

## AGENDA

**CABINET**

**MONDAY, 26 JANUARY 2026**

**4.00 PM**

**COUNCIL CHAMBER, FENLAND HALL,  
COUNTY ROAD, MARCH**

Committee Officer: Linda Albon  
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1 To receive apologies for absence

2 Previous Minutes (Pages 3 - 6)

To confirm and sign the public minutes of the meeting held 15 December 2025.

3 To report additional items for consideration which the Chairman deems urgent by virtue of the special circumstances to be now specified

4 To receive members' declaration of any interests under the Local Code of Conduct or any interest under the Code of Conduct on Planning Matters in respect of any item to be discussed at the meeting

5 Review of Fees and Charges 2026/27 (Pages 7 - 36)

To receive the recommendations of the Overview and Scrutiny Panel's consideration of the Fees and Charges for 2026/27.

6 Creation of a Local Government Reorganisation Reserve (Pages 37 - 40)

To seek Council approval to create a Local Government Reorganisation (LGR) reserve.

7 Immediate Article 4 Direction - Mud Walls in Whittlesey (Pages 41 - 50)

To seek approval for an Immediate Article 4 Direction removing permitted development rights that allow for the demolition or removal or alteration of traditional

mud walls in Whittlesey without planning permission.

8 Wisbech High Street Update (Pages 51 - 66)

To provide Cabinet with a monthly update regarding the ongoing construction work at 24 High Street, Wisbech and the pre-construction design and planning work for 11-12 High Street, Wisbech.

9 Draft 6 Month Cabinet Forward Plan (Pages 67 - 68)

For information purposes.

10 Items which the Chairman has under item 3 deemed urgent

11 Grounds Maintenance Contract 1 November 2026 to 31 October 2027 (Pages 69 - 114)

To revisit the Grounds Maintenance contract and plan for the end of the current extended contract on 31 October 2026.

*The appendices to this report comprise exempt information – to exclude the public (including the press) from a meeting of a committee it is necessary for the following proposition to be moved and adopted: “that the public be excluded from the meeting for items which would involve the likely disclosure of exempt information as defined in the paragraphs 3 and 5 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) as indicated”.*

**CONFIDENTIAL - ITEMS COMPRISING EXEMPT INFORMATION**

To exclude the public (including the press) from a meeting of a committee it is necessary for the following proposition to be moved and adopted: "that the public be excluded from the meeting for Items which involve the likely disclosure of exempt information as defined in paragraph 3 of Part I of Schedule 12A of the Local Government Act 1972 (as amended) as indicated."

12 Previous Minutes (confidential) (Pages 115 - 116)

To confirm and sign the confidential minutes of the meeting held 15 December 2025.

Friday, 16 January 2026

Members: Councillor C Boden (Chairman), Councillor Mrs J French (Vice-Chairman), Councillor G Christy, Councillor S Count, Councillor Miss S Hoy, Councillor S Imafidon, Councillor Mrs D Laws, Councillor C Seaton, Councillor S Tierney and Councillor S Wallwork



## CABINET

MONDAY, 15 DECEMBER 2025 - 2.00 PM

**PRESENT:** Councillor C Boden (Chairman), Councillor Mrs J French (Vice-Chairman), Councillor Miss S Hoy, Councillor S Imafidon, Councillor C Seaton, Councillor S Tierney and Councillor S Wallwork

**APOLOGIES:** Councillor G Christy, Councillor S Count and Councillor Mrs D Laws

### CAB32/25 PREVIOUS MINUTES

The public minutes of the meeting held 7 November 2025 were agreed and signed.

### CAB33/25 DRAFT BUSINESS PLAN 2026/27

Members considered the Draft Business Plan 2026-27 presented by Councillor Tierney.

Councillor Tierney acknowledged the hard work of officers in creating the business plan.

**Proposed by Councillor Tierney, seconded by Councillor Boden and AGREED to approve the Draft Business Plan 2026-27 for public consultation.**

### CAB34/25 DRAFT BUDGET & MTFS 2026/27

Members considered the Draft Budget and Medium-Term Financial Strategy 2026/27 report presented by Councillor Boden.

- Councillor Hoy said that if Fenland District Council ceases to exist from April 2028, does that mean there will be a massive cost in its final year? Councillor Boden replied that there may be some termination costs, but these will likely be passed on to the new unitary authority; a few may lie with FDC but all future assets, liabilities etc. will be passed on.
- Councillor Tierney commented that other councils are in all sorts of financial distress, and he wonders if people realise that quietly in the background, FDC is a sound, stable and steady council thanks to the Leader and fantastic work of officers who do not get the credit they deserve. FDC has frozen its portion of council tax for the last nine years but is still doing new things every year with a sound budget. It is sad that Local Government Reorganisation might put an end to that, but this council should be proud of what has been achieved so far.
- Councillor Boden said FDC has always recognised it is using taxpayers' money which is why so much care is taken with it and does not spend on politically correct items or in telling people how wonderful it is. That is also why he set up a budget equalisation reserve, which was to work as hard as possible to keep council tax down. Rather than spend any surplus it was put into the reserve against council tax in future years.

**Proposed by Councillor Boden, seconded by Councillor Tierney and AGREED that:**

- The revised General Fund Budget and revised Capital Programme for 2025/26 be approved.
- The draft budget proposals for 2026/27 outlined in this report be approved for consultation.

**(iii) The proposed Capital Programme for 2026/27 – 2028/29 be approved.**

*(Councillors Boden and Seaton declared that they are trustees of FACT but will consider the item with an open mind).*

**CAB35/25 ADOPTION OF A NEW PLANNING ENFORCEMENT POLICY**

Members considered the Planning Enforcement Policy report presented by Councillor Boden.

Councillor Boden thanked the Planning Enforcement Team and Head of Planning for their work on this policy, which reflects best practice.

- Councillor Hoy said she welcomes this policy as she had been frustrated with planning enforcement; it will be more pragmatic on less serious cases but will take sterner action on the more important cases and she appreciates the clarity.
- Councillor Mrs French said she also welcomes this report; as a member of Planning Committee, she regularly receives complaints about the breach of planning regulations.

**Proposed by Councillor Boden, seconded by Councillor Mrs French and AGREED to approve the revised Planning Enforcement Policy.**

**CAB36/25 PRIDE IN PLACE IMPACT FUND - PROJECT PROPOSAL**

Members considered the Pride in Place Impact Fund project proposal report presented by Councillor Boden.

- Councillor Tierney said this is fantastic news for Fenland as it will deliver great changes for this area; members should contact officers and say what they want done.
- Councillor Imafidon said he would like to see an improvement to the playground at Jasmine Close in Wisbech as the equipment there has deteriorated over the years.
- Councillor Boden thanked Councillor Imafidon and said the Council will look at where the greatest need is. There are some areas with no play equipment at all, and some with an increased population which has made existing provision inadequate; it is not a one size fits all and everywhere will be considered.
- Councillor Hoy said there needs to be a clear process on how ideas are proposed. She feels the west side of Wisbech is poorly served whilst there is more provision in the centre. Heron Road in Wisbech is badly maintained and there is potential for a soft play area in the Pavilion. She feels there should be surveys of cold spots and the conditions of equipment in each location.
- Councillor Seaton said he appreciated the ideas, and they emphasised why someone is needed to do this work and ensure an even spread across the district before the money must be spent by 2027. The decision will be member-led, and ideas will come back to Cabinet to be followed by a consultation.
- Councillor Mrs French said as Portfolio Holder for parks she is aware of the requests, and some additional staff may be required to look at this.

**Proposed by Councillor Boden, seconded by Councillor Mrs French and AGREED to:**

- **Approve the allocation of the £1.5 million Pride in Place Impact Fund allocation to the delivery of improved open spaces and play park enhancements across the district.**
- **Delegate authority to the Corporate Director, in consultation with the Portfolio Holders for Open Spaces and Inspire! Projects, to commence an assessment of open spaces facilities and play parks to identify, alongside local elected Members, sites for improved or new facilities and return to Cabinet with a report with recommendations on the specific projects to be undertaken.**
- **Note the necessary recruitment of a part-time, fixed term contract Project Officer to**

ensure that the organisation has the capacity to deliver this work in a timely manner, within the tight timeframe and deadline of March 2027 stipulated by Government.

#### **CAB37/25 LOCAL PLAN UPDATE**

Members considered the Local Plan Update report presented by Councillor Boden.

**Proposed by Councillor Boden, seconded by Councillor Mrs French and AGREED to recommend to Council that they:**

- a) Withdraw the emerging Fenland Local Plan 2021-2040**
- b) Commence the production of a new Local Plan under the new system to be completed by March 2028 that will cover the period 2025 to 2050 once the new plan making regulations are published.**
- c) Delegate authority to the Head of Planning in consultation with the relevant Portfolio Holder to publish and keep up to date a new Local Development Scheme.**

#### **CAB38/25 WISBECH HIGH STREET UPDATE**

Members considered the Wisbech High Street Update report presented by Councillor Seaton.

Councillor Boden thanked officers for their work in getting to where this project is now and Wisbech members for their tenacity in seeing something constructive come out of the destruction of The Gap. This update is very welcome news, and members look forward to the official opening in January, the occupation of the flats and the letting of the retail unit.

**Proposed by Councillor Seaton, seconded by Councillor Boden and AGREED to note the report.**

#### **CAB39/25 WHITTLESEY RELIEF ROAD UPDATE**

Members considered the Whittlesey Relief Road report presented by Councillor Boden on behalf of Councillor Christy.

**Proposed by Councillor Boden, seconded by Councillor Mrs French and AGREED to:**

- Write to the CPCAA under the budget consultation to request inclusion of the cost of the next Whittlesey Relief Road report in the CPCA 2026/27 budget or, failing that, in the MTFS for 2027/28.**
- Contact Whittlesey Town Council requesting that they consider offering financial support towards the cost of the budget.**
- Consider inclusion within FDC's next budget or MTFS for the provision of funds to cover or contribute towards the cost of the next Whittlesey Relief Road report, as a backstop position.**

*(Councillor Boden declared that he is a member of Whittlesey Town Council and on the board of the Cambridgeshire and Peterborough Combined Authority).*

#### **CAB40/25 DRAFT 6 MONTH CABINET FORWARD PLAN**

Noted for information.

#### **CAB41/25 PORT OPERATIONS UPDATE (CONFIDENTIAL)**

Members considered the confidential Port Operations Update report presented by Councillor Boden on behalf of Councillor Christy.

**Proposed by Councillor Boden, seconded by Councillor Seaton and AGREED to instruct officers as outlined in the confidential minutes.**

*(Members resolved to exclude the public from the discussion on this item of business on the grounds that it involved the disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended)).*

**CAB42/25** **CONFIDENTIAL MINUTES**

The confidential minutes of the meeting held 7 November 2025 were agreed and signed.

2.55 pm Chairman

Agenda Item No:	5	
Committee:	Cabinet	
Date:	26 January 2026	
Report Title:	Review of Fees and Charges 2026/27	

## Cover sheet:

### 1 Purpose / Summary

To receive the recommendations of the Overview and Scrutiny Panel's consideration of the Fees and Charges for 2026/27.

### 2 Key issues

- The Panel will meet on the 19 January 2026 to review the Council's Fees and Charges for 2025/26, in line with the Budget Strategy considered by Cabinet on 15 December 2025.
- An addendum report will be provided for the Cabinet meeting detailing the proposals considered by the Overview and Scrutiny Panel at the meeting on the 19 January 2026.
- The fees and charges for 2026/27 considered by the Overview and Scrutiny Panel are at Appendix A of the attached report.
- Members of the Overview & Scrutiny Panel after careful consideration, recommended to Cabinet that the proposed Fees and Charges detailed at Appendix A be approved for inclusion in the final budget proposals for 2026/27.

### 3. Recommendations

- Members consider the recommendations of the Overview and Scrutiny Panel and approve the Fees and Charges for 2026/27.

<b>Wards Affected</b>	All
<b>Forward Plan Reference</b>	KEY/22DEC25/01
<b>Portfolio Holder(s)</b>	Cllr Chris Boden, Leader and Portfolio Holder, Finance
<b>Report Originator(s)</b>	Peter Catchpole, Corporate Director and Chief Finance Officer Sian Warren, Chief Accountant
<b>Contact Officer(s)</b>	Peter Catchpole, Corporate Director and Chief Finance Officer Sian Warren, Chief Accountant
<b>Background Paper(s)</b>	Draft Medium Term Financial Strategy and General Fund Budget 2026/27.

Agenda Item No:		
Committee:	Overview & Scrutiny Panel	
Date:	19 January 2026	
Report Title:	Review of Fees and Charges 2026/27	

## Cover sheet:

### **3 Purpose / Summary**

To review the Council's Fees and Charges for 2026/27, in line with the Budget Strategy considered by Cabinet on 15 December 2025.

### **4 Key issues**

- At a separate agenda item, the draft Budget report for 2026/27 highlights the significant financial challenges the Council faces over the medium term and the scale of savings required.
- The current and forecast economic climate dictates that the Council's charges have to remain sympathetic to local people's ability to pay, whilst at the same time maximising income to the Council.
- Consumer Price Index (CPI) inflation at September 2025 was 3.8% and currently stands at 3.2% (November 2025), increasing slightly over the last twelve months from a rate of 2.6% (November 2024). As many of the Council's contractual arrangements use the September CPI for increases, this has been reflected, where appropriate in the proposals for increases in 2026/27.
- The Council is experiencing significant inflationary pressures relating to staff costs, energy and fuel costs, contract costs and supplies which are increasing at a higher rate than the prevailing CPI rate. Consequently, the majority of charges where we have discretion to amend are proposed to increase by between 2% - 10% depending on the type of charge.
- The proposed fees and charges for 2026/27 are attached at Appendix A.
- The proposals would, at current usage levels, generate further income from fees and charges of an estimated £82,400. No increase in fees and charges (apart from Garden Waste charges) had been included in the draft budget report so this amount would reduce the current estimated shortfall for 2026/27.
- The estimated additional income assumes current usage/activity levels are maintained for 2026/27. Any reduction in the level of increases proposed or reduced usage/activity levels will reduce the estimated additional income.
- Consequently, alongside the proposed increases, the emphasis is also on maintaining or increasing usage/activity levels in order to maximise income.

## 5 Recommendations

- Members are asked to consider the proposals contained in this report and at Appendix A and to recommend to Cabinet the Fees and Charges to be included in the final budget proposals for 2026/27.

<b>Wards Affected</b>	All
<b>Forward Plan Reference</b>	
<b>Portfolio Holder(s)</b>	Cllr Chris Boden, Leader and Portfolio Holder, Finance
<b>Report Originator(s)</b>	Peter Catchpole, Corporate Director and Chief Finance Officer Sian Warren, Chief Accountant
<b>Contact Officer(s)</b>	Peter Catchpole, Corporate Director and Chief Finance Officer Sian Warren, Chief Accountant
<b>Background Paper(s)</b>	Draft Medium Term Financial Strategy and General Fund Budget 2026/27.

## Report:

### **1 INTRODUCTION**

- 1.1 The Draft Medium Term Financial Strategy and General Fund Budget 2026/27 considered by Cabinet on 15 December 2025 highlighted the significant challenges the Council faces over the medium term. Further details are contained in the draft budget report at a separate agenda item.
- 1.2 When reviewing the current level of fees and charges, officers have been mindful of the following principles:
  - (i) The current economic climate and the consequential impact on residents and businesses;
  - (ii) CPI Inflation at September 2025 was 3.8% and currently stands at 3.2% (November 2025), a slight increase over the last twelve months (2.6% in November 2024);
  - (iii) The need to remain competitive and maintain/increase activity levels;
  - (iv) Flexibility in the charging regime to encourage increased usage and to assist with meeting Corporate Priorities;
  - (v) The need to maximise income levels to assist with funding the Medium Term Financial Forecasts.
- 1.3 The Council is experiencing significant inflationary pressures relating to staff costs, energy and fuel costs, contract costs and supplies which are increasing at a higher rate than the prevailing CPI rate. Consequently, the majority of charges where we have discretion to amend are proposed to increase by between 2% - 10% depending on the type of charge.
- 1.4 The proposals would, at current usage levels, generate further income from fees and charges of an estimated £82,400. No increase in fees and charges (apart from Garden Waste charges) had been included in the draft budget report so this amount would reduce the current estimated shortfall for 2026/27.

### **2 PROPOSALS**

- 2.1 The proposed fees and charges for 2026/27, together with comparisons with current charges, percentage increase and financial impact are detailed at Appendix A.
- 2.2 Many of the fees and charges are non-vatable and are shown in Appendix A as either exempt(e), non-business(n) or zero-rated(z). All other charges are standard rated and shown inclusive of VAT, with the exception of the charges for South Fens Enterprise Centre, South Fens Business Centre, The Boathouse and Sutton Bridge Moorings, which are shown excluding VAT.
- 2.3 Some of the fees and charges are set centrally by government and other bodies and apply to all local authorities. These are included in Appendix A and cover the following:
  - Licensing Fees issued under the Licensing Act 2003 and Gambling Act 2005.
  - Electoral Registration.
  - Environmental Health – Process Authorisation Fees and Ship Sanitation Certificates.
  - Planning Fees – annual increases by CPI as determined by government.

There is no discretion in the setting of these fees.
- 2.4 Planning Fees are determined by government and following significant increases with effect from 6 December 2023, (Major Development application fees increased by 35% and

by 25% for all other applications), from 1 April 2025, planning application fees will be subject to an annual indexation, capped at 10%.

- 2.5 Taking into account the principles detailed in 1.2 above, all Service Teams have assessed their charges for 2026/27 and their proposals are detailed in Appendix A.
- 2.6 Detailed service proposals are contained in the following sections together with some commentary explaining the rationale for the proposed charges for 2026/27. The following sections are in the same order as detailed in Appendix A.

### **3 GROWTH & INFRASTRUCTURE SERVICES**

#### **3.1 Wisbech Port – Statutory Harbour Dues (Wisbech & Sutton Bridge - Harbour & Light Dues, Conservancy Dues, Pilotage Dues and Additional Charges), Wharfage Dues (Wisbech only), Yacht Harbour (Wisbech only)**

##### **Statutory Dues**

- Members will be aware that this Council is the Statutory Harbour Authority for the River Nene from Wisbech to the Bar Flat Buoy in The Wash. The Council is allowed to set charges to recover costs over a period of time, a principle re-iterated by the Department for Transport who have previously emphasised that there should not be any 'substantial or continuing subsidy from a local authority's general funds to its port'.
- These costs should be recovered from the charges levied on ships visiting Wisbech and Sutton Bridge using the Harbour Authority/Pilotage service. However, as a result of a continuing significant downturn in the number of ships visiting Port Sutton Bridge (and to a lesser extent Wisbech) over the past few years, the income received falls significantly short of the costs to provide this service.
- A review of the Port operations was undertaken during 2025/26 in order to identify sustainable options over the medium and long-term. This included a re-assessment of the costs of providing the service together with a charging policy which seeks to recover costs from the lower number of ships visiting the Port. Even with the reductions in costs and an increase in fees the deficit of the Port operations still remains high. Based on the projected out-turn for the Statutory Harbour service in 2025/26 the fees would need to be increased by 74% to cover the projected expenditure.
- A further report about the Port operations was taken to Cabinet in December 2025 which identified a plan of action which will be implemented in 2026.
- As an interim measure, pending the outcome of the review and to continue to reduce the deficit in operating these services, it is proposed to increase the Statutory Dues by 3.8% (September 2025 CPI).

##### **Commercial Fees**

- As with the Statutory Fees above, the income from Commercial Fees (mainly Wharfage Dues at Wisbech) falls significantly short of the costs of providing these services.
- These services will also form part of the current review of Port operations. Based on the limited number of ships visiting Wisbech, the fees for the commercial operation would need to increase substantially in order to recover costs.
- Pending the outcome of the review and to continue to reduce the deficit in operating this service, it is proposed to increase the Commercial Dues by 3.8% (September 2025 CPI).

- Additional charges at Wisbech Port are currently set at a level to recover costs and in order to keep pace with increased costs, these charges are proposed to increase by around 3.8%.
- Based on the estimated number of ships visiting Wisbech and Port Sutton Bridge in 2026/27, the proposed 3.8% increase in Statutory and Commercial Dues would generate around an additional £17,312 income. However, this is entirely dependent on achieving the estimated ship numbers visiting the Port. Consequently, this additional income is far from certain and should be treated with caution.

### **Yacht Harbour and Ancillary Charges**

- As with the Statutory and Commercial Fees above, the income from mooring fees at the Yacht Harbour falls short of the costs of providing these services.
- It is important to note however that the moorings and ancillary services provided by the Council at the Yacht Harbour are discretionary services and do not have the same legislative requirements associated with the Statutory and Commercial operations at the Port. The principle of setting charges to cover costs (based on estimated occupancy levels) is however the same.
- Following the completion of the Sutton Bridge moorings, the Council has entered into an agreement with Lincolnshire County Council, who own the moorings, to manage them on their behalf. This includes the collection of berthing rates.

### **Mini-Factories, Venture Court, South Fens Enterprise Centre, South Fens Business Centre and The Boathouse**

- Rents have been reviewed in light of current occupancy rates and market comparisons. Following the changes agreed for 2024/25 (which removed the maximum rent ranges and also the minimum rent charge at South Fens Business Centre) it is proposed to increase the minimum rent charges by around 15% for the Mini-Factories, by around 18% for the South Fens Enterprise Centre and by around 1.5% for The Boathouse, with the minimum rent charge at Venture Court remaining the same. These proposals are considered to be appropriate for the local market. Actual rents are negotiable above the minimum charge per square foot/metre.
- The proposed rents would apply to new tenants and following rent reviews for existing tenants. Consequently, any estimate of additional income generated from these changes should be treated with caution.
- There has been a significant impact on room hire income over the past few years resulting from the Covid-19 pandemic. It is also proposed not to increase these for 2025/26 as these are set at a level to recover costs.

## **4 COMMUNITIES, ENVIRONMENT, LEISURE & PLANNING SERVICES**

### **4.1 Environment Charges**

- Generally, charges set at the discretion of the Council have been increased by around CPI.
- Process Authorisation Fees and Ship Sanitation Certificates are increased annually in line with DEFRA and the Association of Port Health Authorities recommended charges which have yet to be received.

### **4.2 Cemeteries Service**

- The Council provides a burial service in 6 cemeteries across the District, whilst maintaining another 15 closed cemeteries. FDC works hard to make sure that the cemeteries are well kept places to visit. In order to deliver what visitors to the cemeteries expect, we work together with our contractor, Tivoli Group, to ensure that high standards are maintained.

- There are a variety of percentage increases in fees proposed and this is to ensure the fees reflect the cost of providing (direct contractor costs are expected to increase) and investing in the service (new Bereavement software is being procured to manage the service more effectively) and the limited size of the cemeteries themselves. The proposed fees remain comparable with neighbouring authorities.

