

<b>Agenda Item No:</b>	7	
<b>Committee:</b>	Cabinet	
<b>Date:</b>	18 March 2024	
<b>Report Title:</b>	Wisbech High Street Update	

## 1 Purpose / Summary

To provide Cabinet with a monthly update regarding;

- ongoing building work at 24 High Street, Wisbech.
- progress regarding a viable option for 11-12 High Street, Wisbech

## 2 Key Issues

### 2.1 24 High Street Construction Progress

Etec, the main contractor, continues the construction work on 24 High Street.

Despite the poor weather works are progressing as anticipated, with groundwork completed. Expectation is that steels will soon be apparent on site and the structure to begin to rise above the gate / hoarding.

The expected completion date remains October 2024.

### 2.2 11-12 High Street

Architects are continuing to work on a 4-storey structure that will include a commercial unit below, with 12 1-bedroom flats or studios.

Current expectations, to make the project financially viable, are that the floor space of the new building will not take up the whole plot, keeping costs down. The flats will all be either 1 bedroom or studio. This again delivers housing that is in high demand but reduces development cost over those of 2 bedroom flats.

Consideration is also being given to the potential to make the stair area more compact with the removal of the lift.

The change in approach to a smaller footprint building means architects taking some 3 weeks to develop 'massing plans'. Once in place a QS will be able to estimate development costs, and these will then be sense checked by a building firm.

## 3 Recommendations

- 3.1 That Cabinet notes the progress in relation to the building of 24 High in Wisbech High Street and notes the actions ongoing regarding the development of a viable option for 11-12 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 Contact Officers	Phil Hughes Mark Greenwood  Paul Medd Peter Catchpole	Head of Service Head of Property, Assets and Major Projects  Chief Executive Corporate Director and S151 Officer