should be complied with in accordance with legislation and the Council's Constitution.

## **8. Risks**

- 8.1. Construction costs continue to be affected by external inflationary pressures. To mitigate this, a contingency allowance of 25% has been included within the proposed budget.
- 8.2. Timely completion of the recommended works reduces the risk of further deterioration, which could lead to higher costs or future operational restrictions. Proactive planned maintenance supports the long-term resilience of the pier and reduces the likelihood of more expensive reactive works.
- 8.3. Cromer Pier is a valued landmark and its ongoing maintenance is important to residents, visitors, and the local economy. Ensuring that works proceed in a timely and well-managed way helps protect the Council's reputation and its duty of care.
- 8.4. Temporary operational impacts may occur during construction. However, these will be minimised through close coordination between the Council's Property Services team and the pier's operators, Openwide, with works planned during January 2026 and February 2026 when activity is at its lowest.

## **9. Net Zero Target**

- 9.1. The works will be undertaken in accordance with relevant Council policies and industry best practice to ensure minimal impact on the environment

## **10. Equality, Diversity & Inclusion**

- 10.1. None as a direct consequence of this report.

## **11. Community Safety issues**

- 11.1. Appropriate safety measures, including controlled access zones, clear signage, temporary barriers, and compliance with construction and marine safety regulations, will be implemented to ensure the safety of visitors, contractors, and pier operators throughout the works. With these controls in place, community safety impacts are expected to be minimal.

## **12. Conclusion and Recommendations**

- 12.1. Timely investment in Cromer Pier's substructure is essential to maintain the safety, resilience and continued operation of this significant and iconic district asset. The proposed works represent the highest-priority interventions identified by structural engineers and are time-sensitive due to environmental conditions and operational constraints.
- 12.2. Approval of the recommended capital budget will enable the Council to undertake these essential works at the most appropriate time of year and ensure the long-term sustainability of a key piece of the district's heritage and visitor economy.
- 12.3. It is recommended that Council approves a budget of £250k to be added to the 2025/26 capital programme, funded by borrowing, to allow the commencement of urgent high-priority substructure works to Cromer Pier. (Recommendation 1)
- 12.4. That delegated authority is granted to the Assets and Property Programme Manager, in consultation with the S151 Officer, to award a contract for the delivery of the works up to the approved budget as prepared in Appendix A. (Recommendation 2)