#### **4.3 Commercial and Chargeable Household Waste Services**

- The commercial waste services are subject to competition from the private sector. However, the service continues to be subject to higher than CPI cost increases, particularly in relation to staff costs, waste disposal costs, recycling sorting and treatment costs and fleet costs. Consequently, all charges have increased with some by up to around 10%. The proposed charges are still considered to be competitive.
- The Bulky Household Waste collection charge has been rationalised in recent years to make the charges more transparent and easier to calculate for customers, thereby supporting the approach to reduce the appeal of illegal collection services. For 2025/26 the minimum fee is proposed to increase to £40.00 (for up to 5 items) with a proposed increase in each item above 5 to £8.00. This is to reflect the continued increases in service costs.
- With effect from April 2017, the Council has been operating a chargeable garden waste service. Full details of the scheme and charges are contained in various reports to Members throughout the last seven years. As the charges for 2026/27 have already been set (annual subscription if paid by direct debit increased to £49 and if paid by debit card/cash, to increase to £60), the estimated financial impact of the scheme has been included in the draft budget 2026/27.

#### **4.4 Markets and Fairs**

- It is proposed that charges increase by around CPI.

#### **4.5 Leisure Services**

- Members will be aware that from 4 December 2018 new management arrangements are in place at the Council's Leisure Centres. The setting of charges at the leisure centres (with a few minor exceptions) are now the responsibility of Freedom Leisure, the management contractor.

#### **4.6 Travellers Sites**

- The Council operates and manages 5 sites comprising 64 pitches, situated in Wisbech, Wisbech St. Mary, Murrow, Parson Drove and Chatteris, on behalf of Cambridgeshire County Council (who owns them). Site rents (including water charges) are proposed to increase by 5.3% in order to continue to cover costs and provide the necessary services and improvements to the sites. Any surpluses generated from these rents are re-invested in the sites in accordance with the management arrangements agreed with Cambridgeshire County Council.

#### **4.7 Homeless Persons Accommodation**

- The council is reviewing support requirements for residents at Creek Road hostel.

The rationale is the creation of a new service that delivers an in-house support and management service to provide hands on support for clients who are homeless and residing within the 7 units at 372-374 Creek Road March. The work helps reduce the risk of repeat cycle of homelessness when the client is rehoused. A new post has been created to do this work.

- The additional support is to be funded by the introduction of a housing support management service charge which is shown within the separated out eligible service charge. At the same time service charges have been reviewed and are proposed to

be increased to fully recover the costs of the additional services that tenants receive at the hostel. The rent is proposed to be increased to the local housing authority (LHA) rate in the Broad Rental Market Area.

- The charges now include for Rent, Eligible Service Charge (for reclaimable Housing Benefit Subsidy) and an Ineligible Service Charge (not reclaimable from Housing Benefit Subsidy). As a result of the above changes to the service, Rent and Service Charges have increased substantially.
- No increases in rents of the temporary accommodation properties (leased from Clarion) are being proposed as this would adversely affect the amount of housing benefit subsidy the Council would receive.
- As the Local Authority Housing Fund (LAHF) properties are owned by the Council, Broad Rental Market Area rents are charged for these properties as there is no impact on housing benefit subsidy for those tenants in receipt of housing benefit. No rent increases are proposed for these properties in line with the government proposals to freeze Local Housing Allowance rates in 2025.
- Members will be aware that the Council is currently in the process of identifying further properties to purchase to help reduce the significant cost of providing temporary accommodation (eg. Bed & Breakfast) for homeless persons.

#### **4.8 Planning Fees**

- Planning Fees are determined by government and following significant increases with effect from 6 December 2023, (Major Development application fees increased by 35% and by 25% for all other applications), from 1 April 2026, planning application fees will be subject to an annual indexation, capped at 10%.
- Ancillary charges are proposed to increase by 3.8% (September CPI) but very limited income is generated from these.

#### **4.9 Licensing**

- Licensing Fees issued under the Licensing Act 2003 and Gambling Act 2005 are set by government and no increases are proposed for 2026/27.
- Following a review of officer time to complete tasks associated with Animal Welfare Licensing, the majority of fees for 2026/27 are proposed to increase above CPI but now better reflect the cost of providing this service.
- Hackney Carriage/Private Hire Licences charges for 2026/27 are proposed to generally increase by CPI. The exception is for Vehicle Licences where it is proposed to align the new and renewal charges for Hackney Carriages and Private Hire vehicles. Overall, the proposed charges still do not recover the costs of providing the service.
- Should Cabinet at their meeting on 26 January 2026, recommend increasing the charges as detailed in Appendix A, it will be necessary to conduct a 28 day consultation on the proposed charges for 2026/27. Only when the consultation has successfully concluded can any changes be implemented.

### **5 RESOURCES & CUSTOMER SERVICES**

#### **5.1 Land Charges**

- From September 2022, Full Residential or Commercial Searches as well as an LLC1 only search became the responsibility of HM Land Registry and consequently we no longer need to set a charge for these searches.
- This Council will continue to provide replies to CON 29 residential and commercial enquiries as well as additional questions. It is proposed that FDC's element of these

charges are increased by between 2.4% - 3.8% for 2026/27 to better reflect the cost of providing this service.

- Some of the fees contain an element set by Cambridgeshire County Council and they have not provided any proposed increases for 2026/27 at the time of this report.

## **6 FINANCIAL SUMMARY**

6.1 The proposals in sections 3.5 above and Appendix A would, at current usage levels, generate further net income from fees and charges of an estimated £82,400. No increase in fees and charges had been included in the draft budget report (apart from Garden Waste charges) so this amount would reduce the current estimated shortfall for 2026/27. The estimated additional income assumes current usage/activity levels are maintained for 2026/27. Any reduction in the level of increases proposed or reduced usage/activity levels will reduce the estimated additional income.

6.2 The total estimated fees and charges which will be included in the final budget report for 2026/27, will consider both the agreed level of fees together with the latest estimated usage/activity levels which may well be different than those assumed in the draft budget report.

## **2026/27 Fees and Charges - with effect from 1 April 2025**

### **Service Group**

Growth & Infrastructure	.....
Communities, Environment, Leisure & Planning	.....
Resources & Customer Services	.....

### **Note :**

The charges are inclusive of standard rate VAT (except for charges for South Fens Enterprise Centre, South Fens Business Centre and The Boathouse, which are shown excluding VAT) unless they are shown as:

- Exempt (e).
- Non-Business (n)
- Zero Rated (z).

Note : standard rate VAT applicable: from 04.01.11 20%

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase	Estimated Additional Income £
<b>PORT OF WISBECH AUTHORITY (NENE PORTS) FEES &amp; CHARGES</b>				<b>£4,400</b>
<b>1. Harbour and Light Dues</b>				
a. To Wisbech - per G.T.	0.84 (z)	0.87 (z)	3.8%	
b. To Sutton Bridge - per G.T.	0.56 (z)	0.58 (z)	3.8%	
<b>Oil Spill Prevention Charge</b>	- per ship per visit	31.48 (z)	32.68 (z)	3.8%
<b>2. Conservancy Dues</b>				<b>£3,490</b>
a. To Wisbech - per G.T.	0.63 (z)	0.65 (z)	3.8%	
b. To Sutton Bridge - per G.T.	0.50 (z)	0.52 (z)	3.8%	
<b>3. Wharfage Dues (Wisbech Only)</b>				<b>£2,682</b>
(i) Steel & Iron products - per tonne	0.84 (z)	0.88 (z)	3.8%	
(ii) Timber (Deals, battens, boards etc) - per cu.m.	0.86 (z)	0.90 (z)	3.8%	
(iii) Timber (Plywood, hardboard etc) - per cu.m.	1.09 (z)	1.13 (z)	3.8%	
(iv) Grain, Animal Feeds - per tonne	0.80 (z)	0.83 (z)	3.8%	
(v) Fertilisers, Sand, Salt - per tonne	0.97 (z)	1.01 (z)	3.8%	
(vi) Aggregates - per tonne	0.97 (z)	1.01 (z)	3.8%	
(vii) Bricks - per tonne	0.84 (z)	0.88 (z)	3.8%	
(viii) Scrap Metal - per tonne	1.35 (z)	1.40 (z)	3.8%	
(ix) RDF Bales - per tonne	1.22 (z)	1.27 (z)	3.8%	
(x) ISPS Charge - per ship per visit	56.71 (z)	58.86 (z)	3.8%	
<b>4. Mandatory Waste Fee (Wisbech only)</b>				
Contribution towards disposal of ships' waste and garbage disposal, in accordance with MARPOL regulations - per ship per visit	121.00	125.60	3.8%	
<b>5. Pilotage and Boarding &amp; Landing Dues</b>				<b>£6,740</b>
<b>a For a vessel to Wisbech</b>				
- total for inward and outward - per G.T.				
(i) 1000 or below (Minimum - Lump Sum)	1,254.56 (z)	1,302.23 (z)	3.8%	
(ii) exceeding 1000	1.26 (z)	1.30 (z)	3.8%	
<b>b For a vessel to Sutton Bridge</b>				
- total for inward and outward - per G.T.				
(i) 1000 or below (Minimum - Lump Sum)	941.77 (z)	977.55 (z)	3.8%	
(ii) exceeding 1000	0.94 (z)	0.98 (z)	3.8%	
<b>Additional Charges</b>				<b>£2,000</b>
(excluding any charges imposed by terminal operators or agents in respect of attendance at ships by boatmen / ropemen or other personnel)				
<b>c Detention</b>				
If a pilot is detained on board or taken to another port as a result of extreme weather or other unavoidable causes:				
a charge per hour of	180.70 (z)	187.57 (z)	3.8%	
up to a maximum of	2,710.00 (z)	2,812.98 (z)	3.8%	
The ship will also be liable for any public transportation costs of the pilot's return to port of boarding and subsistence charges during this time.				
<b>d 'Dead Ship'</b>				
For <i>force Majeure</i> pilotage of a vessel without the use of main engine/s, the compulsory pilotage rate is as per 4(a) and 4(b) plus 100%.				
<b>e Harbour Services</b>				
Vessel movements in harbour area including mooring and unmooring and moving berth, Draft Surveys, a flat rate charge of	180.70 (z)	187.57 (z)	3.8%	

Description of Charge		2025/26 Charge £	Proposed 2026/27 Charge £	% Increase	Estimated Additional Income £
<b>f</b>	<b>Attendance</b> For pilotage subsequently not required for a tide or failure to make ETA/ETD or vessel does not arrive as advised, a flat rate of For inward passage cancelled following attendance, a further flat rate charge for boarding service of 1 hour pilot boat at per hour	<b>180.70 (z)</b> <b>505.75 (z)</b>	<b>187.57 (z)</b> <b>524.97 (z)</b>	<b>3.8%</b> <b>3.8%</b>	
<b>g</b>	<b>Pilot Exemption Certificate Application (Processing fee)</b> For a Master of any vessel over 20m working in the harbour jurisdiction without a pilot must apply for a PEC, subject to approval from the Harbour	<b>388.50</b>	<b>403.26</b>	<b>3.8%</b>	
<b>h</b>	<b>Pilot Exemption Fee 25% of Full Pilotage (per day)</b>				
<b>i</b>	<b>Dredging/Bed Levelling (Charge per Hour)</b> Minimum of 3 hours, plus mobilisation (see below) Tariff rates for Dredging/Bed Levelling apply only within the port areas of Wisbech and Sutton Bridge. Others by negotiation.	<b>545.25</b>	<b>565.97</b>	<b>3.8%</b>	
<b>j</b>	<b>Towing (Charge per Hour)</b> Minimum of 2 hours within the confines of the harbour areas, plus mobilisation/cancellation time (see below) Minimum of 4 hours for a stern tow from seaward to Sutton Bridge, plus mobilisation time (see below)	<b>545.25 (z)</b> <b>545.25 (z)</b>	<b>565.97 (z)</b> <b>565.97 (z)</b>	<b>3.8%</b> <b>3.8%</b>	
<b>k</b>	<b>Mobilisation/Cancellation fee Time (Charge per Hour)</b> Charge for passage to place towing vessel on station, with a Minimum of 1 hour. No charge will apply if cancelled 4 hrs before HW	<b>236.10 (z)</b>	<b>245.07 (z)</b>	<b>3.8%</b>	
<b>l</b>	<b>Surveying</b> Per day or part thereof, hire of equipment Per hour, for processing results Cancellation fee of 40% of completed works	<b>235.90</b> <b>127.10</b>	<b>244.86</b> <b>131.93</b>	<b>3.8%</b> <b>3.8%</b>	
<b>m</b>	<b>Harbour vessel's workboat hire (Charge per hour)</b> Per hour, Minimum 4 hours, small boat hire Orca WB1 Per hour, minimum 4 hours, small workboat hire Nene Surveyor Per hour, minimum 4 hours, pilot boat hire Nene Pilot, Fenland Pilot Per hour, minimum 4 hours, Fenlander Tug	<b>348.35</b> <b>392.50</b> <b>505.75</b> <b>545.25</b>	<b>361.59</b> <b>407.42</b> <b>524.97</b> <b>565.97</b>	<b>3.8%</b> <b>3.8%</b> <b>3.8%</b> <b>3.8%</b>	
	Charges for i and l above, if during weekends or between 18:00 and 06:00 on any week day shall be +50% Tariff rates for surveying apply only within the port areas of Wisbech and Sutton Bridge. Others by negotiation.				
<b>n</b>	<b>Marine Works Application</b> Processing Fee (minimum)	<b>346.15</b>	<b>359.30</b>	<b>3.8%</b>	
<b>o</b>	<b>Duty Officer Call Out Charge</b> Out of hours (per hour) - 1600 - 0800	<b>127.10</b>	<b>131.93</b>	<b>3.8%</b>	
<b>p</b>	<b>Marine Works Superintendence - per hour</b> (minimum 1 hour)	<b>127.10</b>	<b>131.93</b>	<b>3.8%</b>	
<b>q</b>	<b>Pilot Ordering</b> All Pilots must be ordered 12 hours before HW, a late notice charge will be applied for each pilot ordered after this time Pilots ordered between 12 - 4 hours before HW, a late notice charge <b>No Pilots to be ordered after 4 hours before HW</b>	<b>479.70</b>	<b>497.93</b>	<b>3.8%</b>	
<b>r</b>	<b>Harbour Master Superintendence - per hour</b> (minimum 1 hour)	<b>167.10</b>	<b>173.45</b>	<b>3.8%</b>	
<b>s</b>	<b>Local Notice to Mariners</b> A charge will apply where the Harbour Authority has to raise a Local Notice to Mariners (LNTM) on behalf of third parties, of	<b>226.85</b>	<b>235.47</b>	<b>3.8%</b>	
<b>Small Commercial Vessels - Non Resident.</b>					
<u>Mooring on Authority's Pontoons at Sutton Bridge or Wisbech</u>					
	Per metre LOA per 24 hours or part thereof	<b>8.10</b>	<b>8.41</b>	<b>3.8%</b>	
	Per metre per 7 days	<b>35.10</b>	<b>36.43</b>	<b>3.8%</b>	

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase	Estimated Additional Income £
<b>Small Commercial Vessels - Resident/Non Resident</b> Harbour & Light Dues & Conservancy Charge per vessel per visit. Fuel Transfer Charge or Permission to fuel from tanker or across Authority's property. Per vessel per bunker and subject to 24 hours notice and Harbour Master's permission. NB for purposes of this tariff addendum, Small Commercial Vessels are deemed those certified under the MCA Small Commercial Code of Practice and/or 24 metres LOA or below.	<b>29.45 (z)</b>	<b>30.57 (z)</b>	<b>3.8%</b>	
<b>Commercial Vessels - Lay By Wisbech Commercial Quay</b> For all commercial vessels other than defined small commercial vessels, a charge per gross tonne shall apply per entry as follows. An entry shall permit a maximum stay of four days after which further layby berthing dues become payable. Minimum 4 days. Harbour & Light Dues, Pilotage, Conservancy, ship's waste, oil spill and ISPS charges as per tariff. Wisbech ship berths are NAABSA berths and vessels are subject to being required to move on demand. If dead ship, berthing conditions are strictly by prior agreement with the Harbour Master. VAT payable where applicable. All charges fall due on demand and before departure unless account facilities have been applied for and approved in advance.	<b>1.15</b>	<b>1.19</b>	<b>3.8%</b>	
<b>6. Wisbech Yacht Harbour</b> (All Rates include VAT at standard rate)				
<b>a (i) Pontoon Berths - Contract (Long Term) Berthing Rates</b> <b>Standard Term - (Vessel LOA greater than 6.0m)</b>	<b>Rate/metre £</b>	<b>Rate/metre £</b>		
Per annum	<b>194.50</b>	<b>194.50</b>	<b>0.0%</b>	
Per annum outside or inside hammer-head berths	<b>215.00</b>	<b>215.00</b>	<b>0.0%</b>	
Per annum on commercial linear berths	<b>215.00</b>	<b>215.00</b>	<b>0.0%</b>	
'Budget' or 'Day Boat' (vessels between 3.6m and 6.0m LOA) rates are subject to a 15% discount on the actual rates but do not qualify for winter discounts.				
Port of Wisbech Authority Annual Licence	<b>21.00 (z)</b>	<b>22.00 (z)</b>	<b>4.8%</b>	<b>£80</b>
<b>Note</b>				
- Rates apply afloat or for storage ashore but exclude boat lift charges.				
- For vessels arriving mid-term, charges are pro-rata.				
- Rates above apply given payment in full at point of invoice.				
Payment can be staggered but:-				
Two payments plus 5%				
Four payments plus 9%				
Twelve payments plus 13%				
<b>(ii) Sutton Bridge Moorings</b>	<b>charges shown net of VAT</b>			
(Rates exclude VAT at standard rate)	<b>( 25/26 Year 3 of CPI + 5%)</b>			
<b>Pontoon Berths - Berthing Rates per annum</b>	<b>188.00</b>	<b>188.00</b>	<b>0.0%</b>	

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase	Estimated Additional Income £
<b>b Pontoon Berths - Non-Contract (Visitor) Berthing Rates (Including Port of Wisbech Authority licence contribution)</b>				
Daily - per 24 hours ( <b>minimum charge £17.00</b> )	2.75	2.75	0.0%	
Weekly (7 days)	13.75	13.75	0.0%	
Monthly (28 days) April - October	35.50	35.50	0.0%	
Special Events	POA	POA		
Tenders (up to 3.5m LOA) - per month	45.50	45.50	0.0%	
Short Stay Berth (Subject to availability) Max 2 hrs, not overnight	No charge	No charge		
Sail Training Vessels	Less 20%	Less 20%		
Club Rallies of over 2 Boats per visit	Less 20%	Less 20%		
Narrow Boats over 11m LOA	Less 20%	Less 20%		
Weather-bound craft maximum of one week	Less 20%	Less 20%		
<b>Winter Storage Afloat</b>				
November to March per month	30.00	30.00	0.0%	
Full five months	117.00	117.00	0.0%	
<b>Conditions of Use</b>				
This tariff should be read in conjunction with the Wisbech Yacht Harbour Terms and Conditions of Use and the Berthing Licence.				
1 All contracts are subject to availability and all fees payable in advance.				
2 Cancelled contracts will attract a cancellation fee of 15% of the total contract value.				
3 An administration fee of 10% may be applied to all non-contract charges which are invoiced against any vessel which leaves the Yacht Harbour before settlement of an account.				
4 Berthing charges include Port of Wisbech harbour dues, portable water for filling tanks and access to Yacht Harbour facilities. NB Visiting craft are not guaranteed an alongside berth and depending on availability may be required to raft up.				
5 Multi-hulled vessels may be subject to a surcharge of 1.5 times actual rate.				
6 Commercial vessels, (those not designed and/or used for leisure purposes), may be subject to a surcharge of actual costs as a result of charges levied by Local or Statutory authorities.				
7 LOA, (length overall), is the maximum length of any vessel and includes overhangs (push pits, pull pits, bowsprits, davits, etc)				£990
Administration charge for visiting vessels leaving without paying dues in full	39.75	41.00	3.1%	
Administration charge for each debtor account referred for collection	146.00	151.00	3.4%	
Administration charge for change in billing method after berthing application is accepted or extension to contract period <b>or agreed period in Crab Marsh Boat Yard per month</b> between 1st April and 31st March	39.75	41.00	3.1%	
<b>c Ancillary Charges</b>				
All yard services apply from 08:30 to 16:30 Monday to Friday excluding Bank Holidays. Otherwise charges are plus 100%.				
Any emergency weekend lifting plus 100%				
<b>(i) Boat lifting - Up to 15m LOA or 20 tonnes</b>				
<b>Lift Out</b>				
To yard, including shoring up using boat cradle/stands. Per metre	23.50	24.50	4.3%	
Minimum Charge	158.25	165.00	4.3%	
Yard charge applies for non-contract rate at Non-Contract (Visitor) Berthing Rates				
<b>Relaunch/Lift onto Trailer</b>				
Per metre.	23.50	24.50	4.3%	
Minimum Charge	158.25	165.00	4.3%	
<b>(ii) Vessels over 15m LOA and /or 20 tonnes to 55 tonnes plus 30%.</b>				

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase	Estimated Additional Income £
<b>Lift Out</b> To yard, including shoring up using boat cradle/stands. Per metre Marine Service waiting charge per hour per person	32.75 51.50	34.00 60.00	3.8% 16.5%	
<b>Relaunch/Lift onto Trailer</b> Per metre.	32.75	34.00	3.8%	
Yard charge applies for non-contract rate at Non-Contract (Visitor) Berthing Rates				
(iii) <b>Lift out</b> <b>Hold in Slings</b> (subject to availability). Per metre, per 30 minutes Return to water	11.75	12.25	4.3%	
<b>Hire of Yacht harbour Cradles (subject to availability)</b> per annum / pro rata per cradle	136.00	140.00	2.9%	
<b>Hire of electric pressure washer</b> (subject to availability). Per use.	43.50	43.50	0.0%	
<b>Hire of petrol pressure washer</b> (subject to availability). Per day. Plus Fuel.	93.00	93.00	0.0%	
<b>Hire of petrol pressure washer</b> (subject to availability). Per week. Plus Fuel.	186.00	186.00	0.0%	
(iv) <b>Boom Crane Lifting</b> . Max 3 tonnes.				
<b>Engine lift</b> , per engine, per hour or part.	94.50	94.50	0.0%	
<b>Commercial Engine Lift</b>	POA	POA		
<b>Small boat lift</b> . Per metre each way.	20.00	20.00	0.0%	
Minimum charge each way.	65.00	70.00	7.7%	
(v) <b>Other Services</b>				
<b>Marine Services Labour</b> (min 2 hours) For any additional work per hour, including the following:-	60.00	60.00	0.0%	
Cleaning boat yard if left untidy.				
Boat movement by yard staff (plus Harbour vessel's workboat hire)				
Mast stepping/unstepping.				
Pressure wash by yard.				
<b>Mast Storage</b> . Per mast up to 12m vessel LOA. Single payment .	67.75	70.00	3.3%	
Over 12m vessel LOA. Single payment.	94.75	98.00	3.4%	
<b>Boat Trailer or Cradle Storage</b> (subject to availability of space). p/a	96.50	100.00	3.6%	
<b>Miscellaneous Storage Ancillary per sq mtr, per annum, subject to availability and permission</b>	53.75	56.00	4.2%	
<b>Marina pump out</b> . Per use, subject to availability.	20.00	20.00	0.0%	
<b>Non boatyard temporary hard standing</b> . Subject to availability. Charges as per non contract berthing rates.				
<b>Hire of forklift and operator</b> . Up to 2.8 tonne lifts.				
First half hour or part.	94.50	98.00	3.7%	
Per additional hour	60.00	60.00	0.0%	
<b>Electricity</b> By prepaid card from Harbour Office				
RFID Electric Card refundable (New charge)	0.00	20.00	New	
Gate Access Card - Yacht Harbour	18.00	18.00	0.0%	
<b>Tradesmen's Licence</b> . Annual working permit. Tradesmen to work in boatyard, yacht harbour or slipway. Subject to insurance and Harbour Master's approval.	149.50	150.00	0.3%	
<b>Crab Marsh Work Shop</b> Premium under cover boat storage - (short term per month)	199.00	199.00	0.0%	

