

## AGENDA

### CABINET

**MONDAY, 20 MAY 2024**

**2.00 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 minutes of 18 March 2024.
- 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 Wisbech - Government Long-Term Plan for Towns funding (Pages 7 - 32)  
  
To accept funding from the Government's Long-Term Plan for Towns initiative for the town of Wisbech and make the necessary arrangements for delivery of the project.
- 6 Whittlesea Station Enhancement Programme (Pages 33 - 38)  
  
For Cabinet to support the delivery of a £3m programme of enhancements at Whittlesea railway station.

7 Wisbech High Street Update (Pages 39 - 42)

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

8 Draft 6 Month Cabinet Forward Plan (Pages 43 - 44)

For information purposes.

9 Items which the Chairman has under item 3 deemed urgent

Friday, 10 May 2024

Members: Councillor C Boden (Chairman), Councillor Mrs J French (Vice-Chairman), Councillor I Benney, Councillor Miss S Hoy, Councillor Mrs D Laws, Councillor A Miscandlon, Councillor P Murphy, Councillor C Seaton, Councillor S Tierney and Councillor S Wallwork

## CABINET



**MONDAY, 18 MARCH 2024 - 4.00 PM**

**PRESENT:** Councillor C Boden (Chairman), Councillor Mrs J French (Vice-Chairman), Councillor I Benney, Councillor Miss S Hoy, Councillor A Miscandlon, Councillor P Murphy, Councillor C Seaton, Councillor S Tierney and Councillor S Wallwork

**APOLOGIES:** Councillor Mrs D Laws

### **CAB63/23 PREVIOUS MINUTES**

The minutes of the meeting held 26 February 2024 were approved and signed.

### **CAB64/23 PLAYING PITCH STRATEGY - RUGBY UPDATE 2023**

Members considered the Updated Rugby Playing Pitch Strategy report presented by Councillor Miscandlon.

**Proposed by Councillor Miscandlon, seconded by Councillor Mrs French and AGREED to adopt the recently developed Rugby Playing Pitch Strategy and that this is published alongside the Council's current 2016 Playing Pitch Strategy as a supplemental document.**

### **CAB65/23 DISTRICT-WIDE ARMED FORCES MILITARY COVENANT**

Members considered the District-wide Armed Forces Military Covenant report presented by Councillor Wallwork.

**Proposed by Councillor Wallwork, seconded by Councillor Miscandlon and AGREED to approve the signing of the Armed Forces Military Covenant.**

### **CAB66/23 WISBECH HIGH STREET UPDATE**

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

Councillor Seaton advised that in respect of 11-12 High Street, there is a change to the published report in that the architect's design has changed from 12 one-bedroom flats to 16 one-bedroom flats.

Councillor Tierney said that some people may be concerned at the idea of a building with 16 flats over the top in the middle of town. He like to stress the importance of putting a decent management system in place to ensure the area remains a nice place to live and there are no problems once the properties have tenants move in. Councillor Hoy responded that local policies can be put in place to control who moves into the Council's premises. Councillor Seaton confirmed that the Council is in control of who will occupy the flats when completed and good management will be high on its list of priorities.

**Proposed by Councillor Seaton, seconded by Councillor Hoy and AGREED to note the current position in relation to the building of 24 High Street, Wisbech and note the actions**

regarding the development of a viable option for 11-12 High Street, Wisbech.

**CAB67/23 DRAFT 6 MONTH CABINET FORWARD PLAN**

The draft 6-month Cabinet Forward Plan was noted.

**CAB68/23 TO APPROVE TO PROGRESS FOR A COMPULSORY PURCHASE ORDER UTILISING THE TOWN & COUNTRY PLANNING ACT POWERS FOR A LONG-TERM EMPTY PROPERTY IN MARCH**

Members considered the report concerning proposed legal action for a Compulsory Purchase Order (CPO) utilising the Town and Country Planning Act powers for a long-term empty property, Willow View, The Chase, March, presented by Councillor Hoy.

Councillor Mrs French said she welcomes this action as it is something she has been working on for many years with officers and residents. The property was renovated in 2014/15 but totally vandalised after being left empty and the neighbours have suffered and been badly affected by incidents concerning this property.

Councillor Miscandlon asked about the cost implications for the Council and Councillor Boden replied that the Council is covered as much as it can be under the legislation.

Councillor Boden stated that he is not generally in favour of CPOs for residential properties as it is not for the Council to interfere in private property matters but sometimes it is as a last resort, which it clearly is in this case. The property came to his attention when he became Leader, which shows this is not a route that is taken immediately, but if no action is taken then the problem will continue. Therefore, taking the route of a CPO in this case is entirely appropriate and the Council is exercising its role properly.

Councillor Hoy agreed with Councillor Boden; one of the first visits she made when she took on the housing portfolio over four years ago was to this property and hopefully positive progress can now be made.

**Presented by Councillor Hoy, seconded by Councillor Mrs French and AGREED to make, seek confirmation of and implement a compulsory purchase order (CPO) pursuant to s226(1)(a) of the Town and Country Planning Act 1990 (TCPA) and the Acquisition of Land Act 1981 and all other enabling powers in relation to Willow View, The Chase, March, PE15 9RJ (“the Property”) which is shown edged red on the plan attached to Appendix A for the purposes of improvement.**

**And to resolve that the Council seek to acquire the Property whether compulsorily using the statutory powers or by voluntary agreement, and to delegate authority to the Minority Officer and Corporate Director:**

- **To take all necessary steps to secure the preparation, making, and submission to the Secretary of State for confirmation and implementation of the CPO including (but not limited to), the publication and service of all statutory notices; the investigation of and response to objections (including the negotiation and completion of any necessary agreement and undertaking in order to secure the removal of objections to the CPO); and the presentation of the Council’s case at any public enquiry or via written representations and all other associated procedural steps.**
- **To acquire the Property whether by voluntary agreement or compulsorily using the statutory powers section s226(1)(a) Town and Country Planning Act 1990 and Acquisition of Land Act 1981.**
- **To determine the form and contents of the CPO and the statement of reasons**


accompanying the CPO and to finalise the same.

