

Agenda Item No:	10	
Committee:	CABINET	
Date:	5 September 2022	
Report Title:	24 High Street, Wisbech - update report	

1. Purpose / Summary

To provide Cabinet with an update on progress related to the 24 High Street Wisbech redevelopment project.

2. Progress to Develop the Gap at 24 High Street

- 3.1 The project to redevelop 24 High Street continues following Cabinet's recommendation and Council's decision to enter into a contract with a preferred bidder to develop the site.
- 3.2 In the past month the preferred bidder has entered into a pre-contract agreement with the Council. As part of this agreement the contractor will be paid to further develop their initial bid, using specialists to assess potential costs and give more cost certainty to the main contract to build number 24.
- 3.3 It should be noted that this arrangement will not slow down project progress and is a necessary step to move the project forwards.
- 3.4 Work that is being undertaken at this stage includes;
 - Assessment of the necessity for Highways Closure notices in the High Street, and the length of time that closures will be necessary for the building works. Following additional recent site visits, the contractor expects to be able to reduce their initial road closure time considerably, utilising the space behind number 24 to position cranes and access the site in this manner.
 - A formal engineering assessment of the steels that are currently in place in the gap that forms number 24. The steels may have prevented development and have required moving. The safety element regarding the current steels was also uncertain. A recent assessment has confirmed that the steels in place are fit for purpose and will also allow the development of the site without considerable adjustment.
 - Development of a construction phase plan. The work undertaken already regarding the high street closures and the structural steels will be used to inform a final construction phase plan.

- 3.5 This early pre-contract work is helping the contractor to finalise the sums that were estimates / PC sums in their bid. The work will also finalise other figures as the construction phase plan has a significant influence on overall costs. It is expected that this work will be finalised in the coming weeks, with both parties then signing the build contract to develop number 24. A further update will be provided to Cabinet at that time.
- 3.6 To assist the Council with the cost of the build applications have been submitted to the CPCA (£210,000) and Brownfield Land Release fund (£200,000). An outcome to both bids is expected within the next 2 months.
- 3.7 No further progress has been made with additional funding from National Lottery Heritage Fund (NLHF). Any increase in support above the current level of £238,000 will be determined against progress on 11 – 12 High Street project and the use of the £1m grant from NLHF set aside for this property.

4 Recommendations

- 4.1 That Cabinet notes the current position in relation to the Council's redevelopment plans for 24 High Street, Wisbech.

Wards Affected	Medworth Ward	
Forward Plan Reference	KEY21APR22/01	
Portfolio Holders	Cllr Chris Seaton Cllr Ian Benney Cllr Chris Boden	Portfolio Holder for Social Mobility and Heritage Portfolio Holder for Economic Growth Leader of the Council and Portfolio Holder for Finance
Report Originator	Phil Hughes	Acting Assistant Director
Contact Officers	Paul Medd Matt Wright Peter Catchpole Amy Brown	Chief Executive High Streets Project manager Corporate Director and S151 Officer Monitoring Officer and Chief Legal Officer
Background Papers	20 February 2020 Cabinet Report 1 July 2021 Cabinet Report 2022 Cabinet reports Planning documentation- application reference F/YR21/0680/FDC	