



Title of Report:	Replacement of the Boardwalk, Waterfoot Beach Hinterland
Committee Report Submitted To:	Leisure & Development Committee
Date of Meeting:	21 April 2026
For Decision or For Information	For Decision
To be discussed In Committee	NO

Linkage to Council Strategy (2021-25)	
Strategic Theme	Protecting and Enhancing our Environments and Assets Promote our tourism offer locally and internationally. Prosperity, Health and Wellbeing and Cohesive Community.
Outcome	Improved access to our natural environment. Development of Visitor economy and health and wellbeing opportunities.
Lead Officer	Head of Tourism & Recreation Coast and Countryside Manager

Estimated Timescale for Completion	
Date to be Completed	2026/27

Budgetary Considerations	
Cost of Proposal	£50,000 (initial estimated costs)
Included in Current Year Estimates	NO
Capital/Revenue	Capital
Code	
Staffing Costs	

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

1.0 Purpose of Report

The purpose of this report is to seek approval from Elected Members to progress to Stage 2 of the Council's Capital Works Process, encompassing procurement and the development of a Final Business Case, for the replacement of the Waterfoot boardwalk.

2.0 Background

2.1 The Leisure and Development Committee considered a report on the replacement of the boardwalk at Waterfoot Beach Hinterland on 21 October 2025, and approval was provided for Stage 1 of the Capital Works Process. The proposal was to assess the options for replacement of the existing boardwalk with a compacted dust path. At Council's meeting held on Tuesday 4 November 2025, the minutes of the Leisure and Development Committee were adopted, and the recommendations contained therein were approved.

3.0 Proposals

3.1 It is proposed that the existing timber boardwalk be fully removed due to its advanced state of deterioration and the associated safety risks. In its place, a compacted dust path is to be installed, providing a durable, low-maintenance, and accessible path that aligns with current best practice in sustainable path construction within natural and recreational environments.

3.2 Stage 1 of the Capital Works Process has been completed, including feasibility assessment, outline design and cost estimates for the replacement of the existing boardwalk with a compacted dust path.

3.3 Costs Estimate

Waterfoot Boardwalk Works – Budget Estimate	
Summary	Costs
Clearance and Removal	£4,284.00
New Pathway	£21,382.50
New Fencing	£5,955.00
Prelims	£11,000.00
Contingency	£4,300.00
COST ESTIMATE	£46,921.50
Design Team Fees (based on cost estimate)	£2,250.00
TOTAL	£ 49,171.50

The budget cost estimate for the works is £46,921.50 plus VAT and this includes a 10% Contingency.

The estimated design team fees to complete the Stage 2 Detailed Design and Procurement works will be £2,250.00 plus VAT based on the budget cost estimate of £46,921.50 and using the 2021-2025 PSC Framework rates (This is for a Civil & Structural Engineer (Lead) and Q.S.).

4.0 Next Steps

4.1 Subject to Council consideration of options, the Tourism and Recreation Service and Infrastructure Team will advance the project and initiate and complete on Stage 2 of the Capital Works Process, based on the options below:

4.2 **Option 1 (£46,921.50): Replacement with Compacted Dust Path**

It is proposed that the existing timber boardwalk be fully removed due to its advanced state of deterioration and the associated safety risks. In its place, a compacted dust path would be installed, providing a durable, low-maintenance, and accessible route that aligns with current best practice in sustainable path construction within natural and recreational environments.

The Council's Infrastructure Team has completed Stage 1 of the Capital Works Process, including feasibility assessment, outline design, and cost estimates, for this option.

4.3 **Option 2 (£6,000): Removal of Boardwalk with No Replacement**

This option would involve the complete removal of the existing timber boardwalk with no alternative infrastructure provided. While this would eliminate immediate safety risks and reduce capital expenditure, it would also remove formal access through the area, potentially impacting accessibility and visitor experience.

Consideration would need to be given to site reinstatement and management of informal access routes.

5.0 Recommendation

It is recommended that the Leisure and Development Committee considers Option 1 and Option 2 and make a preferred recommendation.

Subject to Council decision, Officers will proceed with progression and completion of Stage 2 of the Council's Capital Works Process (full design/specification and procurement).