- **Take all appropriate actions for making amendments, modifications and deletions to the CPO and plan including updates and corrections to the draft as necessary to finalise and secure confirmation of the CPO.**
- **Issue and serve any warrants to obtain possession of the Property once acquired following execution of a General Vesting Declaration or service of a Notice of Entry if it is necessary to obtain vacant possession.**
- **Suspend or abandon the CPO proceedings or withdraw the CPO in relation to all or part of the Property.**
- **Take necessary action to deal with all matters relating to the payment of statutory compensation including, where required, instituting, or defending proceedings.**
- **Take all other necessary action to give effect to these recommendations.**

4.20 pm

Chairman

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<b>Agenda Item No:</b>	5	
<b>Committee:</b>	Cabinet	
<b>Date:</b>	20 May 2024	
<b>Report Title:</b>	Wisbech – Long-Term Plan for Towns Funding	

## 1 Purpose / Summary

- 1.1 To accept funding from the Government's Long-Term Plan for Towns initiative for the town of Wisbech and make the necessary arrangements for delivery of the project.

## 2 Summary

- 2.1 Fenland District Council has been invited to act as the accountable body for the new Long-Term Plan for Towns funding from the Department for Levelling Up, Housing and Communities (DLUHC). The town of Wisbech was identified in the 2024 Spring Budget, to receive funding and support totalling up to £20m to regenerate the town centre. The Long-Term Plan is centred on local political leaders partnering with key local stakeholders to act together in the interest of the local community. This is to be actioned through the creation of a Town Board, a fundamental prerequisite of the DLUHC funding allocation.
- 2.2 By 1 June 2024, Town Boards must be established. Town Boards are then required to submit their Long-Term Plans (comprising 10-year vision and 3-year investment plan) between 1 June and before 1 November 2024. The Plans will set out how funding will be allocated and spent, with the local authority as the accountable body for managing the funding.

## 3 Key Issues

- 3.1 The Government's Long-Term Plan for Towns initiative was launched in 2023 as part of the levelling up programme. At the Spring Statement in 2024, it was announced that additional funding would extend this programme to a further 20 towns across the United Kingdom, including Wisbech.
- 3.2 Each town will receive endowment-style funding (i.e. the town will receive an annual, uniform predetermined amount that is in a broadly flat profile across each year of the 10-year span of the programme) with the grant support value of up to almost £20m over the 10-year life span of the project.
- 3.3 The selected towns must meet certain criteria to receive the funding, including:

- The establishment of a Town Board, comprised of local elected members based within Fenland, community leaders, business representatives, the PCC or their representative and the local MP.
  - Production of a 10-year Vision which clearly identifies the longer-term priorities for the town which includes projects aligned with set criteria from Government.
  - Production of an initial 3-year Investment Plan.
- 3.4 Capacity funding of £50,000 will be released in April 2024 to support the establishment of the Town Board.
- 3.5 Once the Town Board is in place, a further £200,000 of capacity funding will be released to support the development of the 10-year Vision and 3-year Investment Plan.
- 3.6 Both revenue and capital funding profiles are shown in Appendix 3.
- 3.7 This capacity funding can be used for staff resources and consultants to lead the development of the Long-Term Plan and act as a focal point between the Town Board and central government.
- 3.8 Fenland District Council will act as the accountable body for the Long-Term Plan for Towns programme for Wisbech.

#### **4 Recommendations**

- 4.1 That Cabinet notes the contents of the report relating to the Government's Long-Term Plan for Towns initiative for the town of Wisbech.
- 4.2 That Cabinet delegates powers to accept the capacity revenue funding for FY 2024/25 to the Corporate Director and Chief Finance Officer.
- 4.3 That Cabinet delegates power to the Chief Executive and Leader of the Council in conjunction with the independent chairman to confirm initial appointments to the Wisbech Town Board as set out within appendix 4. Appointments after this will be made by the independent chairman and Town Board. Confirmation of these arrangements will be communicated to the Department for Levelling Up, Housing and Communities (DLUHC) by 1 June 2024.
- 4.4 That Cabinet approves the draft Terms of Reference and Code of Conduct for the Wisbech Town Board, to be adopted by the Town Board at the inaugural meeting in May 2024.



Wards Affected	All Wisbech wards
Forward Plan Reference	KEY/07MAR24/01
Portfolio Holder(s)	Cllr Chris Boden – Leader of the Council Cllr Sam Hoy – Portfolio Holder for Housing & Licensing Cllr Steve Tierney – Portfolio Holder for Communications, Transformation, Climate Change & Strategic Refuse Cllr Susan Wallwork – Portfolio Holder for Community, Health, Environmental Health, CCTV, Community Safety & Military Covenant
Report Originator(s)	Paul Medd – Chief Executive Peter Catchpole – Corporate Director and Chief Finance Officer Phil Hughes – Head of Service Matt Wright – High Streets Programme Manager Jo Blackmore – Head of Corporate Support
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Background Papers	<a href="https://www.gov.uk/government/long-term-plans">Our Long-Term Plan for Towns - GOV.UK (www.gov.uk)</a>  <a href="#">Our Long-Term Plan for Towns</a> (Government Report)  Cabinet meetings held on <a href="#">13 June 2022</a> and <a href="#">14 November 2022</a>  <a href="#">Wisbech Master Plan</a>

