

Thorpeness Community Update

23rd January 2026

Current Situation

There are nine properties at immediate risk. Six of those properties are due to commence demolition Monday.

This week The Council took a decision to continue to underwrite demolition costs for homeowners in Thorpeness.

Over 27m of cliff has been lost since Dec 2024.

The beach is closed and signage installed. Further temporary signage installed today along access routes. To be replaced with permanent metal signage within the next two weeks once available.

East Suffolk Council are engaging with residents on several short-term solutions as a priority and once we have dealt with immediate risks, will move towards planning for the medium risk. We are considering proposals on a case-by-case basis along with giving due consideration to the potential in-combination effects and linkages.

As the foreshore leaseholder, ESC have engaged with landowner Suffolk County Council (SCC) our ability to be enabling of any technically feasible options. Any options that homeowners and East Suffolk Council can agree on will be supported by SCC in their landlord role.

One Scheme proposed has been reviewed by ESC Coastal Management and Adaptation and Planning teams and will be able to progress under permitted development rights.

Flood Risk

Thorpeness has an historical flood risk. This is reflected in the Environment Agency's National Flood Risk Assessment [National assessment of flood and coastal erosion risk in England 2024 - GOV.UK](#)

The Environment Agency and East Suffolk Council officers visited Thorpeness on Friday 16th January to speak to residents and re-assess flood level measurements.

Following this visit the Environment Agency provided the following statement:

"We do not believe the potential for flooding at Thorpeness has increased since recent coastal erosion, but we will continue to provide the community with clear and reliable advice"

In addition residents can receive sign up for flood alerts and warnings and helpful information at [www.gov.uk/flood](#) and from Floodline: 0345 988 1188.

ESC officers engaged with residents Thursday 22nd to reassure them, ahead of the lunchtime high tide, following inaccurate media reports that flooding was likely.

Communications

Public meeting Thorpeness Country Club 23rd January.

All North End Avenue residents (landward side) contacted by officers this week in addition to those in flood risk zone.

All vulnerable residents of concern in community visited in person by ESC officers.

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Joint Emergency Planning Unit confirmed they have access to data for all vulnerable residents as part of their Emergency Plan.

ESC Housing team directly engaging with residents with housing requirements.

Community drop-in sessions are booked for Tuesday 27th, 3rd and 10th of February at the Country Club between 12-2pm. These sessions will involve ESC officers from housing, communities and coastal management services. Also in attendance will be the local clergy who will be available to speak to residents.

ESC website updated to provide information [Coastal Management » East Suffolk Council](#) this will be updated regularly.

Parish Council to receive weekly update to share via community networks and groups.