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase	Estimated Additional Income £
<b>7. Sewage Disposal</b>				
Properties not connected to mains sewer				
Private dwellings				
Service charge (per annum)				
Standing charge (per annum)				
Charges to Clarion as per the Transfer Agreement				
March Sanitation Point				
Boat Pump-Out tokens per token	16.50 6.30	16.50 6.30	0.0% 0.0%	
Sanitation Point Keys				
<b>8. Mini Factories</b>				
Rents negotiable within:				
Boleness Road/New Drove/Prospect Way/Longhill				
a. the minimum - per square foot and;				
* b. the maximum - per square foot	No upper limit wef 01.04.24	7.50 (e)	8.00 (e)	6.7%
c. the minimum - per square metre and;				
* d. the maximum - per square metre	No upper limit wef 01.04.24	80.73 (e)	86.11 (e)	6.7%
Venture Court				
a. the minimum - per square foot and;				
* b. the maximum - per square foot	No upper limit wef 01.04.24	7.20 (e)	8.00 (e)	11.1%
c. the minimum - per square metre and;				
* d. the maximum - per square metre	No upper limit wef 01.04.24	77.50 (e)	86.11 (e)	11.1%
South Fens Enterprise Centre	charges shown net of VAT			
a. the minimum - per square foot and;				
* b. the maximum - per square foot	No upper limit wef 01.04.24	8.50	8.75	2.9%
c. the minimum - per square metre and;				
* d. the maximum - per square metre	No upper limit wef 01.04.24	91.49	94.18	2.9%
It should be noted that VAT is applicable on rental income at Venture House, Venture Court & South Fens Enterprise Park. Includes charges for acceptable trade refuse collection and disposal, insurance, water rates (where applicable), and site maintenance.				
* to be applied when market forces dictate				
<b>9. South Fens Business Centre, Chatteris</b>	charges shown net of VAT			
a. the minimum - per square foot and;				
* b. the maximum - per square foot		No upper or lower limit with effect from 01.04.24		
c. the minimum - per square metre and;				
* d. the maximum - per square metre		No upper or lower limit with effect from 01.04.24		
e. Catering				
Tea and coffee per head		1.50	1.50	0.0%
Orange Juice per jug		3.60	3.60	0.0%

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase	Estimated Additional Income £
<b>** f. Weekday room charges (Mon-Fri 8.30-1700)</b>				
<i>External rate - per hour</i>				
Beech	44.00	44.00	0.0%	
Oak/Apple	27.20	27.20	0.0%	
Small Meeting rooms (first hr free)	17.35	17.35	0.0%	
Large Meeting rooms (first hr free)	22.00	22.00	0.0%	
<i>External rate - per half day (Mon-Fri 8.30-12.30 or 13.00-1700)</i>				
Beech	104.15	104.15	0.0%	
Oak/Apple	76.35	76.35	0.0%	
Small Meeting rooms (first hr free)	39.35	39.35	0.0%	
Large Meeting rooms (first hr free)	53.25	53.25	0.0%	
<i>External rate - per full day</i>				
Beech	185.15	185.15	0.0%	
Oak/Apple	134.20	134.20	0.0%	
Small Meeting rooms (first hr free)	61.95	61.95	0.0%	
Large Meeting rooms (first hr free)	88.00	88.00	0.0%	
<b>** g. Evenings/Weekend room charges</b>				
<i>External rate - per hour</i>				
Beech	81.00	81.00	0.0%	
Oak/Apple	68.25	68.25	0.0%	
<i>External rate - per half day</i>				
Beech	215.25	215.25	0.0%	
Oak/Apple	162.00	162.00	0.0%	
<i>External rate - per full day</i>				
Beech	446.70	446.70	0.0%	
Oak/Apple	366.85	366.85	0.0%	
* to be applied when market forces dictate				
** Business Premises Tenant rates at 75% of External Rate (ie. 25% discount)				
<b>10. The Boathouse, Wisbech</b>	charges shown <b>net</b> of VAT			
a. the minimum - per square foot and;	20.00	22.00	10.0%	
* b. the maximum (suites GF1 to FF38) - per square foot	<i>No upper limit effective from 01.04.24</i>			
* c. the maximum (suites FF39 & FF40) - per square foot				
d. the minimum - per square metre and;	215.28	236.81	10.0%	
* e. the maximum - per square metre	<i>No upper limit effective from 01.04.24</i>			
* f. the maximum (suites FF39 & FF40) - per square metre				
<b>g. Catering</b>				
Tea and coffee per head	1.50	1.50	0.0%	
Orange Juice per jug	3.60	3.60	0.0%	
<b>** h. Weekday room charges (Mon-Fri 8.30-1700)</b>				
<i>External rate - per hour</i>				
Richard Young Large	44.00	44.00	0.0%	
Lambton/Young 1 or 2	27.20	27.20	0.0%	
The Gallery	24.90	24.90	0.0%	
Meeting rooms	17.35	17.35	0.0%	
<i>External rate - per half day (Mon-Fri 8.30-12.30 or 13.00-1700)</i>				
Richard Young Large	104.15	104.15	0.0%	
Lambton/Young 1 or 2	76.35	76.35	0.0%	
The Gallery	69.35	69.35	0.0%	
Meeting rooms	39.35	39.35	0.0%	
<i>External rate - per full day</i>				
Richard Young Large	185.15	185.15	0.0%	
Lambton/Young 1 or 2	134.20	134.20	0.0%	
The Gallery	122.65	122.65	0.0%	
Meeting rooms	61.95	61.95	0.0%	

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase	Estimated Additional Income £
** i. Evenings/Weekend room charges				
<i>External rate - per hour</i>				
Richard Young Large	81.00	81.00	0.0%	
Lambton/Young 1 or 2	68.25	68.25	0.0%	
<i>External rate - per half day</i>				
Richard Young Large	215.25	215.25	0.0%	
Lambton/Young 1 or 2	162.00	162.00	0.0%	
<i>External rate - per full day</i>				
Richard Young Large	446.70	446.70	0.0%	
Lambton/Young 1 or 2	366.85	366.85	0.0%	
* to be applied when market forces dictate				
** Business Premises Tenant rates at 75% of External Rate (ie. 25% discount)				

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase	
<b>1. Licences and Certificates</b>				
a. Unif Food Certificates (i) - per hour inclusive of travelling expenses (ii) - minimum charge	102.00 (n) 54.00 (n)	106.00 (n) 56.00 (n)	3.9% 3.7%	
b. Food Hygiene Rating Scheme (FTRS) Re-scoring food businesses upon request (fee set to recover cost)	140.00	145.00	3.6%	
c. Export Certificates per hour inclusive of travel	102.00 (n)	106.00 (n)	3.9%	
d. Acupuncture/Cosmetic piercing/Electrolysis/Semi-permanent skin colouring (i) - Licence fee (ii) - renewal/transfer/variation	192.00 (n) 54.00 (n)	200.00 (n) 56.00 (n)	4.2% 3.7%	
e. Detained Food - Recovery of commercial storage costs and officer time	Cost Recovery 12.50 (n)	Cost Recovery 13.00 (n)	4.0%	
f. Copy licence or certificate				
<b>2. Stray Dogs</b>				
Return of Stray Dog plus kennelling fee plus administration fee	- includes statutory fee of £25.00 - per day or part thereof - per dog	84.00 (n) 25.50 (n) 18.50	87.00 (n) 26.50 (n) 19.00	3.6% 3.9% 2.7%
<b>3. Training Courses</b>				
a. FDC Refresher, COSHH; Risk Assessment; Manual Handling b. FDC regulatory business support pack (hourly rate - coaching plus travel) c. Safer Food Better Business Training Pack	or price on application or price on application	47.50 (e) 102.00 (e) 30.00 (e)	49.00 (e) 106.00 (e) 31.00 (e)	3.2% 3.9% 3.3%
<b>4. Process Authorisation Fees</b>	<b>Set by DEFRA</b>			
a. Application fees				
Standard	1,650.00 (n)	1,650.00 (n)	0.0%	
Additional fee for operating without a permit	1,188.00 (n)	1,188.00 (n)	0.0%	
Petrol Vapour Recovery I, Small Waste Oil Burner and Dry Cleaners Reduced Fee Activities	155.00 (n)	155.00 (n)	0.0%	
Petrol Vapour Recovery I and II combined	257.00 (n)	257.00 (n)	0.0%	
Other Reduced Fee Activities	362.00 (n)	362.00 (n)	0.0%	
Reduced fee activities: Additional fee for operating without a permit	71.00 (n)	71.00 (n)	0.0%	
Standard Mobile Plant for the 1st & 2nd applications	1,650.00 (n)	1,650.00 (n)	0.0%	
for the 3rd to 7th applications	985.00 (n)	985.00 (n)	0.0%	
for the 8th and subsequent applications	498.00 (n)	498.00 (n)	0.0%	
Where an application for any of the above is for a combined Part B and waste application, add an extra £297 to the above amounts				
b. Annual Subsistence Charge				
Standard Process (Low)	£772 (+£104)* (n)	£772 (+£104)* (n)	0.0%	
Standard process Medium	£1161 (+156)* (n)	£1161 (+156)* (n)	0.0%	
Standard process High	£1747 (+207)* (n)	£1747 (+207)* (n)	0.0%	
Reduced fee activities Low/Med/High	£79 / £158 / £237 (n)	£79 / £158 / £237 (n)	0.0%	
PVR I & II combined	£113 / £226 / £341 (n)	£113 / £226 / £341 (n)	0.0%	
Other Reduced Fee Activities Low/Med/High	£228 / £365 / £548 (n)	£228 / £365 / £548 (n)	0.0%	
Standard Mobile Plant 1st & 2nd permits Low/Med/High	£626 / £1034 / £1551 (n)	£626 / £1034 / £1551 (n)	0.0%	
for the 3rd to 7th permits Low/Med/High	£385 / £617 / £924 (n)	£385 / £617 / £924 (n)	0.0%	
8th and subsequent permits Low/Med/High	£198 / £314 / £473 (n)	£198 / £314 / £473 (n)	0.0%	
Late payment Fee	£52 (n)	£52 (n)	0.0%	
* the additional amounts in brackets must be charged where a permit is for a combined Part B and waste installation				
Where a Part B installation is subject to reporting under the E-PRTR Regulation, add an extra £99 to the above amounts				
c. Transfer and Surrender				
Standard process transfer	169.00 (n)	169.00 (n)	0.0%	
Standard process partial transfer	497.00 (n)	497.00 (n)	0.0%	
New operator at low risk reduced fee activity (extra one-off subsistence charge - see Art 15(2) of charging scheme)	78.00 (n)	78.00 (n)	0.0%	
Surrender: all Part B activities	0.00 (n)	0.00 (n)	0.0%	
Reduced fee activities: transfer	0.00 (n)	0.00 (n)	0.0%	
Reduced fee activities: partial transfer	53.00 (n)	53.00 (n)	0.0%	
Transfer authorising a reduced fee	47.00	47.00 (n)	0.0%	
d. Temporary transfer for mobiles				
First transfer	53.00 (n)	53.00 (n)	0.0%	
Repeat following enforcement or warning	53.00 (n)	53.00 (n)	0.0%	
e. Substantial change				
Standard process	1,050.00 (n)	1,050.00 (n)	0.0%	
Standard process where the substantial change results in a new PPC activity	1,650.00 (n)	1,650.00 (n)	0.0%	
Reduced fee activities	102.00 (n)	102.00 (n)	0.0%	
<b>5. Food Premises</b>				
Copy register entries:	Subject to charging policy under Freedom Of Information Act			
<b>6. Ship Sanitation Certificates</b>	<b>Set by Association of Port Health Authorities</b>			
Per Vessel (Gross Tonnage)				
Up to 1,000	125.00 (n)	125.00 (n)	0.0% *	
1,001 - 3,000	170.00 (n)	170.00 (n)	0.0% *	
3,001 - 10,000	250.00 (n)	250.00 (n)	0.0% *	
10,001 - 20,000	325.00 (n)	325.00 (n)	0.0% *	
20,001 - 30,000	415.00 (n)	415.00 (n)	0.0% *	
Over 30,000	480.00 (n)	480.00 (n)	0.0% *	
Vessel capacity between 50 & 1,000 persons	480.00 (n)	480.00 (n)	0.0% *	
Vessel capacity over 1,000 persons	820.00 (n)	820.00 (n)	0.0% *	
Extensions	95.00 (n)	95.00 (n)	0.0% *	
* Increases as per the Association of Port Health Authorities Recommended Charges.				
<b>7. Private Water Supply Regulations 2009</b>	Currently set in line with guidance.			
a. Risk Assessment (each assessment)	- recover costs	max £500 (n)	max £500 (n)	0.0%
b. Sampling (each visit)	- recover costs	max £100 (n)	max £100 (n)	0.0%
c. Investigation (each investigation)	- recover costs	max £100 (n)	max £100 (n)	0.0%
d. Granting an authorisation (each authorisation)	- recover costs	max £100 (n)	max £100 (n)	0.0%
e. Analysing a sample				
taken under Regulation 10	- recover costs	max £25 (n)	max £25 (n)	0.0%
taken during check monitoring	- recover costs	max £100 (n)	max £100 (n)	0.0%
taken during audit monitoring	- recover costs	max £500 (n)	max £500 (n)	0.0%
<b>8. Contaminated Land Enquiries</b>	Contaminated land enquiries for information beyond the scope of Environmental Information Regulations - minimum 2 hrs officer time	200.00 (n)	206.00 (n)	3.0%

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase
<b>9. Burial Grounds</b>  For the purpose of the Cemetery Fees, a 'Resident' is defined as a person who at the time of death was a resident of the Fenland District OR a former resident who left the Fenland District within two years prior to the date of death to live in a residential nursing or care home. The fee for the interment and purchase of the Exclusive Right of Burial will at all times be based upon the residency of the deceased.			
<b>a. Interment Fee for Residents (Including Memorial Safety Inspection Fee)</b> <b>Monday to Friday (excluding Bank Holiday)</b> (i) a still-born or child up to 12 years (Childrens Section) (ii) any person (Lawn Area) (iii) any person (Traditional Area) (iv) for the interment of single casket of cremated remains (v) for the interment of additional cremated remains at the same time as (iii) to (v) above	0.00 (n) 1,495.00 (n) 1,600.00 (n) 480.00 (n) 100.00 (n)	0.00 (n) 1,570.00 (n) 1,670.00 (n) 505.00 (n) 105.00 (n)	5.0% 4.4% 5.2% 5.0%
<b>b. Interment Fee for Non-Resident</b> 100% added to fees set out in a.			
<b>c. Exclusive Rights of Burial in an Earthen Grave for Residents</b> 6 ft. x 3 ft. Childrens Plot 9 ft. x 4 ft. Adult Plot (Lawn Area) 9 ft. x 4 ft. Adult Plot (Traditional Area) Cremated remains, size 2ft x 2ft	120.00 (n) 1,225.00 (n) 1,495.00 (n) 495.00 (n)	125.00 (n) 1,275.00 (n) 1,555.00 (n) 515.00 (n)	4.2% 4.1% 4.0% 4.0%
Note 1(a) : If ground conditions allow; two standard coffins may be placed in a single grave space Note 1(b) : If ground conditions do not allow two standard coffins to be placed in a single grave space then a second grave space will be required at the above rate Note 2 : American style caskets require one grave space per casket			
<b>d. Exclusive Rights of Burial in an Earthen Grave for Non Residents</b> 100% added to fees set out in c.			
<b>e. Premium Plots - Exclusive Rights of Burial in an Earthen Grave for Residents</b> 100% added to fees set out in c.			
<b>f. Premium Plots - Exclusive Rights of Burial in an Earthen Grave for Non-Residents</b> 100% added to fees set out in e.			
<b>g. Transfer of Ownership of Exclusive Rights</b> Transfer of Ownership (Interment of ER Holder) Transfer of Ownership	60.00 (n) 110.00 (n)	65.00 (n) 115.00 (n)	8.3% 4.5%
<b>h. Choosing Plot for Exclusive Rights of Burial</b> Visiting cemetery with cemetery staff to choose plot	100.00	100.00	0.0%
<b>i. Exhumation of Coffin - minimum charge</b>	POA	POA	
<b>j. Exhumation of Cremated remains - minimum charge</b>	POA	POA	
<b>k. Monuments, Gravestones, Tablets and Monumental Inscription</b> For the right to erect or place on a grave or vault, in respect of which an exclusive right of burial has been granted:			
Additional added Inscription Single Memorial headstone not exceeding 3 ft. in height - Child Section Single Memorial headstone not exceeding 3 ft. in height on single plinth - Adult Lawn Section Single Memorial headstone not exceeding 3 ft. in height on double plinth - Adult Lawn Section Double Memorial headstone not exceeding 3 ft. in height on double plinth - Adult Lawn Section Kerb Set &/or Flatstone Child Plot 6 ft x 3 ft (Traditional Area) Kerb Set &/or Flatstone Adults Plot (Single Traditional Area) Kerb Set &/or Flatstone Adult Plot (Double Traditional Area)	130.00 (n) 200.00 (n) 300.00 (n) 450.00 (n) 500.00 (n) 170.00 (n) 495.00 (n) 1,000.00 (n)	130.00 (n) 200.00 (n) 315.00 (n) 470.00 (n) 525.00 (n) 170.00 (n) 520.00 (n) 1,050.00 (n)	0.0% 0.0% 5.0% 4.4% 5.0% 0.0% 5.1% 5.0%
Single Vase - Not exceeding 10" in diameter and 8" in height Single Tablet - 18" x 18" with or without Vase on any single grave or cremation plot Double Tablet - 42" x 18" with or without Vase on any double grave or cremation plot Note A vase without any inscription requires no exclusive rights	125.00 (n) 315.00 (n) 405.00 (n)	130.00 (n) 330.00 (n) 425.00 (n)	4.0% 4.8% 4.9%
<b>l. Burial Information</b> Interment information & historical records - up to 5 names/graves Interment information & historical records (accompanied) - up to 2 hrs	75.00 (n) 100.00 (n)	80.00 (n) 105.00 (n)	6.7% 5.0%
<b>m. Cemetery Keys</b> Provision of cemetery gate keys Refunds for cemetery gate keys will be provided on production <u>and</u> original receipt.	25.00 (n)	25.00 (n)	0.0%
<b>n. Short Notice Fee</b> Interment arrangements required with less than 2 working days	250.00 (n)	260.00 (n)	4.0%
<b>o. Public Health Funerals</b> Reasonable cost recovery		Reasonable Cost Recovery	
<b>10. Commercial and Chargeable Household Waste (Standard Prices Per Collection)*</b>			
<b>a. General Waste (Commercial)</b>			
Sacks - per sack or equivalent for 25 to 99 sacks (min 25) per sack or equivalent for 100 or more sacks in a single transaction	2.60 (n) 2.45 (n)	2.80 (n) 2.60 (n)	7.7% 6.1%
Wheeled Bins - 240 litre 20kgs maximum contents weight** 360 litre 30kgs maximum contents weight** 660 litre 55kgs maximum contents weight** 1,100 litre 90kgs maximum contents weight**	8.50 (n) 9.30 (n) 13.20 (n) 18.30 (n)	8.75 (n) 9.55 (n) 13.55 (n) 18.80 (n)	2.9% 2.7% 2.7% 2.7%
<b>b. Mixed Dry Recycling (Commercial)</b>			
Sacks - (Purple) per sack or equivalent for 25 to 99 sacks (min 25) per sack or equivalent for 100 or more sacks in a single transaction	2.20 (n) 2.00 (n)	2.40 (n) 2.20 (n)	9.1% 10.0%
Wheeled Bins - 240 litre 360 litre 660 litre 1,100 litre	5.00 (n) 6.15 (n) 8.25 (n) 11.00 (n)	5.25 (n) 6.40 (n) 8.60 (n) 11.50 (n)	5.0% 4.1% 4.2% 4.5%
Note: only 240 litre and 660 litre used for glass bottles			