## **1 BACKGROUND AND INTENDED OUTCOMES**

- 1.1 The Government's Long-Term Plan for Towns initiative was launched in 2023 as part of the Levelling Up programme. At the Spring Statement in 2024, it was announced that additional funding would extend this programme to a further 20 towns across the United Kingdom, including Wisbech.
- 1.2 The Long-Term Plan for Towns programme aims to put power back into the hand of local people so that they can decide on local priorities and what's best for the long-term future of the places they live.
- 1.3 Each town will receive endowment-style funding and support of up to almost £20m (see Appendix 3) over the 10-year life span of the project. This aims to give towns more certainty to deliver projects over multiple years and the flexibility to invest in interventions based on evolving local needs and priorities.
- 1.4 There are a number of criteria which must be met in order to draw down the allocated funding, which include:
  - The establishment of a Town Board, comprised of local elected members based within Fenland, community leaders, business representatives, the Police and Crime Commissioner and the local MP.
  - The development a 10-year Vision; a Long-Term Plan to invest in and regenerate Wisbech, based on the priorities of local people and put to local people for consultation. Delivery of this plan will be overseen by the Town Board.
  - Production of a first 3-year Investment Plan, with additional 3-year investment plans to follow throughout the 10 years of the project.
- 1.5 These criteria are explained more fully in this report, along with the expected funding amounts and when it is likely to be received.
- 1.6 Fenland District Council will act as the accountable body for the Long-Term Plan for Towns programme for Wisbech.

## **2 TOWN BOARD**

- 2.1 A Town Board must be in place by 1 June 2024 to receive the initial funding from Government.
- 2.2 The Town Board must have an independent chair to ensure that the Board fully reflects the priorities of the town. Elected Town Board members, such as MPs or local councillors, must not chair the board. The Chair may choose to appoint a deputy, although it is not a requirement.
- 2.3 The length of membership will need to be considered and whether the board make-up may need to change over the duration of its lifetime.
- 2.4 Government guidelines require that the membership of the Town Board must include the following:

- Independent Chair
- Local MP
- A Cambridgeshire County Council member based within Fenland
- A Fenland District Council elected member
- Representation from the Police (either Police & Crime Commissioner or delegated to a senior Police Officer)

2.5 Other optional appointments to the Town Board may include people who are, or who are locally connected with:

- Community partners such as:
  - Community groups
  - Faith groups
  - Local charities
  - Neighbourhood forums
  - Youth groups
  - Local Council for Voluntary Service (CVS)
- Local employers or investors in the town
- Cultural, arts, heritage and sporting organisations, such as:
  - Local sports club directors
  - Local heritage groups
- Public agencies and anchor institutions, such as:
  - Local schools, higher education & further education institutions
  - Relevant government agencies, e.g. Integrated Care Boards
  - Combined Authority
- Wisbech Town Councillors
- Local residents

2.6 Fenland District Council, as the accountable body, will provide secretariat support to the Town Board. Part of this responsibility includes developing Terms of Reference and a Code of Conduct for members sitting on the Town Board. These documents are available in Appendices 4 and 5 for Cabinet to approve.

2.7 Once established, the Town Board will be responsible for:

- Identifying the issues and priorities of focus for the 10-year Vision, including supporting a process of ongoing community engagement
- Working with the local authority to develop the Vision for the town, setting out how local partners will use their knowledge, powers, assets and new funding to deliver for their communities

- Identifying opportunities for Board members to utilise specific powers, such as neighbourhood planning, to drive forward their Vision
  - Identifying opportunities to bring in additional philanthropic or private investment to support the Vision for their town
  - Overseeing the delivery of projects set out in their Vision and initial 3-year delivery plan.
- 2.8 Town Boards, through their constituent members, have access to a range of levers and flexibilities to drive improvement and unlock barriers to regeneration and development. The Vision will need to demonstrate how the full range of powers available will be convened to achieve the best possible outcomes for Wisbech in line with investment priorities. Please see Appendix 1 for further information on the new toolkit for towns in England.
- 2.9 Government have stated that they will continue to work in partnership with local authorities to identify opportunities for extending and strengthening powers in the future and help local authorities to make full use of new powers shortly coming into force. Consideration will also be given to where local authorities can be granted more flexibility over exercising these powers without requiring central government approvals.

### **3 10-YEAR VISION - LONG TERM PLAN**

- 3.1 The 10-year Long-Term Plan should set out the Vision for Wisbech and the priorities for investment and regeneration and is expected to include:
- A clear articulation, evidenced by local engagement, of the priorities of town residents;
  - A plan for how the £20 million endowment-style funding (see Appendix 3) and support will be deployed in line with investment themes to support these priorities;
  - How local authorities, community groups and businesses are using their existing assets and resources to support these priorities;
  - How the Town Board intends to attract additional private and philanthropic investment to support these priorities; and
  - How members of the Town Board are using their existing powers and flexibilities – including but not limited to those in the Toolkit – to support these priorities.
- 3.2 The projects in the 10-year Vision should be focused around the following 3 key themes (for further information, please see appendix 2 – List of Policy Interventions):
- High Streets, Heritage & Regeneration
  - Transport & Connectivity
  - Public Safety & Security
- 3.3 Projects that do not meet the criteria set out in appendix 2 can still be submitted as part of the 10-year Long-Term Plan, but an outline business

case will also need to be submitted, based on numeric evidence wherever possible.

- 3.4 As the accountable body, FDC will be responsible for ensuring good use of public funds via existing Section 151 officer duties, according to the priorities set out by the Town Board in the Vision.
- 3.5 The 10-year Long-Term Plan must also include a 3-year Investment Plan (see below). Both plans must be submitted to central Government by 1 November 2024.

## **4 3-YEAR INVESTMENT PLAN**

- 4.1 Alongside the development of the 10-year Vision, the Town Board must also produce a 3-year Investment Plan. This plan should include:
  - Proposed policy interventions that the Town Board wishes to pursue
  - Forecasted spend that matches expected delivery timescales
  - Any intention to roll over investment allocated to the first 3 years into future years
- 4.2 The first 3-year Investment Plan will be submitted to Government with the 10-year Vision before 1 November 2024.
- 4.3 Subsequent 3-year Investment Plans will need to be submitted at the end of financial years 2027/28 and 2030/31.

