

Agenda Item No:	8	
Committee:	Cabinet	
Date:	27 April 2026	
Report Title:	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 The building is now structurally complete and the handover process has taken place.
- 2.2 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.
- 2.3 Following a competitive tender process William H Brown of Wisbech (WHB) have been selected to act as managing agents for the residential elements of the site. FDC will secure tenants that comply with the agreed local letting policies and LA rent levels via the HomeLink system. These will then be passed to WHB for completion of checks and tenancy agreement (agreement being supplied via FDC). WHB will then also undertake tenant liaison rent collection and maintenance inspections of the units on our behalf reporting defects to the FDC facilities team for action.

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 with the final report due w/c 13th April allowing submission of the full application shortly thereafter.
- 3.4 The cost estimate at this time has increased slightly from an initial estimate of £3M to a revised figure now of £3.3M. We continue to work with funding providers including but not limited to NHLF and CPCA with additional options also being considered.
- 3.5 CPCA have indicated that their initial offer of monies in the sum of approximately £1.5m towards the project remains a possibility however a business case will be required, and this will need to go through the usual CPCA approval process. To this end a fee quote for the works of preparing the specialist business case is being obtained and will be circulated to members prior to approval. This document is to be drafted in such a way that it will not

only be suitable for submission to the CPCA but to the other identified sources of external funding

- 3.6 The completion of the planning submission then allows the design team to prepare the tender documents for circulation through the spring period. Once both the tenders and planning consent are received members will be asked to agree on the project next steps i.e. do we proceed to construction or not.
- 3.7 The works to date is all being undertaken via different but parallel work streams and therefore the initially suggested target date for completion of the project of Autumn 2027 remains viable.

4 Recommendations

- 4.1 That Cabinet notes the report.

Wards Affected	Medworth ward	
Forward Plan Reference	KEY21APR22/01	
Portfolio Holders	Cllr Chris Seaton	Portfolio Holder for Social Mobility and Heritage
	Cllr Chris Boden	Leader of the Council and Portfolio Holder for Finance
Report Originator	Mark Greenwood	Head of Service
Contact Officers	Phil Hughes	Head of Service
	Mark Greenwood	Head of Service
	Paul Medd	Chief Executive
	Peter Catchpole	Corporate Director and S151 Officer
Background Papers	Previous monthly Cabinet reports regarding Wisbech High Street	
	July 2022 Cabinet and Council reports regarding 24 High Street, Wisbech	
	June 2025 Cabinet papers regarding the Fenland Inspire! project and 11-12 High Street, Wisbech	
	July 2026 Cabinet and Council reports regarding 24 High Street & 11/12 High Street Wisbech	