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase	
<b>c. General Waste from Charity Shops and Schools***</b>				
Tags - (Green) per tag or equivalent (min 100 including equivalent number of black sacks)	1.80 (n)	1.90 (n)	5.6%	
Wheeled Bins 240 litre 20kgs maximum contents weight**	5.90 (n)	6.20 (n)	5.1%	
360 litre 30kgs maximum contents weight**	6.30 (n)	6.60 (n)	4.8%	
660 litre 55kgs maximum contents weight**	8.90 (n)	9.30 (n)	4.5%	
1,100 litre 90kgs maximum contents weight**	12.20 (n)	12.80 (n)	4.9%	
<b>d. Mixed Dry Recycling from Charity Shops and Schools***</b>				
Wheeled Bins 660 or 1100 litre (customer choice)	5.95 (n)	6.25 (n)	5.0%	
<b>e. General Waste (Excess Weight/Size Waste Charge) per part or whole 5kg over 'maximum contents weight'</b>	1.30 (n)	1.40 (n)	7.7%	
<b>f. Clinical Waste from domestic households***</b>				
Sacks/Sharps Boxes - per collection visit charge (note : collection service only, sacks and/or sharps boxes are not provided)	12.00 (n)	12.45 (n)	3.7%	
<b>g. Chargeable Garden Waste Service</b>				
Wheeled Bin**** - 240 litre Annual Subscription Fee if paid by Annual Direct Debit in advance or Repeat Card Payment	47.00 (n)	49.00 (n)	4.3%	
Wheeled Bin**** - 240 litre Annual Subscription Fee if paid by Card or Cash	59.00 (n)	60.00 (n)	1.7%	
<b>h. Supplies</b>				
Clear or Black Sacks - box of 200	25.00 (n)	26.00 (n)	4.0%	
Food Waste Sacks (5lt Kitchen Caddy) Roll of Sacks (Delivery Charge)	0.00	2.00 (n)	New	
Food Waste Sacks Large Commercial (includes delivery) - Clear (150 per pack)	21.00 (n)	22.00 (n)	4.8%	
<b>i. Commercial Food Waste Collections</b>				
Food Waste Caddy 23lt - Each on weekly collection	0.00	3.50 (n)	New	
Two Wheeled Bins - Each 120-240 litres collected	7.30 (n)	7.50 (n)	2.7%	
<b>j. Food Waste from Charity Shops and Schools**</b>				
Food Waste Caddy 23lt - Each on weekly collection	0.00	3.00 (n)	New	
Two Wheeled Bins - Each 120-240 litres collected	5.35 (n)	5.50 (n)	2.8%	
<b>k. Monthly rental of wheeled bins (applies only to low frequency collections; &lt; 1/wk)</b>				
<b>l. Charge for return to any failed collection at customer request</b>		0.00	3.50 (n)	New
<b>m. Charge for physical copy of waste related documents, waste duty of care or contract*</b>		0.00	2.50 (n)	New
* Introductory offers, multiple service and low weight reductions may be applied by Head of Service				
** Bins exceeding this weight will be charged additional weight charge as per (e.)				
*** Applies to businesses and organisations recognised within the Council's Chargeable Household Waste Policy				
**** Fee waived where it will cause financial hardship at discretion of Director				
***** Includes sack service where provided due to collection restrictions				
<b>11. Bulky Household Waste</b>				
Transportation of up to a maximum of 5 items per visit including fridges (minimum charge)	37.50 (n)	40.00 (n)	6.7%	
(i) Each household item above 5 items including fridges	7.50 (n)	8.00 (n)	6.7%	
<i>Corporate Director has discretion to waive charge in cases of severe hardship</i>				
<b>12. Domestic Bin Provision</b>				
Provision of New, Additional and Replacement 240Ltr Bin Green, Brown or Blue				
a. Supply of one unit. 240 litre	36.00 (n)	38.00 (n)	5.6%	
b. Supply 2 x 240lt wheeled bins on same delivery	60.00 (n)	62.00 (n)	3.3%	
c. Supply 3 x 240lt wheeled bins on same delivery (including to individual new or renovated property)	82.00 (n)	84.00 (n)	2.4%	
d. Supply 1 x 600lt or 1100lt domestic wheeled bin to new multiple occupancy property	245.00 (n)	250.00 (n)	2.0%	
e. Supply 1 x Food Waste External 23 Lt Caddy	0.00	5.00 (n)	New	
f. Supply 1 x Food Waste Kitchen 5lt Caddy	0.00	5.00 (n)	New	
g. Food Waste Sacks (5lt Kitchen Caddy) Roll of Sacks (Delivery Charge)	0.00	2.00 (n)	New	
* includes the provision of a free 23lt External Food Waste Caddy and 5lt Kitchen Caddy plus sacks				
<b>13. Graffiti Removal Service</b>				
<b>Domestic Premises and Charities</b>				
a. Graffiti treatment or removal first occasion per annum (cost of materials)	18.00	18.50	2.8%	
b. Graffiti treatment or removal subsequent occasions (cost of materials & labour)	70.00	72.00	2.9%	
<b>Commercial Premises</b>				
c. Graffiti treatment or removal (per hour)	70.00	72.00	2.9%	
<b>14. Public Conveniences</b>				
a. Toilet entrance fee (where facilities allow for charging)	0.20 (n)	0.20 (n)	0.0%	
<b>15. Public Litter Bin Install (Parish or Town Councils Only in Approved Locations)</b>				
a. Standard Plastic Litter Bin (Mixed Use) - including install	0.00	410.00	New	
b. Standard Dog Waste Only Bin on Post - including install	0.00	410.00	New	
<b>16. Markets</b>				
<b>Licensees - Full Charge</b>				
a. March (per 3m x 3m space)	14.00 (e)	14.50 (e)	3.6%	
b. Chatteris (per 3m x 3m space)	14.00 (e)	14.50 (e)	3.6%	
c. Whittlesey (per 3m x 3m space)	10.80 (e)	11.20 (e)	3.7%	
Discount given for bankers order payments	6.50%	6.50%		
<b>Casual Traders</b>				
Additional seasonal premium will be added to all casual fees (Seasonal Premium 1 Sept to 31 December)	1.20 (e)	1.25 (e)	4.2%	
a. March (per 3m x 3m space)	19.00 (e)	19.75 (e)	3.9%	
b. Chatteris (per 3m x 3m space)	19.00 (e)	19.75 (e)	3.9%	
c. Whittlesey (per 3m x 3m space)	15.80 (e)	16.40 (e)	3.8%	
<b>Markets - Non Market Days</b>				
Trading on Chatteris Market Place on Non - Market Days (Tuesdays only)				
- Licensees (per 3m x 3m space)	11.00 (e)	11.40 (e)	3.6%	
- Casual (per 3m x 3m space)	15.50 (e)	16.00 (e)	3.2%	
<b>Note:- For all markets extra space is sold pro-rata to the above charges</b>				
<b>Charity Stall at March on Saturdays</b>				
(no stall provided on other days or markets)	free	free		

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase
<b>17. Fairs</b>			
a. Chatteris - Summer	670 (e)	690 (e)	3.0%
b. March - Statute	3,000 (e)	3,100 (e)	3.3%
	1,480 (e)	1,530 (e)	3.4%
c. Whittlesey - Summer	470 (e)	485 (e)	3.2%
	470 (e)	485 (e)	3.2%
	470 (e)	485 (e)	3.2%
d. Wisbech - Statute	4,300 (e)	4,450 (e)	3.5%
- Mart	9,200 (e)	9,400 (e)	2.2%
<b>18. "Four Seasons Events"</b>			
Charges for the events in Wisbech, Whittlesey, Chatteris & March are to be agreed in consultation with the partners			
<b>19. Hire Permits for Events on FDC Licensed Premises</b>			
a. Events for each full single day, with up to 499 people attending at any one time, with or without a licensable activity.	weekdays & Saturdays sundays & bank holidays	90.00 150.00	90.00 150.00 0.0% 0.0%
b. Events for each full single day, with 500 & 4,999 people attending at any one time, with or without a licensable activity.	weekdays & Saturdays sundays & bank holidays	255.00 310.00	255.00 310.00 0.0% 0.0%
c. Events for each full single day, with over 5,000 people attending at any one time, with or without a licensable activity.	weekdays & Saturdays sundays & bank holidays	on application on application	on application on application
d. Any Commercial Events		on application	on application
<b>20. Travellers Sites</b>			
- in consultation with Cambs CC		52 wks	52 wks
a. Newbridge Lane, Wisbech - per pitch per week		99.55 (e)	104.85 (e)
b. Turf Fen, Murrow - per pitch per week		99.55 (e)	104.85 (e)
c. Seadyke Bank, Murrow - per pitch per week		99.55 (e)	104.85 (e)
d. Fenland Way, Chatteris - per pitch per week		99.55 (e)	104.85 (e)
e. Sandbank, Wisbech St Mary - per pitch per week		99.55 (e)	104.85 (e)
2025/26 Breakdown : Rent £89.55; Water £10 (direct recharge) per week			
2026/27 Breakdown : Rent £93.85; Water £11 (direct recharge) per week			
<b>21. Homeless Persons</b>		52 wks	52 wks
<b>Creek Road, Hostel</b>			
Units 1 & 2 Daily Rent	Previously included in Rent	12.44 (n)	12.44 (n)
Units 1 & 2 Daily Eligible Service Charge		12.19	12.19 (n)
Units 1 & 2 Daily Ineligible Service Charge		1.99 (n)	1.99 (n)
Units 3,4 & 6 Daily Rent	Previously included in Rent	12.44 (n)	12.44 (n)
Units 3,4,5 & 6 Daily Eligible Service Charge		8.23	8.23 (n)
Units 3,4,5 & 6 Daily Ineligible Service Charge		1.14 (n)	1.14 (n)
Unit 7 Daily Rent	Previously included in Rent	20.74 (n)	20.74 (n)
Unit 7 Daily Eligible Service Charge		16.28	16.28 (n)
Unit 7 Daily Ineligible Service Charge		6.42 (n)	6.42 (n)
<b>Temporary Accommodation</b>			
44 Russell Avenue March		241.64 (n)	241.64 (n)
<b>Leased from Clarion</b>			
77 West Street, Chatteris		121.45 (n)	121.45 (n)
58 Burcroft Road, Wisbech		116.90 (n)	116.90 (n)
32 Magazine Close, Wisbech		127.80 (n)	127.80 (n)
2 Hawthorne Avenue, Wisbech		123.95 (n)	123.95 (n)
15 Victoria Place, Wisbech		105.40 (n)	105.40 (n)
3 West Street, Wisbech		113.80 (n)	113.80 (n)
19 Duke Street, Wisbech		105.40 (n)	105.40 (n)
26 Burnsfield Estate, Chatteris		123.95 (n)	123.95 (n)
51 Peyton Avenue, March		123.95 (n)	123.95 (n)
130 Badgeney Road, March		103.84 (n)	103.84 (n)
165 Badgeney Road, March		123.58 (n)	123.58 (n)
8 Doddington Road, Benwick		123.58 (n)	123.58 (n)
12 Chapel Gardens, Benwick		103.84 (n)	103.84 (n)
24 Acacia Avenue, Wisbech		103.84 (n)	103.84 (n)
6 Albert Court, Wisbech		103.84 (n)	103.84 (n)
<b>LAHF Properties and 1 Bed Flats</b>			
1 Bed Property (Peterborough area)		132.33 (n)	132.33 (n)
2 Bed Property (Peterborough area)		161.10 (n)	161.10 (n)
3 Bed Property (Peterborough area)		186.41 (n)	186.41 (n)
4 + Bed Property (Peterborough area)		241.64 (n)	241.64 (n)
1 Bed Property (Wisbech area)		126.17 (n)	126.17 (n)
2 Bed Property (Wisbech area)		149.59 (n)	149.59 (n)
3 Bed Property (Wisbech area)		178.36 (n)	178.36 (n)
	+ Estate Charge Where Applicable	+ Estate Charge Where Applicable	
<b>22. CCTV</b>			
<b>Viewing Footage - per hour</b>		63.80	63.80
subject to a minimum charge of		127.35	127.35
External Harddrives - to be supplied to FDC			
per CD		4.90	0.0%
per DVD		11.35	0.0%
per Video print		1.70	0.0%
<b>23. Development Services</b>			

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase
a. Building Control Fees - The Council part of the CNC Building Control Partnership. Fees are set by CNC consistent across all authorities in the partnership.			
b. Planning Fees - these are currently statutory fees. Planning fees will increase annually on 1st April by CPI from the preceding September. For April 2025 this will be 1.7%.	See our website or contact the Planning Team for details.		
c. Planning - Pre-application enquiry fees. These fees were increased from 1st November 2024.	See our website or contact the Planning Team for details.		
d. Planning - Administration Fee for return of invalid applications Major applications Minor applications	63.00 26.00	65.39 26.99	3.8% 3.8%
e. Planning - Charge per schedule on a Section 106/Unilateral Agreement where FDC is the identified responsible body	520.00	539.76	3.8%
f. Process applications to Custom and Self Build Housing Register	37.00	38.41	3.8%
g. Section 106 Agreements for Self-Build Applications	150.00	150.00	0.0%
h. Provision of Documents and Information (i) Local Plan (Full) Local Plan (Interim Statement) Town Extract Village Extract (ii) Copy of Planning Decision Notice (per A4 sheet) (iii) Conservation Area Appraisals (iv) Development Briefs (v) Supplementary Planning Guidance, examples are Shop Fronts, Signs and Adverts (vi) 6 x map extracts, planning/building regulation applications (vii) Full Plan CD for Planning	53.00 18.00 9.00 9.00 0.50 17.50 17.50 17.50 17.50 45.00	55.01 18.68 9.34 9.34 0.52 18.17 18.17 18.17 18.17 46.71	3.8% 3.8% 3.8% 3.8% 3.8% 3.8% 3.8% 3.8% 3.8% 3.8%
i. Other Documents and Plans (Copies and Fax) (i) Search fee per 5 minutes A4 A3 (ii) Plan prints A0 A1 (iii) Plan negatives - per copy A0 A1	0.50 0.50 1.60 0.90 44.00 22.00	0.52 0.52 1.66 0.93 45.67 22.84	3.8% 3.8% 3.7% 3.8% 3.8% 3.8%
j. Invoicing Charge	13.50	14.01	3.8%
k. Provision of Planning and Engineering Information Decision notices & completion certificate (i) Building Regulations reference number provided (ii) Building Regulations reference number NOT provided Letter of Comfort	17.40 79.00 52.00	18.06 82.00 53.98	3.8% 3.8% 3.8%
l. Completion of Questionnaires/Surveys for Commercial Bodies	52.00	53.98	3.8%
m. Recovery of officer time in relation to the carrying out of Statutory functions for Enforcement action and works commissioned by the Council and the monitoring pursuant to the Building Act 1984		hourly rate x time	hourly rate x time

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase
<b>24. Licensing</b>			
<b>a. Part 5 Gambling Act 2005</b>			
Small Society - Initial Registration	40.00 (n)	40.00 (n)	0.0%
Small Society - Annual Renewal	20.00 (n)	20.00 (n)	0.0%
<b>b. Gambling Act 2005 - Permits and Registrations</b>			
New Application			
Gaming Machines notification for up to 2 machines	50.00 (n)	50.00 (n)	0.0%
Gaming Machines initial fee for more than 2 machines	150.00 (n)	150.00 (n)	0.0%
Club Gambling Permit	200.00 (n)	200.00 (n)	0.0%
Club Machine Permit	200.00 (n)	200.00 (n)	0.0%
Prize Gaming Permit	300.00 (n)	300.00 (n)	0.0%
Unlicensed Family Entertainment Centre	300.00 (n)	300.00 (n)	0.0%
Annual Fee			
Gaming Machines initial fee for more than 2 machines	50.00 (n)	50.00 (n)	0.0%
Club Gambling Permit	50.00 (n)	50.00 (n)	0.0%
Club Machine Permit	50.00 (n)	50.00 (n)	0.0%
Renewal Application			
Club Gambling Permit	200.00 (n)	200.00 (n)	0.0%
Club Machine Permit	200.00 (n)	200.00 (n)	0.0%
Prize Gaming Permit	300.00 (n)	300.00 (n)	0.0%
Unlicensed Family Entertainment Centre	300.00 (n)	300.00 (n)	0.0%
Transitional Application			
Gaming Machines initial fee for more than 2 machines	100.00 (n)	100.00 (n)	0.0%
Club Gambling Permit	100.00 (n)	100.00 (n)	0.0%
Club Machine Permit	100.00 (n)	100.00 (n)	0.0%
Prize Gaming Permit	100.00 (n)	100.00 (n)	0.0%
Unlicensed Family Entertainment Centre	100.00 (n)	100.00 (n)	0.0%
Variation Application			
Gaming Machines initial fee for more than 2 machines	100.00 (n)	100.00 (n)	0.0%
Club Gambling Permit	100.00 (n)	100.00 (n)	0.0%
Club Machine Permit	100.00 (n)	100.00 (n)	0.0%
Variation Application			
Transfer Application			
Club Fast track for gaming or gaming machine	25.00 (n)	25.00 (n)	0.0%
Club Gambling Permit	100.00 (n)	100.00 (n)	0.0%
Club Machine Permit	100.00 (n)	100.00 (n)	0.0%
Change of Name			
Gaming Machines initial fee for more than 2 machines	25.00 (n)	25.00 (n)	0.0%
Prize Gaming Permit	25.00 (n)	25.00 (n)	0.0%
Unlicensed Family Entertainment Centre	25.00 (n)	25.00 (n)	0.0%
Copy of Permit			
Gaming Machines initial fee for more than 2 machines	15.00 (n)	15.00 (n)	0.0%
Club Gambling Permit	15.00 (n)	15.00 (n)	0.0%
Club Machine Permit	15.00 (n)	15.00 (n)	0.0%
Prize Gaming Permit	15.00 (n)	15.00 (n)	0.0%
Unlicensed Family Entertainment Centre	15.00 (n)	15.00 (n)	0.0%
<b>c. Gambling Act 2005</b>			
Application fee in respect of provisional statement premises			
Bingo premises licence	1,200.00 (n)	1,200.00 (n)	0.0%
Adult gaming centre premises licence	1,200.00 (n)	1,200.00 (n)	0.0%
Betting premises (track) licence	950.00 (n)	950.00 (n)	0.0%
Family entertainment centre premises licence	950.00 (n)	950.00 (n)	0.0%
Betting premises (other) licence	1,200.00 (n)	1,200.00 (n)	0.0%
Application fee in respect of other premises			
Bingo premises licence	3,500.00 (n)	3,500.00 (n)	0.0%
Adult gaming centre premises licence	2,000.00 (n)	2,000.00 (n)	0.0%
Betting premises (track) licence	2,500.00 (n)	2,500.00 (n)	0.0%
Family entertainment centre premises licence	2,000.00 (n)	2,000.00 (n)	0.0%
Betting premises (other) licence	3,000.00 (n)	3,000.00 (n)	0.0%
Annual fee			
Bingo premises licence	1,000.00 (n)	1,000.00 (n)	0.0%
Adult gaming centre premises licence	1,000.00 (n)	1,000.00 (n)	0.0%
Betting premises (track) licence	750.00 (n)	750.00 (n)	0.0%
Family entertainment centre premises licence	750.00 (n)	750.00 (n)	0.0%
Betting premises (other) licence	600.00 (n)	600.00 (n)	0.0%
Copy of Licence			
Bingo premises licence	25.00 (n)	25.00 (n)	0.0%
Adult gaming centre premises licence	25.00 (n)	25.00 (n)	0.0%
Betting premises (track) licence	25.00 (n)	25.00 (n)	0.0%
Family entertainment centre premises licence	25.00 (n)	25.00 (n)	0.0%
Betting premises (other) licence	25.00 (n)	25.00 (n)	0.0%
Notification of Change			
Bingo premises licence	50.00 (n)	50.00 (n)	0.0%
Adult gaming centre premises licence	50.00 (n)	50.00 (n)	0.0%
Betting premises (track) licence	50.00 (n)	50.00 (n)	0.0%
Family entertainment centre premises licence	50.00 (n)	50.00 (n)	0.0%
Betting premises (other) licence	50.00 (n)	50.00 (n)	0.0%

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase
Application to vary licence			
Bingo premises licence	1,750.00 (n)	1,750.00 (n)	0.0%
Adult gaming centre premises licence	1,000.00 (n)	1,000.00 (n)	0.0%
Betting premises (track) licence	1,250.00 (n)	1,250.00 (n)	0.0%
Family entertainment centre premises licence	1,000.00 (n)	1,000.00 (n)	0.0%
Betting premises (other) licence	1,500.00 (n)	1,500.00 (n)	0.0%
Application to transfer a licence			
Bingo premises licence	1,200.00 (n)	1,200.00 (n)	0.0%
Adult gaming centre premises licence	1,200.00 (n)	1,200.00 (n)	0.0%
Betting premises (track) licence	950.00 (n)	950.00 (n)	0.0%
Family entertainment centre premises licence	950.00 (n)	950.00 (n)	0.0%
Betting premises (other) licence	1,200.00 (n)	1,200.00 (n)	0.0%
Application for reinstatement of a licence			
Bingo premises licence	1,200.00 (n)	1,200.00 (n)	0.0%
Adult gaming centre premises licence	1,200.00 (n)	1,200.00 (n)	0.0%
Betting premises (track) licence	950.00 (n)	950.00 (n)	0.0%
Family entertainment centre premises licence	950.00 (n)	950.00 (n)	0.0%
Betting premises (other) licence	1,200.00 (n)	1,200.00 (n)	0.0%
Application for provisional statement			
Bingo premises licence	3,500.00 (n)	3,500.00 (n)	0.0%
Adult gaming centre premises licence	2,000.00 (n)	2,000.00 (n)	0.0%
Betting premises (track) licence	2,500.00 (n)	2,500.00 (n)	0.0%
Family entertainment centre premises licence	2,000.00 (n)	2,000.00 (n)	0.0%
Betting premises (other) licence	3,000.00 (n)	3,000.00 (n)	0.0%
<b>d. Sex Establishments</b>			
Initial Application and Annual Renewal	3,200.00 (n)	3,200.00 (n)	0.0%
Variations to existing licences (10% of application/renewal fee)	320.00 (n)	320.00 (n)	0.0%
Transfer of existing licence to another person (10% of fee)	320.00 (n)	320.00 (n)	0.0%
Holders of an existing licence (50% initial fee) for a second licence	1,600.00 (n)	1,600.00 (n)	0.0%
<b>e. Scrap Metal Licence</b>			
Site Licence	411.00 (n)	427.00 (n)	3.9%
Collectors Licence	128.00 (n)	133.00 (n)	3.9%
Scrap Metal - variation of a site licence	25.00 (n)	26.00 (n)	4.0%
Scrap Metal - to make changes to persons involved in a licence	25.00 (n)	26.00 (n)	4.0%
<b>f. Hypnotism Act Licence</b>	Based on cost recovery of officer time	80.00 (n)	84.00 (n) 5.0%
<b>25. Animal Licencing</b>	Fees are set on a cost recovery basis.		
<b>a.</b> Application fee	83.00 (n)	86.00 (n)	3.6%
<b>b.</b> Pre Application Advice (per Hour)	53.60 (n)	56.00 (n)	4.5%
<b>c.</b> Inspection Fee or Re-rating Inspection Fee			
Hiring Out Horses	181.00 (n)	188.00 (n)	3.9%
Animal Boarding Establishments			
Up to 10 Animals	103.00 (n)	107.00 (n)	3.9%
11-30 Animals	129.00 (n)	134.00 (n)	3.9%
31-60 Animals	155.00 (n)	161.00 (n)	3.9%
61-99 Animals	181.00 (n)	188.00 (n)	3.9%
100+ Animals	206.00 (n)	214.00 (n)	3.9%
Dog Breeders	130.00 (n)	135.00 (n)	3.8%
<b>d.</b> Licence Fee 1 Year	230.00 (n)	239.00 (n)	3.9%
Licence Fee 2 Years	250.00 (n)	260.00 (n)	4.0%
Licence Fee 3 Years	280.00 (n)	291.00 (n)	3.9%
<b>e. Selling Animals as Pets</b>			
Application fee	83.00 (n)	86.00 (n)	3.6%
Inspection Fee or Rerating Inspection Fee	130.00 (n)	135.00 (n)	3.8%
Licence Fee 1,2 or 3 years (for selling of animals as pets only)	230.00 (n)	239.00 (n)	3.9%
<b>f.</b> Exhibiting Animals Application	83.00 (n)	86.00 (n)	3.6%
Exhibiting Animals Licence Fee 3 Years	280.00 (n)	291.00 (n)	3.9%
<b>g.</b> Dangerous Wild Animals Act	£386 + vet fees (n)	£401 + vet fees (n)	3.7%
<b>h.</b> Primate	0.00	£401 + vet fees	New
<b>i.</b> Combines DWA & Primate	0.00	£601 + vet fees	New
<b>j.</b> Zoos - New Application (plus additional charge for DEFRA/Nominated Inspectors)	496.00 (n)	515.00 (n)	3.8%
Zoos - Renewal Application (plus additional charge for DEFRA/Nominated Inspectors)	496.00 (n)	515.00 (n)	3.8%
Zoos- Special Inspection (plus additional charge for DEFRA/Nominated Inspectors)	393.00 (n)	408.00 (n)	3.8%
Zoos - Periodic Inspection (plus additional charge for DEFRA/Nominated Inspectors)	496.00 (n)	515.00 (n)	3.8%
<b>k.</b> Copy of Licence (including change of details not requiring an inspection	13.30 (n)	14.00 (n)	5.3%
<b>Note.</b>			
Where there is more than one licensable activity carried out at the Premises/Establishment then only one Application Fee shall apply for all the licensable activities and the full Inspection Fee and Licence Fee shall apply for each activity.			
Upon submission of your application please include the Application fee and Inspection fee, the Licence fee will be payable after the officer has been and inspected your premises			