## **5 GOVERNMENT FUNDING**

- 5.1 Wisbech will receive funding of up to almost £20m over the ten-year span of the Long-Term Plan for Towns project.
- 5.2 The allocation of funding over the 10-year span of the project is shown in Appendix 3.
- 5.3 Funding can be rolled over to future years if this helps to deliver priority interventions to a high standard. However, funding cannot be drawn down in advance of the set profiles shown in Appendix 3.
- 5.4 Any underspend within a financial year can be rolled into the next financial year with certainty that the next tranche of funding will follow.
- 5.5 FDC, as the accountable body, may seek to use the confirmed revenue funding stream to borrow against, subject to normal considerations for prudential borrowing and the flexibility provided by the additional confirmed capital income, should front loading of investment be required. The £20m of funding can be used to leverage additional funding from key partners.

## 6 ASSISTANCE FROM GOVERNMENT

- 6.1 The Government are establishing a Towns Taskforce which will help the Town Board to develop their town plans and advise them on how best to take advantage of government policies. The Towns Taskforce will provide bespoke, hands-on support from place making experts to assist with delivery, encourage shared learning and promote networking between Town Boards.
- 6.2 Town Boards will also be supported by the Government's Towns Unit.
- 6.3 Dedicated support from the respective area team will also help to guide the Town Board and FDC through the necessary processes.

## 7 TIMELINE FOR LONG-TERM PLAN FOR WISBECH

- 7.1 Certain deadlines must be met in order to draw down funding from central Government.
- 7.2 The table below outlines the actions for both FDC/Wisbech and Government over the 10-year span of the project:

DATE	ACTION FOR FDC/WISBECH	ACTION FOR GOVERNMENT
April 2024	-	£50,000 of capacity funding released to begin community engagement and support the establishment of the town board.  Provision of bespoke data pack for Wisbech.
1 June 2024	Deadline for Town Board to be established.	-
June 2024	-	£200,000 capacity funding released to support the development of the 10-year Long-Term Plan and 3-year Investment Plan.
1 November 2024	Deadline for submission of 10-year Vision and first 3-year investment plan.	
1 November 2024 onwards	-	Government assessment of plans.
April 2025	-	Consolidated capital and revenue released for financial years 2024/25 and 2025/26.
April 2026 (TBC)	-	Annual funding payment to be released.
April 2027 (TBC)		Annual funding payment to be released.
Jan 2028 (TBC)	Submission of next 3-year investment plan.	-

Feb/March 2028	-	'Check in' point to analyse delivery across first 3 years. Review of second 3-year investment plan.
April 2028 (TBC)	-	Annual funding payment to be released.
April 2029 (TBC)	-	Annual funding payment to be released.
April 2030 (TBC)	-	Annual funding payment to be released.
Jan 2031 (TBC)	Submission of next 3-year investment plan.	-
April 2031 (TBC)	-	Annual funding payment to be released.
April 2032 (TBC)	-	Annual funding payment to be released.
April 2033 (TBC)	-	Annual funding payment to be released.

## 8 REASONS FOR RECOMMENDATIONS

- 8.1 To enable the creation of an inclusive and effective Town Board for Wisbech and to support the development of the Long-Term Plan (comprising 10-year Vision and 3-year Investment Plan) for submission before 1 November 2024. DLUHC will assess the plan and once approved will release funding.

## 9 CONSULTATION

- 9.1 N/A at this stage but will be required after 1 June as part of the development process for the 10-year Vision and 3-year Investment Plans.

## 10 ALTERNATIVE OPTIONS CONSIDERED

- 10.1 An application for Levelling Up Funding was made in July 2022.
- 10.2 The projects for inclusion in the Wisbech Levelling Up Fund bid were agreed at Cabinet on 13 June 2022. The Wisbech Levelling Up Fund bid was submitted by the deadline of 6 July 2022 but was unsuccessful.
- 10.3 A Wisbech Masterplan was created as part of the Levelling Up Fund application and was shared with Cabinet on 14 November 2022. This masterplan will be reviewed as part of the Long-Term Plan for Towns submission and will form the initial basis for the development of the 10-year Vision.
- 10.4 Do Nothing – Cabinet could choose to reject the creation of a Town Board and acceptance of the capacity revenue funding, forfeiting the £20m of investment.

## **11 IMPLICATIONS**

### **11.1 Legal Implications**

11.2 The proposals set out in this report reflect the guidance associated with the establishment of the Town Board as well as legal and constitutional requirements in relation to local authority powers and decision making.

### **11.3 Financial Implications**

11.4 There are no direct financial implications for this as this is externally funded finance. However, as described above FDC, as the accountable body, may seek to use the confirmed revenue funding stream to borrow against, subject to normal considerations for prudential borrowing and the flexibility provided by the additional confirmed capital income, should front loading of investment be required. The £20m of funding can be used to leverage additional funding from key partners.

### **11.5 Equality Implications**

11.6 There are no specific equality implications associated with the contents of this Report.

## **12 SCHEDULES**

- Appendix 1 – Toolkit for Towns
- Appendix 2 – List of Policy Interventions
- Appendix 3 – Allocation of funding
- Appendix 4 – Terms of Reference
- Appendix 5 – Code of Conduct



## Appendix 1

### A new toolkit for towns in England as set out in [Our Long-Term Plan for Towns](#)

- 1 Town Boards, through the local authority, can use **Public Spaces Protection Orders** to make sure that people are able to enjoy their parks and socialise in their town centres free from anti-social behaviour (ASB). They could maximise the impact of ASB powers held by the council and the police by using funding for **additional wardens to work with communities to keep towns safe places to live and work.**
- 2 Community groups can nominate the buildings and spaces that really matter to them as **Assets of Community Value**, and local authorities can also create **local heritage lists**, helping to protect these treasured assets for generations to come.
- 3 Parish and town councils and neighbourhood forums can use **neighbourhood planning** to give communities a greater say on the future of the places where they live and work, producing plans that have real influence over where new homes shops and offices should be built and what these buildings should look like.
- 4 A **national permitted development right** provides for such uses to change to residential, bringing new residents into our town centres. Town Boards can encourage the use of this right, to support more diverse and viable high streets and town centres.
- 5 To bring forward quality residential development, Town Boards can work with the Local Planning Authority to deliver **Local Development Orders** and promote the potential for owners to use permitted development rights to promote the regeneration of commercial sites.
- 6 Town Boards can consult with local partners on exercising existing powers to **track, manage and improve dilapidated building stock** and areas with particular issues of deprivation or crime. Taking these steps can directly tackle some of the underlying causes of social problems and visibly improve the safety and aesthetic of streets that otherwise can become “no-go” areas within towns.
- 7 Town Boards can help curate vibrant and resilient town centres by helping to set up a **Business Improvement District** (or working with them where they are already established) to coordinate activity and funding to boost local entrepreneurship and drive footfall from local people and visitors alike. They can also improve the look and feel of high streets by encouraging businesses to set up alfresco dining through **pavement licences.**
- 8 Through the Levelling Up and Regeneration Bill we are introducing new **High Street Rental Auction** (HSRA) powers which will allow local authorities to auction a lease of a property that has been standing vacant. Town Boards will be able to work with local authorities to identify opportunities to use HSRAs and take action on vacant shops and buildings that blight the high street and bring down economic potential.
- 9 We are also introducing the **locally-led Urban Development Corporation** (LUDC) model, a localised form of the existing UDC model. The provisions allow local authorities to request to designate the urban development area and create an urban development corporation. Town Boards could work with local authorities to identify opportunities for creating an LUDC to drive forward their regeneration plans

10 We are clarifying **Compulsory Purchase Orders (CPOs) to give local authorities more confidence to acquire derelict buildings** that are holding back regeneration plans. New powers will also shortly be in force, which will enable Town Boards and other local authorities to provide more targeted support to **clean up and remove the blight of very poor quality supported housing** units, which are designed to help vulnerable people but have been shown

## Appendix 2

### List of policy interventions

This information is taken from the Long-Term Plan for Towns Guidance from Government.

We encourage Town Boards to engage communities and review the interventions below. They should submit the most appropriate interventions as part of their Long-Term Plan. The case for support for the interventions has already been agreed, simplifying the Long-Term Plan process.

The interventions are flexible so places can focus on what best meets their local needs. Town Boards should consider how they can implement interventions to suit local characteristics, reflecting the opportunities and challenges that their communities face.

Town Boards can also take forward interventions outside of this list if they submit an outline business case to DLUHC as part of their Long-Term Plan. This should be based on numeric evidence where possible.

#### **Safety and security interventions**

S1: Design and management of the built and landscaped environment to 'design out crime'. This might include:

- promoting the active use of streets and public spaces throughout the daytime and evening
- improvements to streetlighting
- installation of new CCTV

S2: Engage with Police Force and together consider interventions to focus on visible crime prevention in defined areas places. Interventions could include:

- hotspot policing
- problem-oriented policing

S3: Measures to prevent anti-social behaviour, crime and reduce reoffending. These might include:

- sports programmes designed to prevent crime and reduce reoffending
- mentoring
- police-led pre-charge diversion models for young offenders
- focused deterrence strategies
- halfway house programmes

S4: Measures to reduce repeat burglary. These might include:

- Neighbourhood Watch
- provision of crime prevention advice
- property marking
- target hardening (increasing the security of a property)

- cocoon watch (provision of crime prevention advice, support and guidance to neighbours and surrounding addresses of burgled properties)
- alley gating

## **High streets, heritage and regeneration interventions**

H1: Funding for place-based regeneration and town centre and high street improvements, which could include better accessibility for disabled people, including capital spend and running costs. This might include:

- regenerating a town square or high street
- public realm improvements, for example street furniture or other decorative improvements
- the delivery of outreach, engagement and participatory programmes for community spaces, including youth centres and public libraries

H2: Funding for new or improvements to existing, community and neighbourhood infrastructure projects and assets including those that increase communities' resilience to natural hazards, such as flooding, and support for decarbonisation of facilities, energy efficiency audits, and installation of energy efficiency and renewable measures in community buildings (including capital spend and running costs). This might include:

- building new or updating existing defences to increase communities' resilience to natural hazards like flooding or coastal erosion

H3: Creation of and improvement to local green spaces, community gardens, watercourses and embankments. Improvements to the natural environment and the incorporation of more of these natural features into wider public spaces. This might include:

- development of a new park, particularly in areas with the least access to greenspace
- development of a new park or community garden
- improvements to a canal towpath, particularly in more deprived neighbourhoods
- urban or riparian tree planting
- changes to management of green spaces and verges
- regeneration of existing parks or community gardens, particularly in areas with poor quality parks and gardens
- improving access to existing parks

H4: Enhanced support for arts, cultural, heritage and creative activities, projects and facilities and historic institutions that make up the local cultural heritage offer. This might include:

- the delivery of events programmes for community spaces, including youth centres and public libraries

- the development, restoration or refurbishment of local natural, cultural and heritage assets and sites

H5: Support for local arts, cultural, heritage and creative activities. This might include:

- funding for maker spaces
- funding for local art galleries, museums, libraries for exhibitions
- support for displays for artists to showcase work
- locally led music and theatre performances, tours, author events and film screenings
- funding for cultural, heritage and creative events

H6: Funding for the development and promotion of wider campaigns which encourage people to visit and explore the local area. This might include:

- campaigns promoting the local area and its culture, heritage, leisure and visitor offer to residents and visitors
- campaigns to encourage visitors from further afield to visit and stay in the region, collaborating with other places where appropriate

H7: Funding for impactful volunteering and social action projects to develop social and human capital in local places. This might include:

- funding for local volunteering groups, such as youth charities and carer's groups
- support for people to develop volunteering and social action projects locally

H8: Funding for local sports facilities, tournaments, teams and leagues; to bring people together. This might include:

- renovation and maintenance of existing sports facilities
- support for community sports leagues
- regeneration of an unused area to build sports facilities
- creation of new 3G sports pitches and other sports facilities

H9: Investment in capacity building, resilience (which could include climate change resilience) and infrastructure support for local civil society and community groups. This might include:

- funding for community spaces, such as village halls, libraries or community centres for local civil society and community groups to use
- support for people to develop volunteering and social action projects locally

H10: Investment and support for digital infrastructure for local community facilities.