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase
<b>26. Hackney Carriage/Private Hire Licences</b>			
<b>Drivers Licence</b>			
a. Hackney Carriage Licence (new)	123.00 (n)	128.00 (n)	4.1%
b. Hackney Carriage 3 year Licence (new)	253.00 (n)	263.00 (n)	4.0%
c. Hackney Carriage Licence (renewal)	97.00 (n)	101.00 (n)	4.1%
d. Hackney Carriage 3 year Licence (renewal)	227.00 (n)	236.00 (n)	4.0%
e. Private Hire Licence (new)	123.00 (n)	128.00 (n)	4.1%
f. Private Hire 3 year Licence (new)	253.00 (n)	263.00 (n)	4.0%
g. Private Hire Licence (renewal)	97.00 (n)	101.00 (n)	4.1%
h. Private Hire 3 year Licence (renewal)	227.00 (n)	236.00 (n)	4.0%
i. Safeguarding/Disability Awareness Training	80.00 (n)	83.00 (n)	3.8%
j. Driver knowledge tests	65.00 (n)	67.00 (n)	3.1%
<b>Vehicle Licence</b>			
a. Hackney Carriage Licence (new)	159.00 (n)	165.00 (n)	3.8%
b. Hackney Carriage Licence (renewals)	159.00 (n)	165.00 (n)	3.8%
c. Private Hire Licence (new)	141.00 (n)	146.00 (n)	3.5%
d. Private Hire Licence (renewals)	141.00 (n)	146.00 (n)	3.5%
e. transfer of plate to another vehicle	47.00 (n)	49.00 (n)	4.3%
<b>Private Hire Operators</b>			
a. Initial issue / renewal ( up to 3 cars )	92.00 (n)	95.00 (n)	3.3%
b. 5 year Initial issue / renewal ( up to 3 cars )	271.00 (n)	281.00 (n)	3.7%
c. Initial issue / annual renewal ( up to 10 cars )	165.00 (n)	171.00 (n)	3.6%
d. 5 year Initial issue / annual renewal ( up to 10 cars )	432.00 (n)	448.00 (n)	3.7%
e. Initial issue / annual renewal ( up to 20 cars )	234.00 (n)	243.00 (n)	3.8%
f. 5 year Initial issue / annual renewal ( up to 20 cars )	588.00 (n)	610.00 (n)	3.7%
g. Initial issue / annual renewal ( 20 + cars )	318.00 (n)	330.00 (n)	3.8%
h. 5 year Initial issue / annual renewal ( 20 + cars )	760.00 (n)	789.00 (n)	3.8%
<b>Others</b>			
a. new / broken / lost vehicle plate	47.00 (n)	49.00 (n)	4.3%
b. damaged/lost driver's I.D. card	35.00 (n)	36.00 (n)	2.9%
c. Notification of changes (i.e. address etc.)	11.20 (n)	12.00 (n)	7.1%
<b>27. Licensing Act 2003</b>			
a. Premises Licences & Club Certificates - Initial Fee			
Band A	100.00 (n)	100.00 (n)	0.0%
Band B	190.00 (n)	190.00 (n)	0.0%
Band C	315.00 (n)	315.00 (n)	0.0%
Band D	450.00 (n)	450.00 (n)	0.0%
Band E	635.00 (n)	635.00 (n)	0.0%
b. Premises Licences Variation Fee			
Band A	100.00 (n)	100.00 (n)	0.0%
Band B	190.00 (n)	190.00 (n)	0.0%
Band C	315.00 (n)	315.00 (n)	0.0%
Band D	450.00 (n)	450.00 (n)	0.0%
Band E	635.00 (n)	635.00 (n)	0.0%
c. Premises Licences & Club Certificate - Annual anniversary fee			
Band A	70.00 (n)	70.00 (n)	0.0%
Band B	180.00 (n)	180.00 (n)	0.0%
Band C	295.00 (n)	295.00 (n)	0.0%
Band D	320.00 (n)	320.00 (n)	0.0%
Band E	350.00 (n)	350.00 (n)	0.0%
d. Theft/loss etc of Club Certificate or Summary	10.50 (n)	10.50 (n)	0.0%
e. Notification of Change of name or alteration of rules of Club	10.50 (n)	10.50 (n)	0.0%
f. Change of relevant registered address of Club	10.50 (n)	10.50 (n)	0.0%
g. Application to vary Community premises licence to include alternative licence condition	23.00 (n)	23.00 (n)	0.0%
h. Personal Licences	37.00 (n)	37.00 (n)	0.0%
i. Theft/Loss etc of Personal Licence	10.50 (n)	10.50 (n)	0.0%
j. Temporary Event Notice	21.00 (n)	21.00 (n)	0.0%
k. Theft/Loss etc of Temporary Event Notice	10.50 (n)	10.50 (n)	0.0%
l. Transfers	23.00 (n)	23.00 (n)	0.0%
m. Notification of Interest	21.00 (n)	21.00 (n)	0.0%
n. Notification of Change of Licensee's details	10.50 (n)	10.50 (n)	0.0%
o. Application for Copy of Licence	10.50 (n)	10.50 (n)	0.0%
p. Provisional Statement	315.00 (n)	315.00 (n)	0.0%
q. Interim Authority Notice	23.00 (n)	23.00 (n)	0.0%
r. Minor Variation	89.00 (n)	89.00 (n)	0.0%
s. Variation of DPS	23.00 (n)	23.00 (n)	0.0%
t. Pre Application Advice - Check and submit service (Approx 1 hour officer time)	43.00 (n)	43.00 (n)	0.0%
u. Pre Application Advice - Consultation with RA's and submit	150.00 (n)	150.00 (n)	0.0%
<b>28. Street Trading</b>			
New Application fee: £50 non-refundable initial consultation fee (not required if location has been previously consented); Daily Street Trading Consent, all week days, including bank holidays: £12.00 per day (06:00hrs - 22:00hrs); Annual Street Trading Consent, all days of the year, including all bank holidays: £542.50 per year	50.00 (n) 12.00 (n) 542.50 (n)	52.00 (n) 13.00 (n) 564.00 (n)	4.0% 8.3% 4.0%
<i>*£50.72 Monthly rate per pitch (Standing Order x 10 payments - Monthly charges include a 6.5% discount if paid by Standing Order FOR THE WHOLE YEAR (payable over 10 months 1 April - 1 January). If a licence is cancelled before the full year is completed, the discount will be cancelled and full fees will be payable for the period of the licence. There is no discount given for any cash or cheque payments made.</i>			

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase
<b>29. Pavement</b>			
<b>Fee A - Up to maximum of 3 tables and/or 12 chairs</b> New Licence for Up to 2 Years Renewal Licence up to 2 years	350.00 (n) 250.00 (n)	350.00 (n) 250.00 (n)	0.0% 0.0%
<b>Fee B - Over 3 tables and/or 12 chairs</b> New Licence for Up to 2 Years Renewal Licence up to 2 years	390.00 (n) 290.00 (n)	390.00 (n) 290.00 (n)	0.0% 0.0%
<b>30. Private Sector Housing Charges</b>  a Houses in Multiple Occupation (HMO*) New Application Fee - Per Property b Houses in Multiple Occupation (HMO*) Renewal Licence - Per Property c Charge for Service of Housing Act 2004 Notices - Per Notice d House Compliance Inspection (available on request) - Per Hour e Immigration House Inspection - Per Hour	750.00 (n) 660.00 (n) 260.00 (n) 65.00 78.00	750.00 (n) 660.00 (n) 260.00 (n) 65.00 78.00	0.0% 0.0% 0.0% 0.0% 0.0%
* HMO is a property which is occupied by five or more persons, forming two or more households, who share one basic amenity (as defined by s.254 of the Housing Act 2004)			

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase	Estimated Additional Income £
<b>1. Land Charges</b>				
a. LLC1 Only		HM Land Registry	N/A	£3,000 b - k
b. CON29R Residential	<b>175.20</b>	<b>179.35</b>	<b>2.4%</b>	
<i>Of which:</i> FDC element	109.20	113.35	3.8%	
<i>CCC element</i>	66.00	66.00 *	0.0%	
c. CON29R Commercial	<b>288.00</b>	<b>296.44</b>	<b>2.9%</b>	
<i>Of which:</i> FDC element	222.00	230.44	3.8%	
<i>CCC element</i>	66.00	66.00 *	0.0%	
d. CON29O Enquiries (16, 21)	<b>16.80</b>	<b>16.80 *</b>	<b>0.0%</b>	
<i>Of which:</i> CCC element	16.80	16.80 *	0.0%	
e. CON29O Enquiries (22)	<b>33.60</b>	<b>33.60 *</b>	<b>0.0%</b>	
<i>Of which:</i> CCC element	33.60	33.60 *	0.0%	
f. Highways Additional Questions	<b>16.80</b>	<b>16.80 *</b>	<b>0.0%</b>	
<i>Of which:</i> CCC element	16.80	16.80 *	0.0%	
g. CON29O Enquiries - additional	<b>18.00</b>	<b>18.68</b>	<b>3.8%</b>	
h. Solicitors Own Questions	<b>22.20</b>	<b>23.04</b>	<b>3.8%</b>	
i. Extra Parcel of Land -each	<b>22.20</b>	<b>23.04</b>	<b>3.8%</b>	
j. Property History Search (Extra)	<b>37.20</b>	<b>38.61</b>	<b>3.8%</b>	
k. CON29 information not on Public Registers can now be requested.				
More information is available from the Local Land Charges Team				
* Fees as per Cambridgeshire County Council approved charges.				
<b>2. Electoral Registration</b>				
a. Sales of the full electoral register				
(i) Data format - basic charge	<b>20.00 (n)</b>	<b>20.00 (n)</b>	<b>0.0%</b>	
Data format - plus amount /1,000 entries	1.50 (n)	1.50 (n)	0.0%	
(ii) Printed format - basic charge	<b>10.00 (n)</b>	<b>10.00 (n)</b>	<b>0.0%</b>	
Printed format - plus amount /1,000 entries	5.00 (n)	5.00 (n)	0.0%	
b. Sales of the edited electoral register				
(i) Data format - basic charge	<b>20.00 (n)</b>	<b>20.00 (n)</b>	<b>0.0%</b>	
Data format - plus amount /1,000 entries	1.50 (n)	1.50 (n)	0.0%	
(ii) Printed format - basic charge	<b>10.00 (n)</b>	<b>10.00 (n)</b>	<b>0.0%</b>	
Printed format - plus amount /1,000 entries	5.00 (n)	5.00 (n)	0.0%	
c. Sales of the overseas electoral register				
(i) Data format - basic charge	<b>20.00 (n)</b>	<b>20.00 (n)</b>	<b>0.0%</b>	
Data format - plus amount /1,000 entries	1.50 (n)	1.50 (n)	0.0%	
(ii) Printed format - basic charge	<b>10.00 (n)</b>	<b>10.00 (n)</b>	<b>0.0%</b>	
Printed format - plus amount /1,000 entries	5.00 (n)	5.00 (n)	0.0%	
d. Monthly notices of alterations of register				
(i) Data format - basic charge	<b>20.00 (n)</b>	<b>20.00 (n)</b>	<b>0.0%</b>	
Data format - plus amount /1,000 entries	1.50 (n)	1.50 (n)	0.0%	
(ii) Printed format - basic charge	<b>10.00 (n)</b>	<b>10.00 (n)</b>	<b>0.0%</b>	
Printed format - plus amount /1,000 entries	5.00 (n)	5.00 (n)	0.0%	
e. Copying of candidates' expenses documents - per page	<b>0.20 (n)</b>	<b>0.20 (n)</b>	<b>0.0%</b>	
<b>3. Democratic Services</b>				
a. Council Summons/Planning Agendas/Cabinet Agendas	<b>14.00</b>	<b>14.00</b>	<b>0.0%</b>	

Description of Charge	2025/26 Charge £	Proposed 2026/27 Charge £	% Increase	Estimated Additional Income £
<b>4. Fenland Hall, March</b>				
a. Room Hire  (i) Council Chamber (ii) Other Rooms (iii) Supplement for use - after 6.30pm - on Saturdays and Sundays - tea/coffee (minimum charge) - tea/coffee (per head)	- per morning or afternoon session  109.00 (e) 48.00 (e) 48.00 (e) 109.00 (e) 16.00 3.00 13.00	109.00 (e) 48.00 (e) 48.00 (e) 109.00 (e) 16.00 3.00 13.00	0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%	
In respect of Parish Councils, Association of Local Councils, and approved charities, free of charge, but supplementary charges apply as appropriate				

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# Agenda Item 6

Agenda Item No:	6	 Fenland CAMBRIDGESHIRE
Committee:	Cabinet	
Date:	26 January 2026	
Report Title:	Creation of a Local Government Reorganisation Reserve	

## Cover sheet:

### **1 Purpose**

- To seek Council approval to create a Local Government Reorganisation (LGR) reserve.

### **2 Key issues**

- As part of the budget setting process reserves are reviewed to ensure their relevance, designation, rightful use and adequacy of financial cover.
- The LGR reserve is deemed necessary due to the process of Local Government Reorganisation and the amount of time and resource needed to support the effort needed in Cambridgeshire to develop the options submitted to government at the end of November 2025. This reserve would assist in helping the Council balance its revenue budget in whilst delivering the outcomes needed.
- 

### **3 Recommendations**

It is proposed that Cabinet:

- recommend that Full Council approves the creation of LGR reserve for the reasons set out in this report.
- Delegate to the S151 Officer in consultation with the leader a full review of all reserves to present to Full Council as part of the budget setting process for 2026/27.

<b>Wards Affected</b>	All
<b>Portfolio Holder(s)</b>	Cllr Chris Boden, Leader and Portfolio Holder, Finance
<b>Report Originator(s)</b>	Peter Catchpole, Chief Finance Officer and Corporate Director Sian Warren, Chief Accountant
<b>Contact Officer(s)</b>	Peter Catchpole, Chief Finance Officer and Corporate Director Sian Warren, Chief Accountant Paul Medd, Chief Executive Carol Pilson, Corporate Director
<b>Background Paper(s)</b>	Draft Budget and Medium-Term Financial Strategy 2026/27 and 2027/28.

## Report:

### **1      Introduction**

- 1.1 The Council presents information regarding its reserve balances throughout the year. The budgeted use of reserves is presented as part of the annual budget-setting process and the year-end balance on reserves is presented as part of the Statement of Accounts.
- 1.2 The Chief Finance Officer is responsible for ensuring the level of reserves held by the Council is adequate. The Chartered Institute of Public Finance and Accountancy (CIPFA) regularly publish guidance to assist Chief Finance Officers in fulfilling this function. In their 2016 publication on the Role of the Chief Finance Officer in Local Government, CIPFA emphasise that the Chief Finance Officer must 'take into account future commitments, resources available and the desirable levels of reserves, to ensure that the authority's finances remain sustainable'.
- 1.3 Under the Council's constitution the Chief Finance Officer is responsible for ensuring that the purpose of each reserve, its usage and the basis of transactions is clearly identified. These cannot be varied without the consent of Cabinet. The constitution provides members of Corporate Management Team with the authority to fund expenditure charged to the revenue account from reserves subject to the ultimate approval of the Chief Finance Officer.

### **2      Creation of a Local Government Reorganisation Reserve**

- 2.1 Throughout the year officers review the Council's in-year financial performance to understand the reasons for any variances against budget. This review includes an evaluation of whether the use of reserves proposed at the start of the year remains appropriate.
- 2.2 At the end of year an assessment is undertaken to finalise which transfers to reserves are required. The use of reserves is monitored and discussed throughout the year in consultation with The Leader and Portfolio Holder for Finance to ensure that both earmarked and unearmarked reserves are correctly utilised, appropriately designated and adequate in terms of financial cover.
- 2.3 An ongoing review of reserves is constantly taking place to ensure that the correct designation and use of all reserves is appropriately undertaken.
- 2.4 It is recommended that the Investment Strategy reserve totalling £1.34m and the Solid Wall Remediation reserve totalling £100k be redesignated to create the LGR reserve of £1.44m.
- 2.5 Appendix A details the level of reserves in place and the proposed changes needed to create this new reserve.

Reserve Name	Balance 01.04.25 £	Revenue Contributions to(+)from(-) 2025/26 £	Capital Funding £	Revised Balance 31.03.26 £	Revenue Contributions to(+)from(-) 2026/27 £	Capital Funding £	Estimated Balance 31.03.27 £	Comments / Conditions of Use
Travellers Sites	<b>542,481</b>	22,678		<b>565,159</b>	34,920		<b>600,079</b>	Can only be used for specific future maintenance liabilities.
CCTV - Plant & Equipment	<b>61,128</b>			<b>61,128</b>			<b>61,128</b>	Available for future CCTV maintenance & replacement liabilities.
Station Road, Whittlesey - Maintenance	<b>16,000</b>			<b>16,000</b>			<b>16,000</b>	Required for future road maintenance.
Management of Change	<b>27,623</b>	-14,400		<b>13,223</b>			<b>13,223</b>	Available for the effective management of any organisational changes required to meet the Council's future priorities.
Business Rates Equalisation Reserve	<b>800,516</b>			<b>800,516</b>			<b>800,516</b>	Available to assist the Council in smoothing out volatility in the business rates retention system.
Capital Contribution Reserve	<b>116,117</b>			<b>116,117</b>			<b>116,117</b>	Available to fund specific spending commitments in future years.
Port - Buoy Maintenance	<b>145,798</b>			<b>145,798</b>			<b>145,798</b>	Available for future buoy maintenance to service windfarms.
Repairs and Maintenance	<b>808,706</b>	-18,000		<b>790,706</b>			<b>790,706</b>	Available to provide funding for one-off schemes, not covered by the normal Repairs and Maintenance revenue budgets.
Heritage Lottery Fund (HLF) - Wisbech	<b>49,235</b>			<b>49,235</b>			<b>49,235</b>	To manage the Heritage Lottery Funded scheme in Wisbech.
Highways Street Lighting	<b>82,523</b>			<b>82,523</b>			<b>82,523</b>	Available to fund future repairs and maintenance relating to street lighting.
Solid Wall Remediation	<b>100,000</b>			<b>100,000</b>			<b>100,000</b>	Redesignate to create the LGR reserve.
Investment Strategy Reserve	<b>1,340,168</b>			<b>1,340,168</b>			<b>1,340,168</b>	Redesignate to create the LGR reserve.
Budget Equalisation Reserve	<b>2,212,647</b>			<b>2,212,647</b>			<b>2,212,647</b>	Year-end surpluses are transferred to this reserve. If a deficit is forecast this reserve can be used to offset the expected shortfall.
Planning Reserve	<b>663,673</b>	244,931		<b>908,604</b>			<b>908,604</b>	Available to fund additional planning costs not reflected in the annual budget, including the development of the Local Plan.
Elections Reserve	<b>107,832</b>	-34,110		<b>73,722</b>			<b>73,722</b>	Available to fund four-yearly District-wide elections. Transfers are made to this reserve each year to fund the cost of the next District-wide election.
Port - Pilots Staff Development Training	<b>11,875</b>			<b>11,875</b>			<b>11,875</b>	Available to fund the training of maritime pilots to fulfill the authority's statutory functions.
Cambridgeshire Horizons	<b>1,802,544</b>	-507,570		<b>1,294,974</b>			<b>1,294,974</b>	Available for the Council's future use in accordance with the conditions attached to the receipt.
Specific Government Grants (received in previous years)	<b>2,297,132</b>	-385,543	-200,000	<b>1,711,589</b>	51,190		<b>1,762,779</b>	Available to fund specific spending commitments in future years.
<b>TOTAL EARMARKED RESERVES</b>	<b>11,185,996</b>	-692,014	-200,000	<b>10,293,982</b>	86,110	0	<b>10,380,092</b>	
General Fund Balance	<b>2,000,000</b>			<b>2,000,000</b>			<b>2,000,000</b>	Unallocated general reserve required for various and unplanned for contingencies, to mitigate risks associated with future financial planning as well as for general day to day cash flow needs.
<b>TOTAL RESERVES</b>	<b>13,185,996</b>	-692,014	-200,000	<b>12,293,982</b>	86,110	0	<b>12,380,092</b>	

NB: In accordance with the Council's Financial Rules and Scheme of Financial Delegation ( Part 4, Rule 6 of the Constitution), paragraphs B57 - B60 delegates authority to the Chief Finance Officer to approve expenditure from these reserves in accordance with their approved use as detailed above.

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<b>Agenda Item No:</b>	7	 <b>Fenland</b> <small>CAMBRIDGESHIRE</small>
<b>Committee:</b>	Cabinet	
<b>Date:</b>	26 January 2026	
<b>Report Title:</b>	Immediate Article 4 Direction – Mud Walls in Whittlesey	

## 1 Purpose / Summary

- 1.1 The purpose of this report is to seek Cabinet approval to make an Immediate Article 4 Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) covering the wards of Whittlesey East and Villages, Whittlesey Lattersey, Whittlesey North-West and Whittlesey South. The Direction would remove permitted development rights that currently allow for the demolition, removal, or alteration of traditional mud walls without planning permission. The report also seeks approval to delegate responsibility for consultation, implementation, and confirmation of the Direction to the Corporate Director and Monitoring Officer, in consultation with the relevant Portfolio Holder.
- 1.2 Traditional mud walls are a distinctive and increasingly rare feature of Whittlesey's historic environment. Constructed using local materials and vernacular techniques, they make an important contribution to the town's character, sense of place, and historic identity. While a small number of walls benefit from statutory listing, many remain unprotected and are vulnerable to incremental loss through permitted development rights.
- 1.3 In September 2022, Cabinet resolved to approve consultation on the introduction of an Article 4 Direction to provide additional protection for mud walls in Whittlesey. That consultation was not progressed at the time. Since then, there have been changes in staffing and responsibilities, together with the need to review and update the evidence base. A recent reassessment of the extent, condition, and vulnerability of the remaining mud walls has confirmed that the issues identified in 2022 remain and that the risk of further loss has increased over time.
- 1.4 Given the passage of time and the updated evidence, it is considered appropriate to return to Cabinet to seek a refreshed mandate and establish a clear delegation pathway to enable timely action. An Immediate Article 4 Direction is proposed to prevent further loss while consultation is undertaken. The Direction would not prevent development but would ensure that proposals affecting mud walls are subject to planning control, allowing their significance to be properly assessed and managed.