H11: Investment in open markets and improvements to town centre retail and service sector infrastructure, with wrap around support for small businesses. This might include:

- funding to support the establishment and ongoing running of a new open air market
- business support activity for entrepreneurs

H12: Funding for the development and promotion (both trade and consumer) of the visitor economy, such as local attractions, trails, tours and tourism products more generally. This might include:

- development of local visitor trails and tours
- grants for the development, promotion and upkeep of local tourist attractions
- development of other local visitor experiences based around the local offer

H13: Grants to help places bid for and host international business events and conferences that support wider local growth sectors. This might include:

- grants to bid for, secure and hold a conference for a leading sector locally.

## **Transport and connectivity interventions**

T1: Support for active travel enhancements in the local area. This might include:

- creation of new foot paths and cycle paths, particularly in areas of health need or social inequalities
- upgrading of existing foot paths and cycle paths, particularly in areas of health need or social inequalities

T2: Funding for bus infrastructure and connections to speed up journeys. This might include:

- traffic signalling improvements
- bus lanes and corridors
- improved passenger information

T3: England and Scotland Only: Additional revenue funding added to the Bus Service Improvement Programme Plus (BSIP+) funding model from June 2024 - that would award funding to LTAs based on a connectivity scoring so they could undertake activities that would boost economic growth.

T4: Funding for new, or improvements to road networks to improve access within and to the town. This might include:

- traffic management improvements to relieve congestion
- road safety
- highway maintenance (including potholes)

T5: Funding to improve rail connectivity and access. This might include:

- adding stations along existing lines

- improved accessibility and journey quality at and around stations
- improved passenger information

T6: Reducing vehicle emissions. This might include:

- EV charging facilities
- procuring zero emission buses

T7: Investment and support for digital infrastructure for local community facilities.

**Appendix 3**

**Allocation of funding over the 10-year life span of the Long-Term Plan for Towns initiative**

	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>	<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>Total</b>
<b>Total RDEL per place £(000)</b>	250	672	449	449	449	449	454	467	467	467	<b>4,573</b>
<b>Total CDEL per place £(000)</b>		2,096	1,605	1,605	1,605	1,605	1,605	1,605	1,605	1,605	<b>14,936</b>
<b>Total amount per place £(000)</b>											<b>19,509</b>

RDEL = Resource Department Expenditure Limits

CDEL = Capital Department Expenditure Limits



**Wisbech Town Board**

**Terms of Reference**

Chair: To be confirmed at initial Town Board meeting in May 2024

Vice Chair: Newly elected Chair to decide if a Vice Chair is required, in the event that the Chair is unavailable to Chair a meeting.

<b>BOARD MEMBERSHIP</b> (with voting rights)	
Chair-elect	Iain Kirkbright
Member of Parliament	Steve Barclay
Fenland District Council Member	Cllr Sam Hoy
Wisbech Town Council Member(s)	Cllr Susan Wallwork
Police and Crime Commissioner (PCC) or their Representative	Chair to invite the PCC or ask the PCC for a senior local Police Officer to attend as the PCC's representative
Local community member	Louise Pitt
Local community member	Amanda Scott
Local community member	Paul Faulkner
Local community member	Didem Ucuncu
Serving member of CCC	Cllr Steve Tierney
Serving member of CPCA	Cllr Chris Boden

**Officer attendees** (no voting rights):

FDC Officer	Matt Wright
FDC Officer	Phil Hughes
FDC Officer	Simon Machen
FDC Officer	Jo Blackmore

### **Responsibilities of the Board:**

To work together to shape and manage the investment of the Long-Term Plan for Towns Funding from the Department for Levelling Up, Housing and Communities through the development of a 10-year Vision document and the development of a 3 year delivery plan.

To explore new ways of working to maximise the impact of resource deployment within core organisations to address the priorities for the community identified in the Vision document.

To seek to add social value to the Wisbech Long Term Plan for Towns project by considering wider socioeconomic, environmental and health impacts through the Vision document and the 3-year Delivery Plan.

To work together to deliver a collaborative approach towards strategic interventions which improve the long-term opportunities for the community.

To explore and progress opportunities to deliver against the Vision for Wisbech town.

To provide support and advice to the accountable body (Fenland District Council) in developing and managing the Vision plans in accordance with Government requirements.

To explore and maximise synergy of the Vision with other projects that are already underway or planned within the town.

To maintain strategic oversight of the Vision document.

To approve the 3 year Delivery Plan and monitor delivery performance against that Plan.

To ensure that the project team has sufficient resource, knowledge and capacity available to deliver the objectives of the Delivery Plan.

To ensure the necessary liaison arrangements are in place to maximise capacity and resources across a range of potential partners within the town and regionally and nationally, and to work collaboratively to deliver the shared objectives of the Vision.

To ensure the views of the community are represented and considered through the development of the 10-year Vision and 3-year delivery plan and communicated effectively to the local community through the development of a communications plan.

### **Professional and Administrative Support:**

Fenland District Council (FDC) shall act as the accountable body and FDC's governance and financial procedures will apply when developing and delivering Town Board recommended projects and initiatives.

Advice, Board management and administrative support to the Board will be provided by professional Fenland District Council officers.

**Quorum:**

The quorum for meetings in terms of voting Members of the Board will be determined at the inaugural meeting in May 2024.

Where applicable, FDC may have a number of supporting officers in attendance, however officers cannot vote.

If there is no quorum at the published start time for the meeting, the meeting can proceed and if the meeting becomes quorate within 30 minutes of the published start time, decisions can be made at the meeting so long as sufficient members are present for it to remain quorate when the decisions are made.