## 2 Key Issues

- 2.1 The principal issue is the continued vulnerability of Whittlesey's traditional mud walls to loss or inappropriate alteration. Existing planning controls do not provide consistent protection, particularly where walls are not listed or fall outside conservation areas. As a result, demolition or removal can lawfully

take place without planning permission, leading to incremental and irreversible harm to local character.

2.2 Recent reassessment has confirmed that the number of surviving mud walls has continued to decline and that those which remain are increasingly fragile. Once lost, these structures cannot be readily replaced, and their cumulative erosion undermines the distinctive historic identity of Whittlesey.

2.3 An Article 4 Direction offers a targeted and proportionate response by removing specific permitted development rights while retaining flexibility through the planning application process. An Immediate Direction is considered necessary to ensure that further loss does not occur during the consultation period and to give effect to the Council's long-standing intention to provide greater protection for these assets.

2.4 The report therefore seeks to move from principle to implementation by clarifying governance arrangements, updating the evidence base, and securing Cabinet approval to act without further delay.

### **3 Recommendations**

#### **3.1 That Cabinet:**

- Approve the making of an Immediate Article 4 Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), having immediate effect within the Wards of Whittlesey East and Villages, Whittlesey Lattersey, Whittlesey North-West and Whittlesey South, to remove permitted development rights that currently allow for the demolition, removal, or alteration of traditional mud walls without planning permission.
- Delegate the implementation of the consultation process and final confirmation of the Immediate Article 4 Direction to the Corporate Director & Monitoring Officer in consultation with the relevant Portfolio Holder.

Wards Affected	Whittlesey East and Villages; Whittlesey Lattersey; Whittlesey North-West; and Whittlesey South
Forward Plan Reference	KEY/15DEC25/01
Portfolio Holder(s)	Councillor Dee Laws - Portfolio Holder for Building Control, Flooding, IDBs & Planning
Report Originator(s)	Kirsty Paul – Planning Policy Manager
Contact Officer(s)	Sam Falco – Principal Conservation Officer <a href="mailto:sfalco@fenland.gov.uk">sfalco@fenland.gov.uk</a> Matthew Leigh – Head of Planning <a href="mailto:mleigh@fenland.gov.uk">mleigh@fenland.gov.uk</a> Carol Pilson – Corporate Director & Monitoring Officer <a href="mailto:cpilson@fenland.gov.uk">cpilson@fenland.gov.uk</a>

## 4 BACKGROUND AND INTENDED OUTCOMES

4.1 Whittlesey contains a nationally rare and locally distinctive group of traditional mud walls, constructed using locally sourced clay mixed with straw and built in tapering layers without formwork. Typically set on stone or brick footings and protected by render and coping materials such as pantiles, boards, slate, or thatch, these walls reflect a vernacular construction tradition closely linked to the historic development of the town and its surrounding landscape.

4.2 Most Whittlesey's mud walls are thought to date from the late eighteenth and early nineteenth centuries, a period influenced by land enclosure, the subdivision of long burgage plots, and the imposition of taxes on bricks and other building materials. In this context, mud walling represented a practical and economical solution for defining property boundaries in an area where suitable clay was readily available and alternative materials were scarce or costly. Whittlesey is now the only location in Cambridgeshire where a surviving tradition of mud walling remains, with one additional example in the nearby settlement of Eastrea.

4.3 The number of surviving mud walls has declined significantly over time. Surveys undertaken in 1981 identified forty-two sections of wall. By 2016/17, this had reduced to twenty-eight, and further losses and deterioration have been identified since. It is estimated that approximately 570 metres of mud walling was lost between 1980 and 2017 alone. Recent reassessment has confirmed that many of the remaining walls are fragile, with evidence of collapse, loss of coping, inappropriate repairs, or gradual erosion.

4.4 Following a designation review by Historic England in 2021, five additional sections of mud wall were listed, bringing the total number of Grade II listed mud walls in Whittlesey to seven. This means that twenty-one surviving sections remain with little or no formal protection. While these walls are recognised as important within the Whittlesey Conservation Area Management Plan and the emerging Neighbourhood Plan, existing planning controls do not consistently apply to all walls, particularly where they fall outside conservation areas or below relevant height thresholds.

4.5 As a result, permitted development rights currently allow for the demolition, removal, or alteration of mud walls in certain circumstances without the need for planning permission. This has enabled incremental and irreversible loss over time, often through replacement with modern boundary treatments that do not reflect the historic character of the area. Once lost, mud walls cannot readily be replaced, and their cumulative erosion undermines the distinctive identity of Whittlesey.

4.6 Local planning policy supports intervention. Policy LP18 of the Fenland Local Plan seeks to protect and enhance the historic environment, including using Article 4 Directions where appropriate. Policy 8 of the Whittlesey Neighbourhood Plan and the Whittlesey Conservation Area Management Plan both recognise the importance of mud walls and explicitly support the use of

planning controls to prevent their demolition and encourage appropriate repair.

4.7 An Article 4 Direction provides a targeted and proportionate mechanism to address this issue by removing specific permitted development rights while still allowing development to proceed subject to planning consideration. The effect of the Direction would not be to prohibit works, but to ensure that proposals affecting mud walls are assessed through the planning process, enabling the Council to consider their heritage significance and secure appropriate outcomes where works are justified.

4.8 The intended outcome of this report is to give effect to the Council's long-standing objective of protecting Whittlesey's mud walls by introducing an Immediate Article 4 Direction. This will prevent further loss while consultation is undertaken, provide a consistent and transparent decision-making framework, and support the long-term conservation of a unique and irreplaceable element of Whittlesey's historic environment.

## **5 REASONS FOR RECOMMENDATIONS**

5.1 The Council has a statutory duty to protect and enhance the historic environment. Whittlesey's traditional mud walls are a distinctive and irreplaceable element of the town's heritage, and their continued loss would result in permanent harm to local character and sense of place. The updated assessment confirms that many surviving walls remain vulnerable and that existing planning controls do not provide consistent or adequate protection.

5.2 The use of an Article 4 Direction is supported by national and local planning policy. Policy LP18 of the Fenland Local Plan encourages the use of Article 4 Directions where appropriate to prevent unsympathetic alterations affecting heritage assets. The Whittlesey Conservation Area Management Plan and Policy 8 of the Whittlesey Neighbourhood Plan both identify mud walls as important features and support the use of planning controls to prevent their demolition and encourage appropriate repair.

5.3 An Article 4 Direction represents a proportionate and targeted response. It does not prevent development but removes specific permitted development rights so that proposals affecting mud walls are subject to planning control. This allows the Council to properly assess the impact of proposed works, balance heritage considerations with other material planning matters, and grant permission where works are justified and appropriately designed.

5.4 An Immediate Article 4 Direction is considered necessary to prevent further loss while consultation is undertaken. Given the evidence of ongoing deterioration and incremental loss, a non-immediate Direction would leave mud walls exposed to continued harm during the notice period and would undermine the effectiveness of the intervention.

## **6 CONSULTATION**

6.1 In accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015, consultation on the Immediate Article 4 Direction will commence once the Direction has been made and is in effect, following the expiry of the call-in period.

- 6.2 The consultation period will run for 28 days. During this time, the Council will publicise the Direction in accordance with statutory requirements, including notification to affected owners and occupiers where reasonably practicable, publication of a notice in a local newspaper, display of site notices, and publication on the Council's website.
- 6.3 Representations received during the consultation period will be considered prior to a decision being made on whether to confirm the Direction. While there is no right of appeal against the making of an Article 4 Direction, the Council is required to have regard to all representations received before deciding whether to confirm, modify, or not confirm the Direction.
- 6.4 The Immediate Article 4 Direction will remain in force for up to six months unless confirmed by the Council within that period, in accordance with statutory requirements.

## **7 ALTERNATIVE OPTIONS CONSIDERED**

### *Reliance on existing planning controls (including taking no further action)*

- 7.1 Under existing legislation, the demolition of walls within a conservation area already requires planning permission where the wall is over 1 metre in height adjacent to a highway (including a public footpath or bridleway) or over 2 metres in height elsewhere. In addition, a small number of mud walls are statutorily listed and are therefore protected from demolition or alteration.
- 7.2 However, some of Whittlesey's mud walls fall outside these thresholds or are located outside conservation areas, meaning that permitted development rights continue to allow their demolition or removal without planning permission. Updated assessment confirms that reliance on existing controls has not prevented incremental loss over time. This option was therefore discounted as it would not provide consistent or comprehensive protection for the remaining mud walls.

### *Non-immediate Article 4 Direction*

- 7.3 A non-immediate Article 4 Direction would require a minimum 12-month notice period before permitted development rights could be withdrawn. During this period, permitted development rights would remain in force, allowing the demolition or removal of mud walls without planning permission in certain circumstances. Given the evidence of ongoing vulnerability, this option was discounted as it would expose mud walls to continued risk and undermine the effectiveness of the proposed intervention.

## **8 IMPLICATIONS**

- 8.1 Legal Implications
- 8.2 The Council has the power to make an Article 4 Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Immediate Article 4 Direction is considered lawful, necessary, and proportionate to remove specified permitted development rights where their continued exercise would result in harm to local amenity and heritage significance.

- 8.3 As the Direction is made with immediate effect, there is a potential risk of compensation claims under section 108 of the Town and Country Planning Act 1990 if planning permission is refused or granted subject to conditions within 12 months of the Direction coming into force. This risk is considered limited and manageable, given the narrow scope of the Direction, the clear heritage justification, and the availability of appropriate development management discretion.
- 8.4 The Direction must be advertised in accordance with statutory requirements, served on affected owners and occupiers where reasonably practicable, and confirmed by the Council within six months of being made, otherwise it will cease to have effect. The Council must also have regard to any representations received prior to confirmation.
- 8.5 Subject to compliance with these procedural requirements, the Immediate Article 4 Direction is not considered to give rise to significant legal risk.

### **8.6 Financial Implications**

- 8.7 The making and confirmation of the Immediate Article 4 Direction will have limited direct financial implications for the Council. Costs will primarily relate to statutory advertising, notification, and officer time associated with administering the Direction and considering representations received.
- 8.8 As the Direction is made with immediate effect, there is a potential risk of compensation claims under section 108 of the Town and Country Planning Act 1990 where planning permission is refused or granted subject to conditions within 12 months of the Direction coming into force. Any such risk is considered to be low and manageable, given the specific and targeted nature of the Direction, the strong heritage justification, and the Council's ability to assess proposals on a case-by-case basis.
- 8.9 There may be a minor increase in planning application submissions relating to works affecting mud walls; however, these can be accommodated within existing resources and, where applicable, offset by the receipt of planning application fees.
- 8.10 Overall, the financial impact of the Immediate Article 4 Direction is not anticipated to be significant.

### **8.11 Equality Implications**

- 8.12 The Immediate Article 4 Direction applies uniformly across the Wards of Whittlesey East and Villages, Whittlesey Lattersey, Whittlesey North-West and Whittlesey South and does not target or disadvantage any individual or protected group. It relates solely to the control of specific types of development and does not restrict access to services or facilities. No adverse impacts on groups with protected characteristics, as defined by the Equality Act 2010, have been identified.

### **8.13 Heritage and Cultural Implications**

- 8.14 The Direction will have a positive impact on heritage conservation by providing additional protection for Whittlesey's traditional mud walls, which contribute to local distinctiveness and historic character. It will enable

informed decision-making and help prevent incremental loss of non-designated heritage assets.

## **9 SCHEDULES**

Schedule 1: Mud Walls Immediate Article 4 Direction

**SCHEDULE 1**  
**IMMEDIATE ARTICLE 4 DIRECTION**

**IMMEDIATE ORDER**

02/02/2026

**FENLAND DISTRICT COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
(ENGLAND) ORDER 2015 (as amended)**

**MUD WALLS ARTICLE 4(1) DIRECTION 2026**

**DIRECTION MADE UNDER ARTICLE 4 (1)**

WHEREAS Fenland District Council, being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the Order"), is satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on the land shown edged red on the attached plan and known as the Wards of Whittlesey East and Villages, Whittlesey Lattersey, Whittlesey North-West and Whittlesey South, in the district of Fenland, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

NOW THEREFORE the said Council, in pursuance of the power conferred on it by Article 4(1) of the Order, hereby directs that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule below.

THIS DIRECTION is made under Article 4(1) of the Order and shall come into force immediately on 2 February 2026. The Direction shall remain in force for a period of six months from the date it comes into force and shall expire at the end of that period unless confirmed by the local planning authority in accordance with the requirements of the Order.

**SCHEDULE**

Development not permitted

Schedule 2, Part 11, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

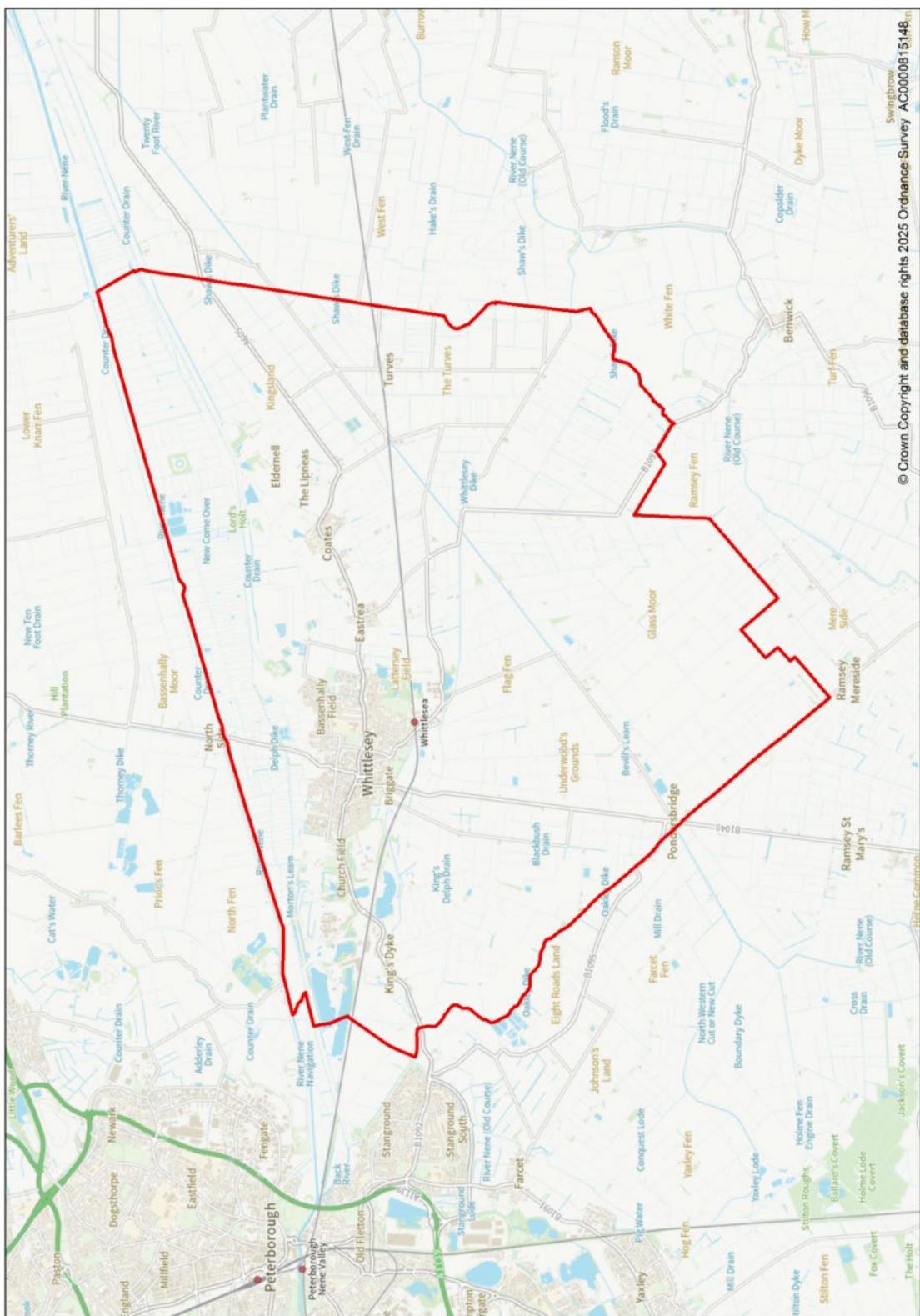
C. Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure, insofar as it relates to the demolition, removal or alteration of traditional mud walls, including boundary walls and associated structures, within the area identified on the attached plan.

Given under the Common Seal of Fenland District Council  
26 February 2025

Confirmed under the Common Seal of Fenland District Council  
26 August 2025

MUD WALLS ARTICLE 4(1) DIRECTION 2025 (IMMEDIATE EFFECT) –

Wards of Whittlesey East and Villages, Whittlesey Lattersey, Whittlesey North-West and Whittlesey South in Fenland District Council



## **Addendum to report “Immediate Article 4 Direction – Mud Walls in Whittlesey”**

Since the date of publication, it has been clarified that at Schedule 1:

- where it says in the heading “**02/02/2026**” it should in fact say “**05/02/26**” and the report should therefore be read as such.
- where it says in the 3<sup>rd</sup> paragraph “**THIS DIRECTION is made under Article 4(1) of the Order and shall come into force immediately on 2 February 2026**” it should in fact say “**THIS DIRECTION is made under Article 4(1) of the Order and shall come into force immediately on 5 February 2026**”
- where it says in the in the schedule section of the order “**Given under the Common Seal of Fenland District Council 26 February 2025**” it should in fact say “**Given under the Common Seal of Fenland District Council 5 February 2025**”
- Where it says in the schedule section of the order “**Confirmed under the Common Seal of Fenland District Council 26 August 2025**” it should in fact say “**Confirmed under the Common Seal of Fenland District Council 5 August 2026** “

<b>Agenda Item No:</b>	8	 <b>Fenland</b> <small>CAMBRIDGESHIRE</small>
<b>Committee:</b>	Cabinet	
<b>Date:</b>	26 January 2026	
<b>Report Title:</b>	Wisbech High Street Update	

## 1 Purpose / Summary

- 1.1 To provide Cabinet with a monthly update regarding the ongoing construction work at 24 High Street, Wisbech and the pre-construction design and planning work for 11-12 High Street, Wisbech.

## 2 24 High Street Construction progress

- 2.1 As reported previously the building is now structurally complete. Following a further Building Control inspection to assess updated works that the initial inspection highlighted, the building has been issued with the necessary certification.
- 2.2 A Practical Completion meeting finally took place on 19 January 2026, meaning that FDC has taken possession from the contractor.
- 2.3 FDC's property team is in the process of finding a tenant for the small ground floor shop area and the flats above that will let at a fair value.
- 2.4 The Council will hold an official completion ceremony shortly with partners invited to mark this significant project and the high impact that this work has had on improving the historic High Street of Wisbech.

## 3 11-12 High Street, Wisbech

- 3.1 The required detailed design work has now reached an initial conclusion with plans submitted to the FDC Planning Team via the Pre-App process.
- 3.2 This process identified that a full application would be required and additional design documents were requested which including acoustic assessment between commercial and residential areas, BNG reports and updated Heritage Statements amongst others. The process of completing the required documents is now in progress.
- 3.2 As members will recall a previous application in 2019 was granted consent and we are hopeful with the agreement of all parties that some of the previous reports can be reviewed and updated as opposed to commissioning full new reports thus saving time and resources.
- 3.3 The design to be taken forward shows a reduced scheme from the original 2019 consent and consists of a single retail unit with 6 flats above. All flats will be to or above legal requirements for such accommodation. In addition, it is intended that these units will be let via a local letting policy as was the case with 24 High

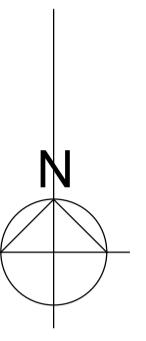
St. Copies of the plans, elevations etc are attached at Appendix 1 of this report for member's review.

- 3.4 The cost estimate at this time remains at £3M with funding continued to be sought from external sources including but not limited to NHLF and CPCA with additional options also being considered.
- 3.5 Delivery of the scheme is presently programmed for Summer 2027, and the current project plan is attached at Appendix 2

#### **4 Recommendations**

- 4.1 That Cabinet notes the report.