No decisions taken by the Board will be binding upon individual partner organisations — each organisation will be subject to their normal governance processes and expected to seek appropriate authority where relevant, as a result of any decisions / recommended actions determined by the Board.

**Frequency of Meetings:**

Meetings will be held monthly. The frequency of meetings can be varied following a discussion and vote of the Board, at the discretion of the Chair.

**Conduct:**

Board members shall be bound by the Code of Conduct Document.

**Notice of and invitations to meetings:**

At least five clear working days before a meeting, a copy of the agenda and associated papers will be sent to every member of the Board. The agenda will give the date, time and place of each meeting and specify the business to be transacted and will be accompanied by such details as are available.

The meeting dates, agenda and accompanying documents will be made publicly available.

**Voting:**

Board members commit to seek, where possible, to operate on the basis of consensus.

Should it not be possible in a specific instance to find a consensus, the decision will be made on the basis of a simple majority. Where there is an equality of votes cast the Chair will have a second and casting vote.

Matters which are the responsibility of the Accountable Body, (for externally secured funding) will be referred to Fenland District Council. This includes taking responsibility for the appropriate defrayal of all funding. The Council will not be bound by decisions of the Board as this would potentially compromise the Council's position as accountable body.

**Declaration of Interests:**

Board Members will be required to declare any interests in line with the Code of Conduct Document at the relevant time outlined by the agenda for each meeting. A register of interests declared will be held by the Board Secretary and will be available publicly.

**Minutes:**

The Chair will move that the minutes of the previous meeting be signed as a correct record. Once approved the Chair will sign the minutes of the prior meetings proceedings at the next suitable meeting.

The minutes will be accompanied by a list of agreed action points, which may be discussed in considering the minutes of the previous meeting. Minutes will be made available to the public.



FINALIST



INVESTORS  
IN PEOPLE

## Wisbech Town Board Code of Conduct

The Wisbech Town Board has adopted this code setting out the expected behaviours required of Board Members, acknowledging that they each have a responsibility to represent the ambition of the Vision for Wisbech and are also agreeing to work constructively with Fenland District Council's delivery officers and partner organisations to develop and deliver the Vision and associated 3-year delivery plan as stipulated by the Department for Levelling Up, Housing and Communities (DLUHC).

The Role of the Wisbech Town Board in relation to the Vision for Wisbech is to;

- Develop and agree an evidenced based 10-year Town Investment Plan delivered to DLUHC before November 1 2024, comprising of:
  - 10-year Vision
  - 3-year Investment Plan
- Agree a clear programme of interventions for Wisbech
- Coordinate resources and influence local stakeholders to facilitate delivery
- Approve submission of the Vision and 3-year delivery plan to DLUHC
- Self Govern and work closely with Fenland District Council as the Accountable Body

### Board Member Standards:

When acting in a Board Member capacity, members must be committed to behaving in a manner that is consistent with the Nolan principles (The Seven Principles of Public Life - [The Seven Principles of Public Life - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/the-seven-principles-of-public-life)) to achieve best outcome for residents and to maintain public confidence in the actions of the Board;

### SELFLESSNESS:

Members of the Board should act solely in terms of the public interest.

### INTEGRITY:

Members of the Board must avoid placing themselves under any obligation to outside individuals or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships.



## **OBJECTIVITY:**

Members of the Board must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias.

## **ACCOUNTABILITY:**

Members of the Board are accountable for their decisions and actions to the public and must submit themselves to the scrutiny necessary to ensure this.

## **OPENNESS:**

Members of the Board should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing.

## **HONESTY:**

Members of the Board should be truthful.

## **LEADERSHIP:**

Members of the Board should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs.

## **Conflict of Interests**

Having regard to the nature of the likely interventions that will be explored as part of development of the Vision, from time to time a conflict of interest may arise for Board Members.

A conflict of interest arises where a Board Member or

- a close associate of a Board Member
- an immediate family member of a Board Member,
- a business or an, organisation in which a Board Member has an interest, a significant shareholding or is in a position of control in;
- or the employer of a Board Member

has an interest in a matter which is the same as, connected to or may be affected by the matter under discussion.

At a meeting, Members must declare any interest which they have in any matter to be considered at that meeting.

If the interest in the matter being discussed which a member of the public who knew of the facts would reasonably regard as so significant that it is likely to prejudice the Board Member's judgement of the Board's interest in the matter, then the Board Member must declare the interest at the start of the meeting and must not vote on the matter. However, due to the nature of information the Board Member may have relating to the topic under discussion, such as financial, viability, feasibility and volume, the Board Member will be able to take part in the debate.

A Register of Interest will be maintained by the District Council and will be available publicly and will include the following, with any other conflicting interests to be declared and added to the register as detailed above.

- Employment
- Any beneficial interest in land in the town
- Positions of significant control in any businesses or voluntary of charitable organisations such as owner, director, trustee or ownership of 25% or more of the share capital
- Extend to interests of partners regarding the matter above.

### **Registration of Gifts and Hospitality**

Board Members must register in the Register of Members Gifts and Hospitality, held by the Council's Monitoring Officer any gift or hospitality worth £50 or over received (or offered), in connection with their official duties as a Board Member and the source of that gift or hospitality (or offer) within 28 days of receiving it.

Acceptance by Board Members of hospitality through attendance at relevant events, conferences and other Board related activity is acceptable where it is clear the hospitality is corporate rather than personal.

### **Complaints**

Where a person has reason to believe that the conduct of a Board Member has fallen short of the standards set out above, encapsulated in the Nolan Principles, a complaint may be made in writing to;

Fenland District Council,  
Fenland Hall,  
County Road,  
March,  
PE15 8NQ

Or email the Complaints team at [3cs@fenland.gov.uk](mailto:3cs@fenland.gov.uk)

The complaint should set out as follows;

- The nature of the complaint
- Details of how the Board Member was acting in an official Board capacity
- Details of which Nolan Principle has been breached and why
- If relating to a conflict of interest, details of how the conflict has occurred and impact of that conflict.