Wards Affected	Medworth ward	
Forward Plan Reference	KEY21APR22/01	
Portfolio Holders	Cllr Chris Seaton Cllr Chris Boden	Portfolio Holder for Social Mobility and Heritage Leader of the Council and Portfolio Holder for Finance
Report Originator	Mark Greenwood	Head of Service
Contact Officers	Phil Hughes Mark Greenwood Paul Medd Peter Catchpole	Head of Service Head of Service Chief Executive Corporate Director and S151 Officer
Background Papers	<p>Previous monthly Cabinet reports regarding Wisbech High Street</p> <p>July 2022 Cabinet and Council reports regarding 24 High Street, Wisbech</p> <p>June 2025 Cabinet papers regarding the Fenland Inspire! project and 11-12 High Street, Wisbech</p>	

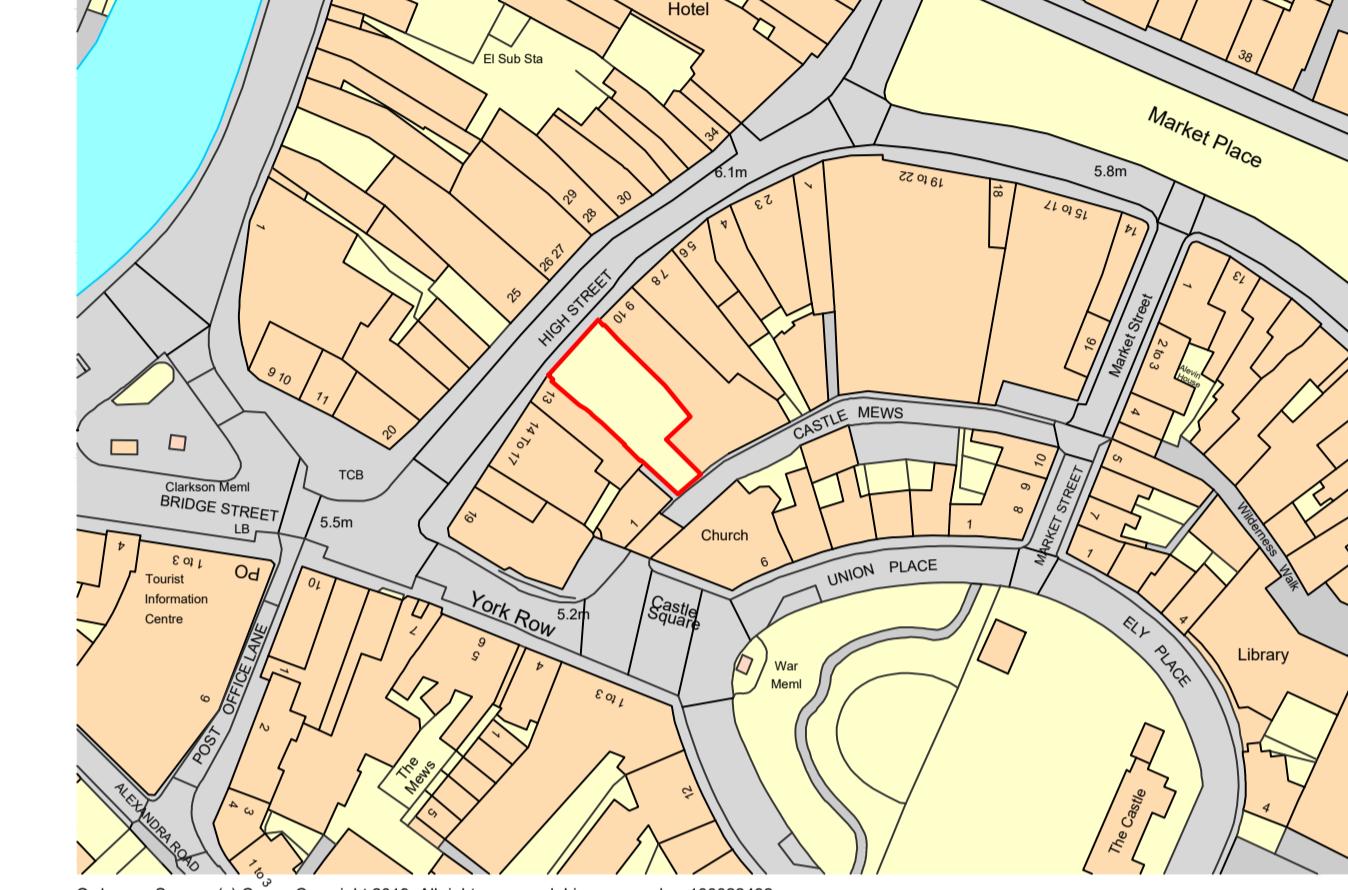


— = AREA OF PROPOSED WORKS AND  
 BOUNDARY OF OWNERSHIP



BLOCK PLAN (1:500)

1:500 @ A1 0 10 20 30 40 50 60 70 80 90 100m



LOCATION PLAN (1:1250)

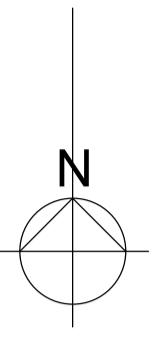
1:1250 @ A1 0 50 100 150 200m

## PLANNING

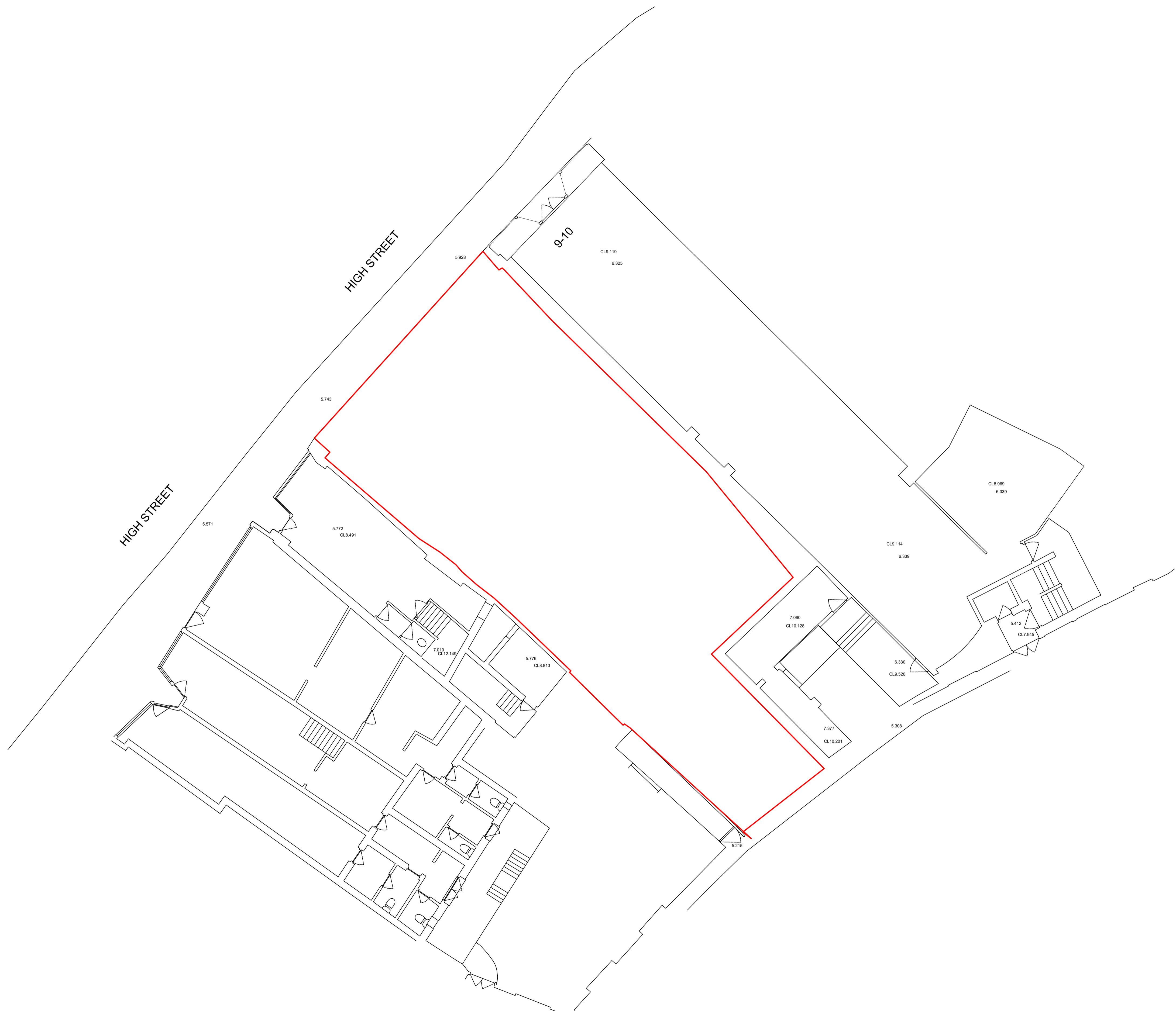
REDEVELOPMENT OF  
 11-12 HIGH STREET  
 WISBECH

FENLAND DISTRICT COUNCIL

LOCATION PLAN AND  
 BLOCK PLAN



— = AREA OF PROPOSED WORKS AND BOUNDARY OF OWNERSHIP



# PLANNING

# REDEVELOPMENT OF 11-12 HIGH STREET WISBECH

# FENLAND DISTRICT COUNCIL

# GROUND FLOOR PLAN AS EXISTING



DECEMBER 2025 EJ

1:100 @ A1

3354/2/SD102



HIGH STREET ELEVATION

## PLANNING

REDEVELOPMENT OF  
11-12 HIGH STREET  
WISBECH

FENLAND DISTRICT COUNCIL

HIGH STREET ELEVATION  
AS EXISTING



DECEMBER 2025 EJ

1:100 @ A1 LT

3354/SD103

Notes:

1. Approximate elevation based on photographs taken on site.



**PLANNING**  
REDEVELOPMENT OF  
11-12 HIGH STREET  
WISBECH

FENLAND DISTRICT COUNCIL

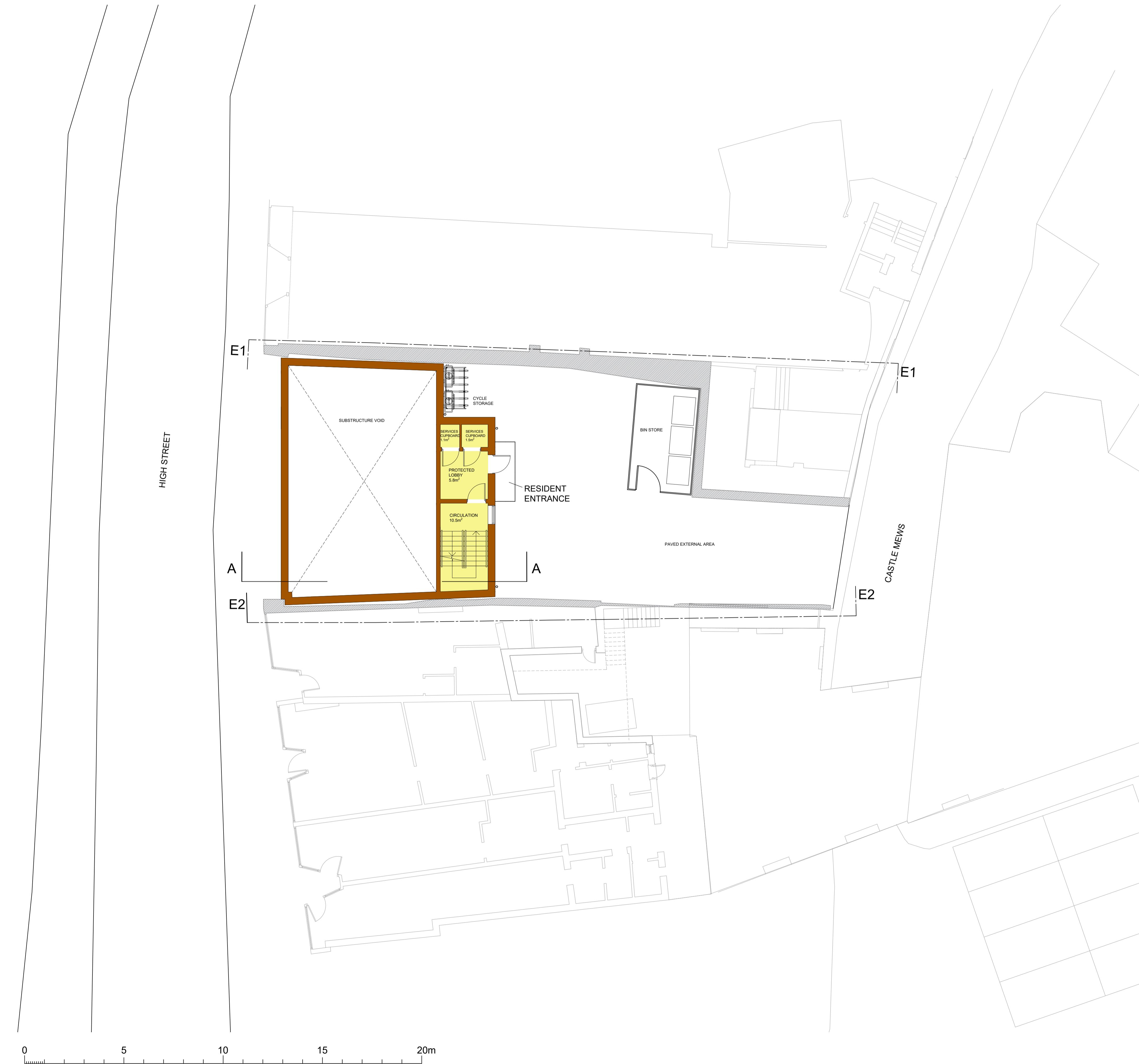
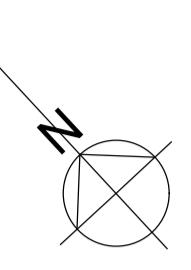
CASTLE MEWS ELEVATION  
AS EXISTING



DECEMBER 2025 EJ

1:50 @ A1 LT

3354/2/SD104



## PLANNING

REDEVELOPMENT OF  
11-12 HIGH STREET  
WISBECH

FENLAND DISTRICT COUNCIL

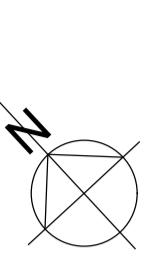
LOWER GROUND FLOOR PLAN  
AS PROPOSED



DECEMBER 2025 EJ

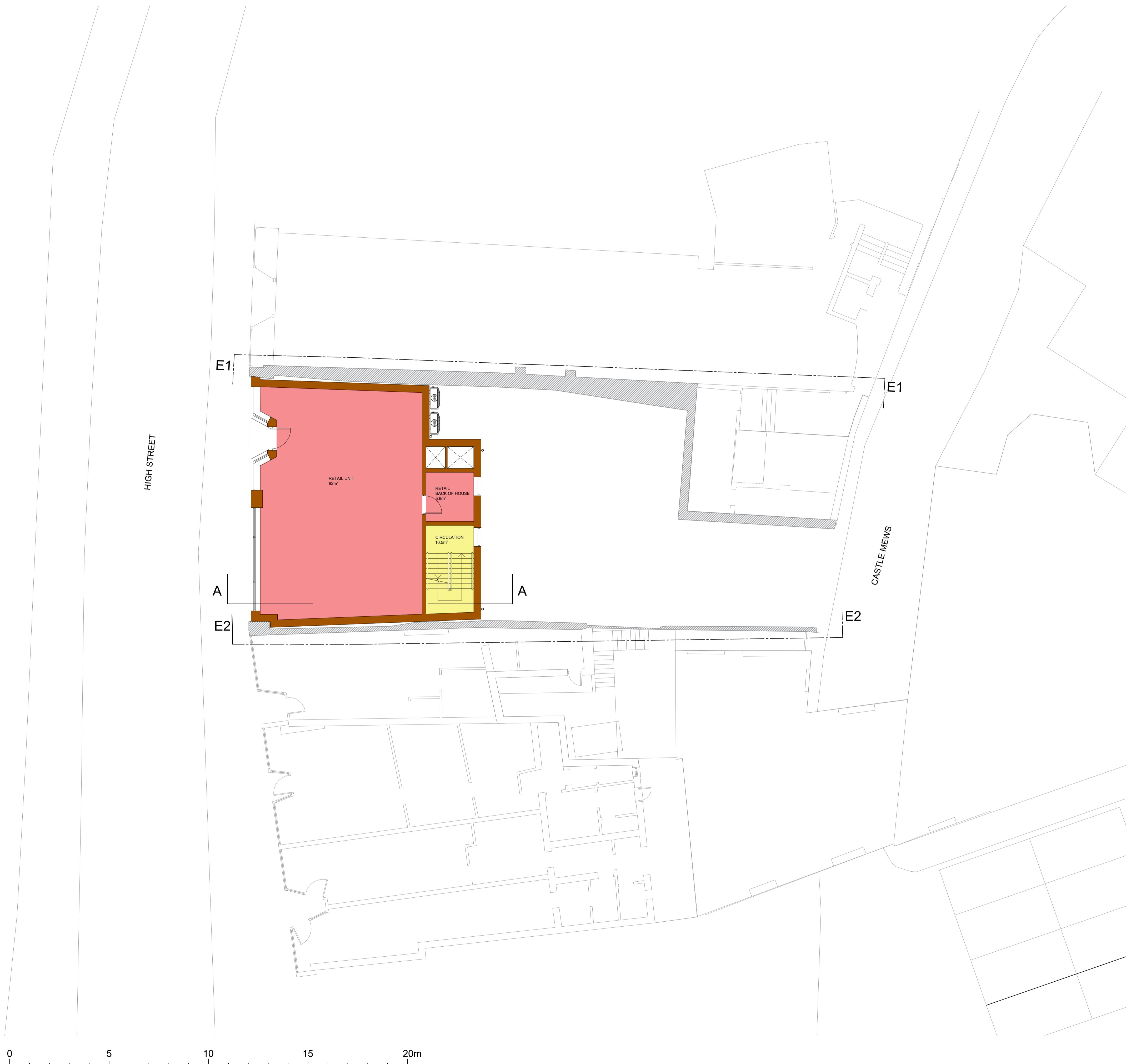
1:100 @ A1 LT

3354/2/SD105



Notes:

1. Back of house and main retail unit layout to be agreed with tenant.

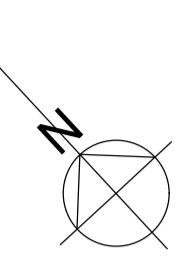


## PLANNING

REDEVELOPMENT OF  
11-12 HIGH STREET  
WISBECH

FENLAND DISTRICT COUNCIL

GROUND FLOOR PLAN  
AS PROPOSED



Proposed Areas:

Flat 1 - 40m<sup>2</sup>  
 Flat 2 - 43m<sup>2</sup>

## PLANNING

REDEVELOPMENT OF  
 11-12 HIGH STREET  
 WISBECH

FENLAND DISTRICT COUNCIL

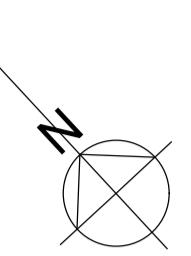
FIRST FLOOR PLAN AS  
 PROPOSED

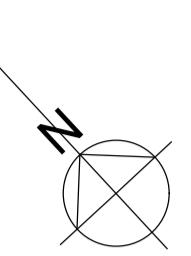


DECEMBER 2025 EJ

1:100 @ A1 LT

3354/2/SD107





## PLANNING

REDEVELOPMENT OF  
 11-12 HIGH STREET  
 WISBECH

FENLAND DISTRICT COUNCIL

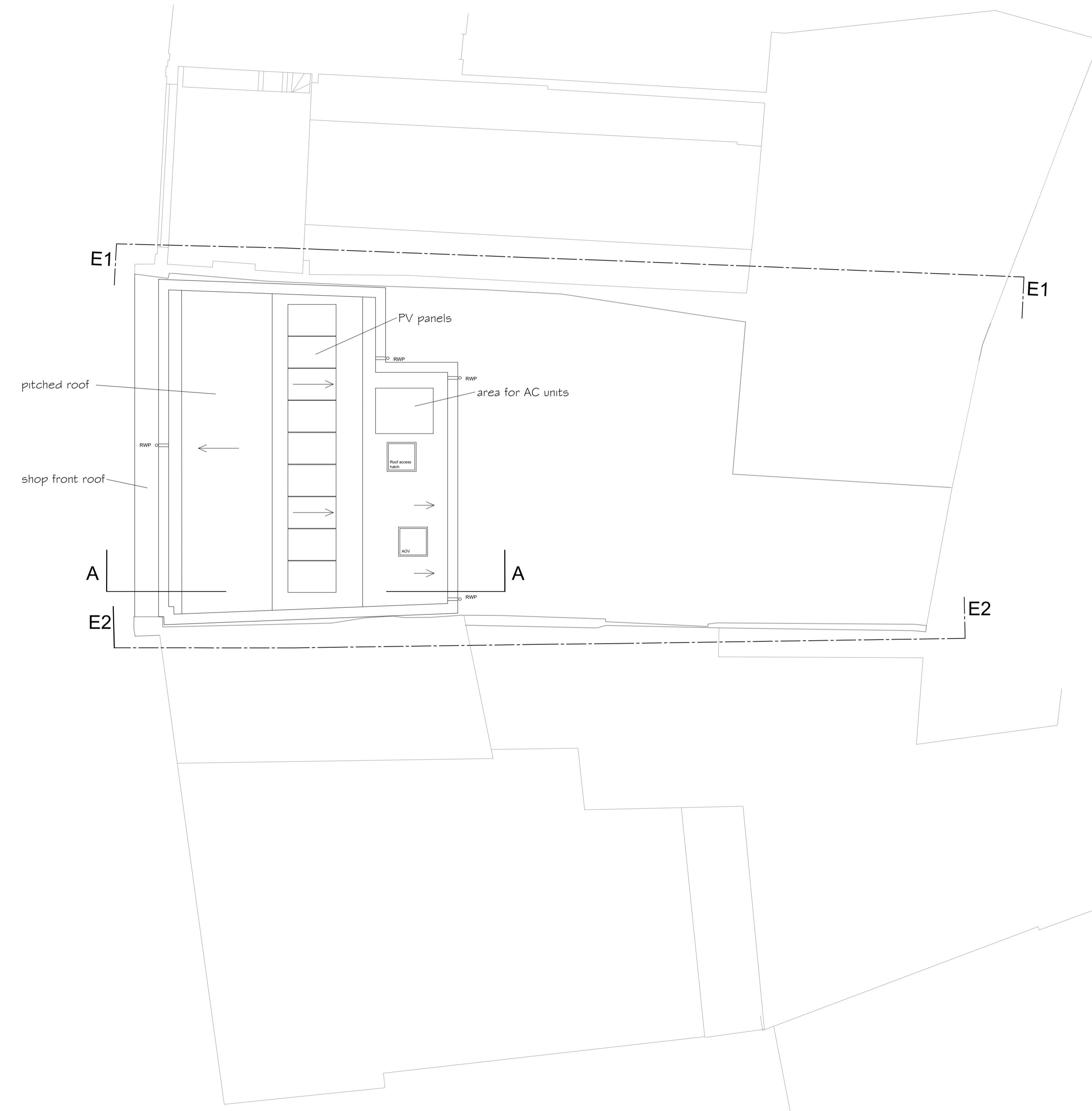
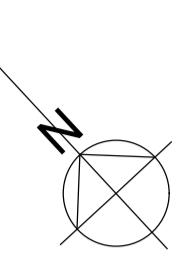
THIRD FLOOR PLAN  
 AS PROPOSED



DECEMBER 2025 EJ

1:100 @ A1 LT

3354/2/SD109



## PLANNING

REDEVELOPMENT OF  
11-12 HIGH STREET  
WISBECH

FENLAND DISTRICT COUNCIL

ROOF PLAN AS PROPOSED



DECEMBER 2025 EJ

1:100 @ A1 LT

3354/2/SD110



11 HIGH STREET

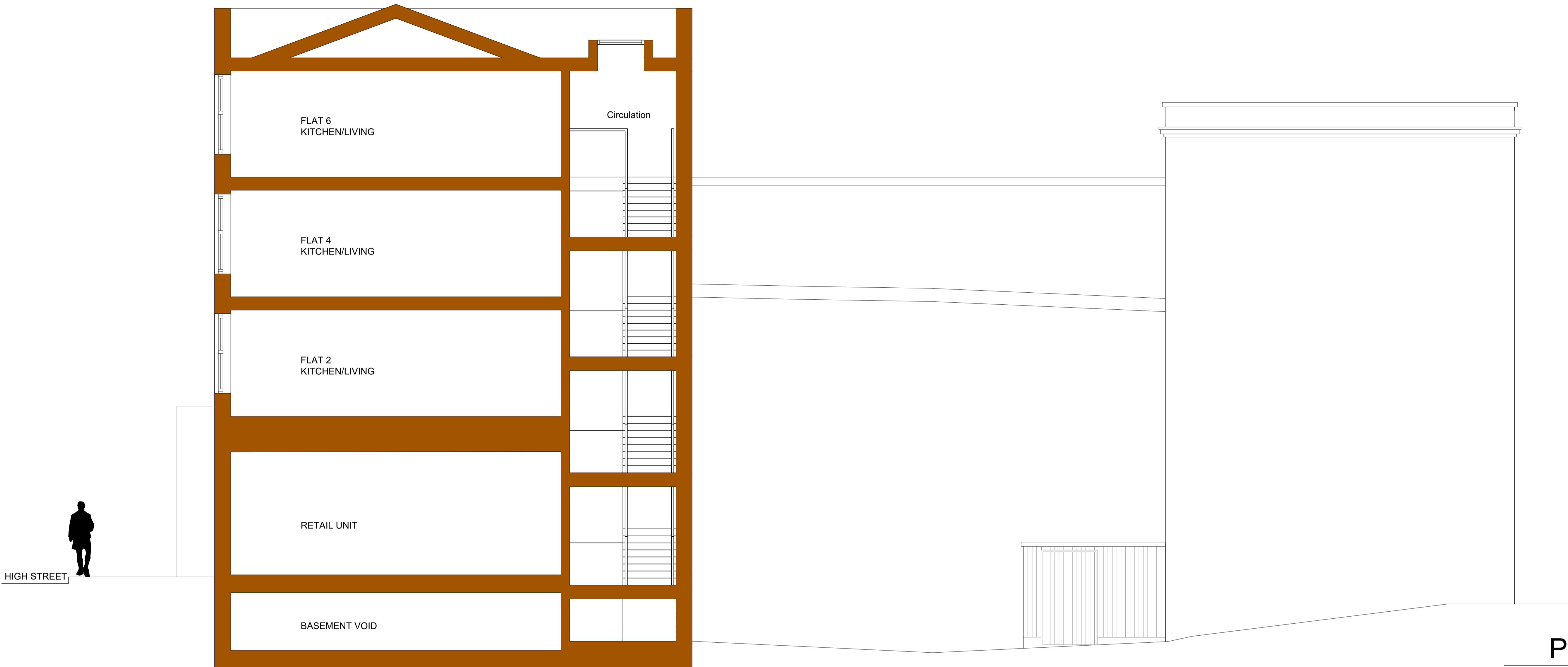
12 HIGH STREET

AREA OF WORKS

# PLANNING

# REDEVELOPMENT OF 11-12 HIGH STREET WISBECH

# HIGH STREET ELEVATION AS PROPOSED

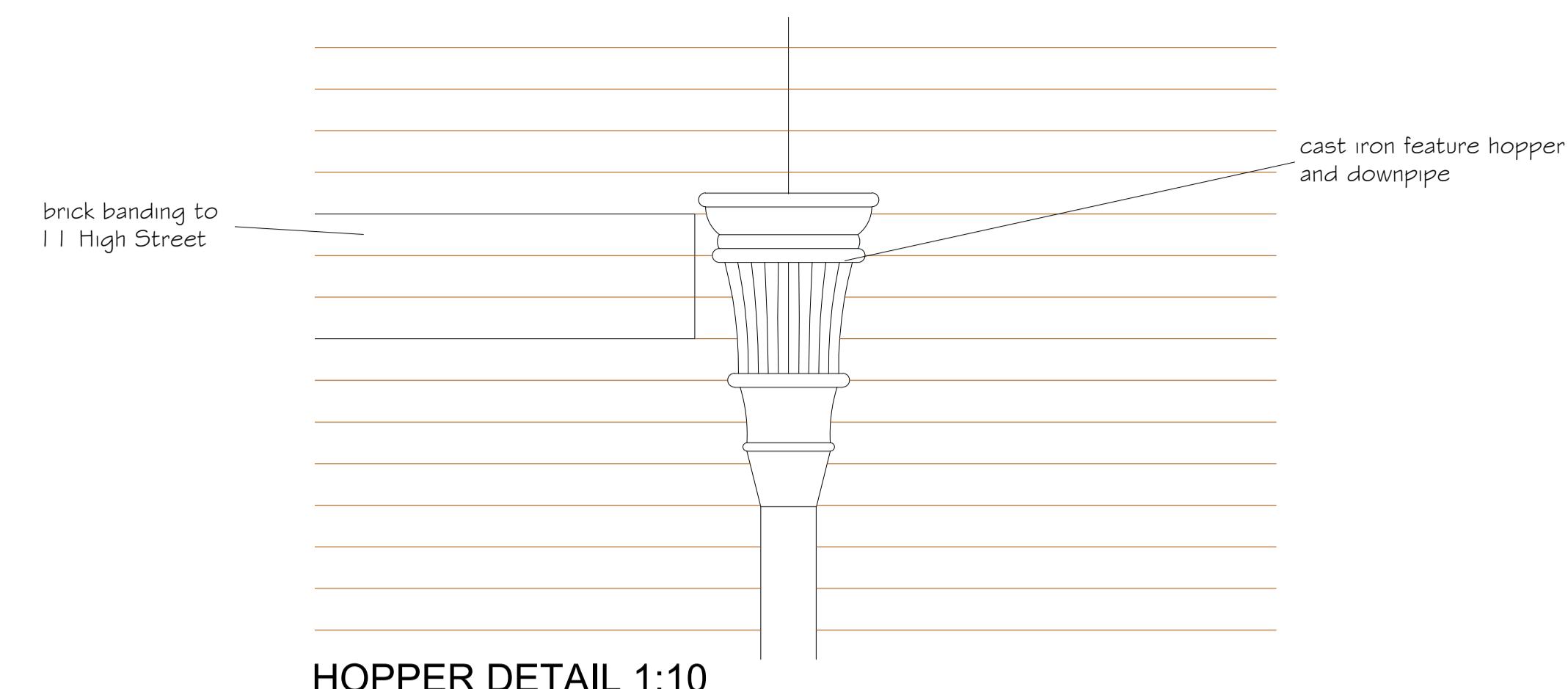


## PLANNING

REDEVELOPMENT OF  
11-12 HIGH STREET  
WISBECH

FENLAND DISTRICT COUNCIL

SITE SECTION A-A  
AS PROPOSED



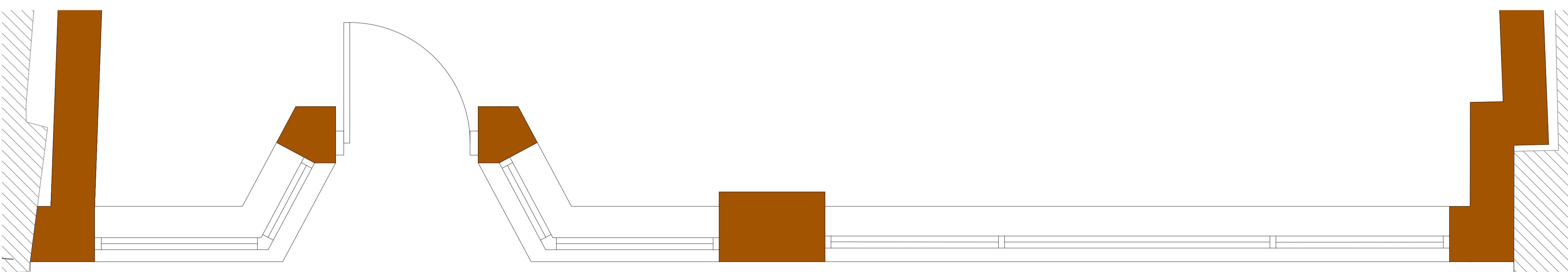
1:10 @ A1 0 1 2m

1:20 @ A1 0 1 2 3 4m

HOPPER DETAIL 1:10



SHOP FRONT ELEVATION 1:20



SHOP FRONT PLAN 1:20

## PLANNING

REDEVELOPMENT OF  
11-12 HIGH STREET  
WISBECH

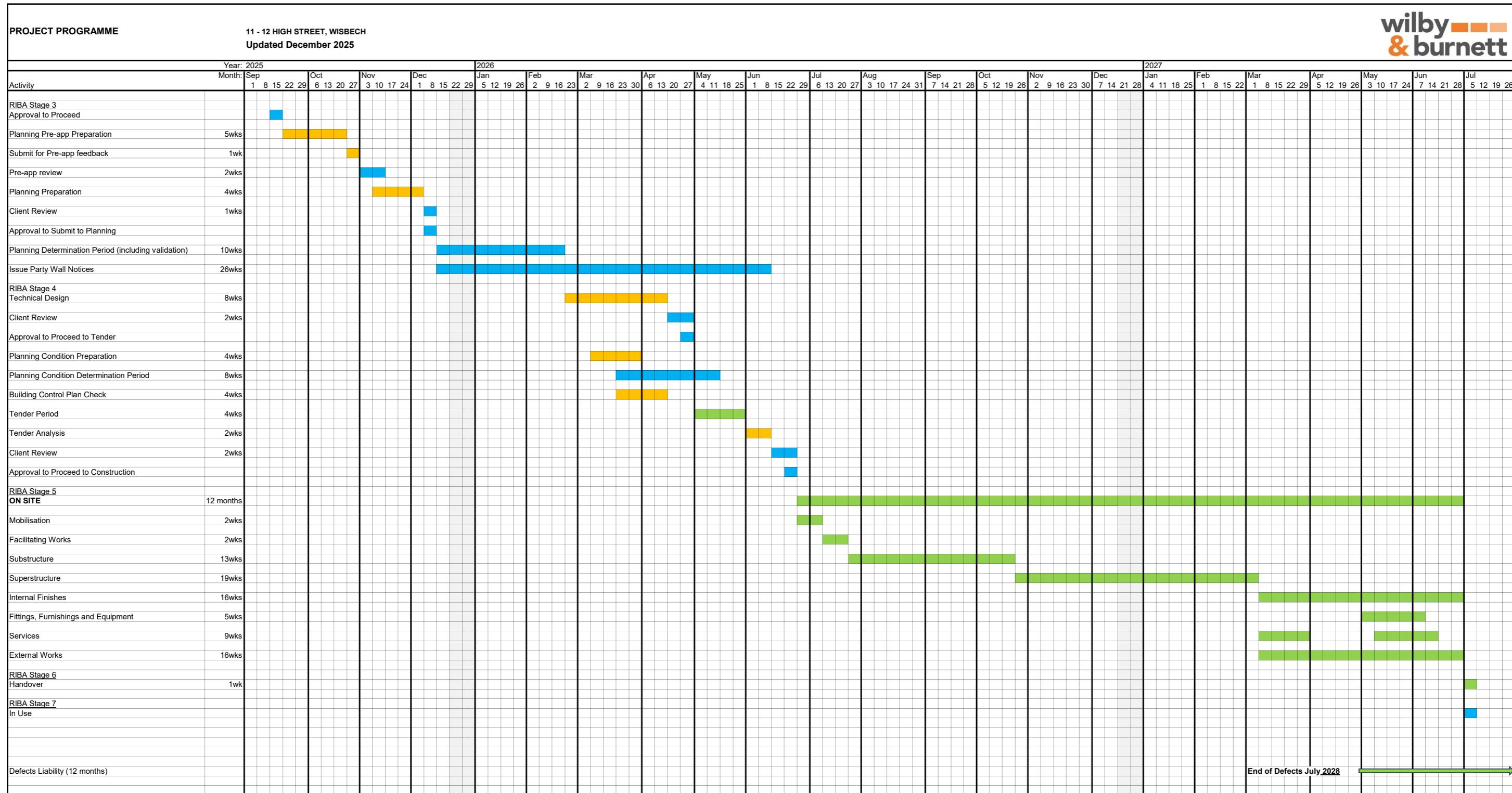
FENLAND DISTRICT COUNCIL

SHOP FRONT DETAIL



DECEMBER 2025 EJ  
1:10 @ A1 LT  
1:20 @ A1

## APPENDIX 2



KEY:

- █ Fenland District Council
- █ Design Team
- █ Contractor

## DRAFT 6 MONTH CABINET FORWARD PLAN –

Updated 16 January 2026

(For any queries, please refer to the published forward plan)

### CABINET

CABINET DATE	ITEMS	LEAD PORTFOLIO HOLDER
23 February 2026	1. Business Plan 2026/27	Cllr Boden
	2. Budget & MTFS 2026/27	Cllr Boden
	3. Fenland Inspire! Projects Update	Cllr Boden
	4. Manor Leisure Centre redevelopment project – update at the completion of RIBA Stage 3	Cllr Count
	5. Purchase of gym cardio equipment and spinning equipment for 4 x leisure centres	Cllr Wallwork
	6. Fenland Inspire! - Play Equipment	Cllr Count Cllr Seaton
	7. Pride in Place Funding Allocation	Cllr Boden Cllr Hoy
	8. Play Area Assessments and Requirements	Cllr French Cllr Wallwork
	9. RECAP Waste Strategy	Cllr Tierney
	10. Civil Parking Enforcement (CPE) Update	Cllr Boden Cllr French
	11. New and Updated Interim Planning Guidance	Cllr Laws
	12. Amendment to the Council's Housing Enforcement Policy	Cllr Hoy
	13. Change in Freedom Leisure contractual arrangements to an agency approach	Cllr Wallwork
	14. Air Quality Update, Wisbech	Cllr Wallwork Cllr Imafidon
	15. Fenland Transport Economic Assessment including March to Wisbech Rail Funding from CPCA	Cllr Seaton
	16. Wisbech High Street Update	Cllr Seaton Cllr Hoy Cllr Tierney
	17. Cabinet Draft Forward Plan	Cllr Boden
23 March 2026	1. Investment Board Update & review of the Commercial & Investment Strategy	Cllr Boden Cllr Tierney Cllr Imafidon
	2. Fenland Inspire! Projects Update	Cllr Boden
	3. Agreement to proceed to construction for Manor Field Skate Park Relocation	Cllr Count Cllr French
	4. Agreement to proceed to construction for Manor Leisure Padel Courts	Cllr Count Cllr French
	5. Wisbech High Street Update	Cllr Seaton Cllr Hoy Cllr Tierney
	6. Cabinet Draft Forward Plan	Cllr Boden

CABINET DATE	ITEMS	LEAD PORTFOLIO HOLDER
27 April 2026	1. Fenland Inspire! Projects Update	Cllr Boden
	2. Fenland Inspire! Project – 3G Artificial Turf Pitches	Cllr Seaton
	3. Development Management Agreement for the Remodelling and Extension Works for the Manor Leisure Centre	Cllr Boden Cllr Count
	4. Wisbech High Street Update	Cllr Seaton Cllr Hoy Cllr Tierney
	5. Cabinet Draft Forward Plan	Cllr Boden
18 May 2026	1. Fenland Inspire! Projects Update	Cllr Boden
	2. Wisbech High Street Update	Cllr Seaton Cllr Hoy Cllr Tierney
	3. Cabinet Draft Forward Plan	Cllr Boden
TBC June 2026	1. Appointment to Outside Bodies	Cllr Boden
	2. Fenland Inspire! Projects Update	Cllr Boden
	3. Development Management Agreement for the Remodelling and Extension Works for the Manor Leisure Centre	Cllr Boden Cllr Count
	4. Wisbech High Street Update	Cllr Seaton Cllr Hoy Cllr Tierney
	5. Cabinet Draft Forward Plan	Cllr Boden
TBC July 2026	1. Annual Report 2025/26	Cllr Boden
	2. Revenue and Capital Outturn 2025/26	Cllr Boden
	3. Fenland Inspire! Projects Update	Cllr Boden
	4. Wisbech High Street Update	Cllr Seaton Cllr Hoy Cllr Tierney
	5. Cabinet Draft Forward Plan	Cllr Boden

TBC = To be confirmed

<b>Agenda Item No:</b>	11	 <b>Fenland</b> <small>CAMBRIDGESHIRE</small>
<b>Committee:</b>	Cabinet	
<b>Date:</b>	26 January 2026	
<b>Report Title:</b>	Grounds Maintenance Contract – 1 year extension	

**This item comprises EXEMPT INFORMATION within Appendix 1 which is not for publication by virtue of paragraphs 3 and 5 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).**

## 1 Purpose / Summary

- 1.0 The current 10-year Grounds Maintenance (GM) contract with Tivoli expired on 31 October 2025. Following legal advice and Cabinet's decision of January 2025, a 1-year extension was added to the contract as this provided best value to the Council. The contracted cost is approximately £681,148 p.a.
- 1.1 It is now time to revisit the contract and plan for the end of the current extended contract on 31 October 2026.

## 2 Key Issues

- 2.0 In January 2024, Cabinet considered an assessment of the costs and implications of various options for this contract including going to the market for a longer-term contract, bringing the contract in-house or partnering with another Council. All options added cost to the contract compared with an extension year therefore Cabinet opted to extend for 1 year which extended the contract expiry date to 31<sup>st</sup> October 2026.
- 2.1 Local Government Reorganisation (LGR) has changed the landscape regarding this contract. Going forward, FDC needs to be working with our future LGR partners in terms of all significant contracts. However, as the make-up of any future unitary authority remains uncertain, putting an arrangement in place with LGR partners currently is not a possibility.
- 2.2 Members were generally aware that LGR was an emerging Government policy due to the publication of a White Paper in December 2024. However, 12 months on, the LGR process is much further developed, and we await the statutory consultation on the 4 options submitted to government, with future timescales of the abolition of FDC defined.
- 2.3 There is an ongoing need for the service and Fenland District Council must continue to meet its best value duty. Consequently, and given that the previous assessment identified that each alternative option would result in a cost increase, officers have focused on establishing whether a further extension (of either 1 or 2 years) would be financially viable and legally compliant.

2.4 This Report and the exempt Annex sets out the current position in relation to that option which presents as the most effective at this time. However, officers are still in the process of obtaining confirmation from the previous adviser that the best value considerations remain the same for the period 2026/27 and 2027/28. The recommendations set out in this report are contingent upon this confirmation being received.

2.5 Once FDC's LGR partners have been determined by central Government in late summer 2026, consideration of the arrangements from 1 November 2027 may then be approached, with a view to a collaborative contract across unitary partners, subject to their current arrangements allowing this approach.

### 3 Recommendations

It is recommended that Cabinet considers the content of this Report and the Exempt Appendix and:

3.0 determines whether to authorise officers to enter into negotiations to extend the existing contract and, if that is agreed, to confirm whether that extension should be for a period of 1 or 2 years (subject to the best value requirements being confirmed)

3.1 that subject to the extension being agreed, delegates authority to the Portfolio Holders for Finance and Grounds Maintenance to approve the final proposals arrived at during course of the negotiations as set out in Exempt Appendix 1; and

3.2 requests that if an appropriate best value outcome cannot be achieved via the negotiations, that officers should report back to Cabinet with a full and updated assessment of all the remaining options available for determination; and

3.3 authorises the Monitoring Officer to execute and complete all requisite legal documentation in relation to the matters outlined above.

Wards Affected	All	
Forward Reference	Plan	KEY/22DEC25/02
Portfolio Holders	Cllr Jan French Cllr Chris Boden	Portfolio Holder for Open Spaces Leader and Portfolio Holder for Finance
Report Originators and contact officers	Phil Hughes Carol Pilson	Head of Leisure Services Corporate Director and Monitoring Officer
Background Papers	<a href="#">January 2025</a>	Cabinet Report regarding Grounds Maintenance contract

## **4 Reasons for Exemption**

4.1 This item comprises exempt information within Appendix 1 which is not for publication by virtue of paragraphs 3 and 5 of Part 1 of Schedule 12A of the Local Government Act 1927 (as amended) in that it contains information about the financial and business affairs of Fenland District Council and a 3rd party organisation (to include negotiation strategies) as well as legal advice concerning the Council's options and obligations in relation to the proposed extension of the contract. The public interest test has been applied, and it is considered that to achieve best value and for members to take an informed decision in relation to this matter that the public interest is best served in maintaining the exemption rather than publicising and openly debating the information contained within Appendix 1.

## **BACKGROUND AND INTENDED OUTCOMES**

### **5 Summary**

5.0 Previously a detailed assessment of the costs and implications of going to the market for a longer-term contract or bringing the contract in-house or partnering with another Council was undertaken. At the time, all options were expected to add cost to the contract compared with an extension. This information may be found in the Cabinet report from [27 January 2025](#).

5.1 With the contract now due to expire on 31<sup>st</sup> October 2026, the information previously obtained has been reviewed with the intention of establishing which of the options previously considered, including a further extension, represents the best value outcome going forward. It has been concluded that the outcome of the previous assessment most likely remains largely unchanged and that a further extension (subject to the outcome of the negotiations) will remain the best value option also taking into account the impact of Local Government Reform (LGR) however, confirmation is being sought from the original adviser, and the recommendations are contingent upon this being agreed.

5.2 LGR has changed the landscape regarding this contract, where going forward, FDC needs to be working with our future LGR partners in terms of all significant contracts. However, as the make-up of any future unitary authority remains uncertain, putting an arrangement in place currently is not a possibility.

5.3 Once FDC's LGR partners have been determined by central Government in late summer 2026, consideration of the arrangements from 1 November 2027 may then be approached, with a view to a collaborative contract across unitary partners, subject to their current contract arrangements allowing for it.

### **6 Maintaining the current GM specification**

6.0 A reduction in specification was made as part of the current 1-year extension negotiation to keep any contract price rise to a minimum. That being the case, any further changes to the contract specification for this additional proposed 1-year to November 2027 or 2-year extension to November 2028 must be kept to a minimum to maintain quality within the open spaces in Fenland. As a highly visible service, any change must be assessed carefully to ensure that there is as little impact on the service that residents receive as possible. This will comprise part of the negotiation process.

6.1 Should the negotiations result in additional impacts, this report recommends that they are referred to the Portfolio Holder for Open Spaces and Portfolio holder for Finance for determination.

## **7 CONSULTATION**

7.0 N/A.

## **8 ALTERNATIVE OPTIONS CONSIDERED**

8.0 Due to the current situation regarding LGR, and the previous review of the Grounds Maintenance contract, the option of a 1- or 2-year extension provides a short-term solution which will then give the Council freedom to work with LGR partners on the approach to Ground Maintenance once partners have been determined by Central Government. It also seems to represent the best value option subject to final negotiations confirming the suggested terms. If this approach is not preferred, the options previously assessed will be revisited and a further Report presented to Cabinet however, all options will result in an increase in cost and/or potential decrease in service.

## **9 IMPLICATIONS**

### **9.0 Legal Implications**

Fenland District Council has taken appropriate legal advice in ensuring that the recommendations set out within this Report provide members with a compliant basis upon which to reach their decision. The detail of that advice and the Council's negotiation strategy is set out in Exempt Appendix 1.

### **Financial Implications**

9.1 As detailed, the current contract is being delivered at market value and costs approximately £681,148 p.a.

9.2 Negotiations regarding an additional 1-year extension are underway with more detail later in the report.

9.3 Should the need to reduce the specification to keep costs low arise, consultations on the balance between quality and cost will be undertaken with the Portfolio Holder for Open Spaces and Portfolio holder for Finance to determine the Council's appetite for any further specification reductions.

9.4 If negotiations cannot be satisfactorily resolved within existing budgetary thresholds and/or for the purpose of achieving best value, a further Report will be presented to Cabinet for consideration.

### **Equality Implications**

9.5 There are no specific equality implications connected with the recommendations set out in this Report.

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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# Agenda Item 12

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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