An appropriate FDC Officer will review the complaint and determine if the Board Member was acting in an official capacity and if the complaint was proven, and whether a Nolan Principle may have been breached. If both of these criteria are met, the complaint will be referred to the Chair of the Wisbech Town Board (or Deputy Chair in the event that the Chair is subject to a complaint).


## Removal of a Board Member from the Board

In the event that a Board Member's conduct falls short of that expected and a breach of the Code of Conduct has taken place, the Board may by resolution remove that Board Member from the Wisbech Town Board.

This may only occur when;

- The Board Member has been given at least 14 days clear days' notice in writing of the meeting of the Board at which the resolution will be proposed and the reasons why it will be proposed; and
- The Board Member has been given a reasonable opportunity to make representations to the meeting in person and/or in writing. The other Board Members must consider any representations made by the Board Member and inform them of their decision following such consideration.
- There shall be no right of appeal from the Board's decision to terminate the membership of a Board Member.



<b>Agenda Item No:</b>	6	
<b>Committee:</b>	Cabinet	
<b>Date:</b>	20 May 2024	
<b>Report Title:</b>	Whittlesea Station Enhancement Programme	

Cover sheet:

## 1 Purpose / Summary

1.1 Cabinet is asked to support the following:

- The delivery of a £3 million pound programme of enhancements at Whittlesea railway station supported by CPCA Medium Term Financial Plan (MTFP) funding available between April 2024 and March 2027.
- Authorise the S151 Officer to enter into a grant funding agreement (GFA) with CPCA for FDC to deliver the enhancement programme for Whittlesea Station
- Support the June 2019 decision of FDC Cabinet relating to the Governance of the Whittlesea Station project. Enabling the existing governance arrangements and a Project Board to oversee the development and delivery of the £3million programme.
- To give delegated authorisation to the Cabinet Member for Transport, Heritage and Culture to approve associated procurement in accordance with FDC procurement procedures, the terms of the GFA with CPCA and decisions by the Project Board.

## 2 Key Issues

2.1 In April 2012 FDC Cabinet approved the Fenland Rail Development Strategy 2011 - 2031. The Strategy is aligned to the Fenland Local Plan (adopted May 2014) and has 3 priorities - More Community Involvement, Better Stations and Rail Service Improvements.

2.2 In partnership with the Hereward Community Rail Partnership high level masterplans have been developed for Manea (2014), March (2017) and Whittlesea (2013) Stations. These masterplans set out a range of short-, medium- and long-term improvements for each of the railway stations, which aim to deliver the Better Stations Priority in the Fenland Rail Development Strategy

2.3 In 2016 the Department for Transport (DfT) awarded a new long-term Anglia railway franchise to Abellio. Known as Greater Anglia the franchise included commitments that helped to deliver the station masterplans including ticket machines and customer information screens. This franchise agreement has subsequently been amended to a national railway contract in accordance with government. Proposals to reform the railways are currently subject to a draft reform bill that was published by Government in February 2024.

- 2.4 In October 2017 (subsequently supported by CPCA Board papers in March 2018 and January 2019) the Fenland Stations Regeneration Project was successful in securing substantial funding of £9.5million. Some developer funding was also secured towards specific items within individual masterplans.
- 2.5 The programme has since completed a range of small- and large-scale projects for Manea and March Station. For Whittlesea Station smaller projects such as a second ticket machine and two waiting shelters have been completed. Substantial technical and feasibility study work has also been undertaken for larger projects which has highlighted several technical challenges relating to access, ecology, and the existing railway level crossing. A Project Board was established to ensure the Fenland Stations Regeneration Project was being delivered in accordance with FDC processes and procedures. The membership, objectives, and terms of reference of the Fenland Stations Regeneration Project Board was approved by FDC Cabinet in June 2019 and was detailed in Appendix A of that Cabinet paper. A link to which can be found in the background papers section of this report below.
- 2.6 Due to the technical challenges highlighted through the feasibility study work, the Project Board approved the delivery of an additional Strategic Outline Business Case (SOBC). The main purpose of this work which concluded in late 2022 being to consider whether an alternative site for Whittlesea Station might be more appropriate. The outcome of the SOBC determined that the requirements to deliver a new station and the cost of such a proposal would be prohibitive and unlikely to represent value for money. In November 2023, the Project Board approved the recommendation to enhance the existing station and to take the project to the next stage which is Outline Business Case (OBC). This phase being to also undertake additional technical and design work to confirm a final enhancement solution which can progress to detailed design and construction. This new phase was approved subject to funding being available.
- 2.7 In January 2024, the CPCA Board approved a funding package of £3million for Whittlesea Station from April 2024 to March 2027. This package was expected to initially take forward the OBC work referred to in paragraph 2.6 above and enable detailed design and construction subject to the enhancement projects being determined.
- 2.8 The approved funding enables the development of a grant funding agreement (GFA) with CPCA. It is requested that Cabinet authorises the S151 officer to enter into the Grant Funding Agreement with CPCA to allow the delivery of the project. The project to be managed using FDC project management methodology, governance through a Project Board (see paragraph 2.9 below) and any cost limited to the total sum of grant funding available.
- 2.9 It is proposed to keep the existing Governance structure in place for the delivery of the project as approved by Cabinet in July 2019. This is in accordance with similar Project Boards that are also in existence to oversee and deliver CPCA funded projects. Details of the terms of reference for the Project Board as approved in 2019 can be found in the background papers section of this report.

2.10 The successful delivery of the schemes for Whittlesea Station with this funding will require contractors to be appointed for feasibility and outline design work, business case development (outline and full business case) and detailed design and construction. It is requested that decisions relating to the procurement be delegated to the Cabinet Member for Transport, Heritage, and Culture. All such decisions would be made in accordance with the terms of the GFA with CPCA, FDC procurement rules and related Project Board decisions.

### 3 Recommendations

- 3.1 Approve the delivery of a £3 million pound programme of enhancements at Whittlesea railway station supported by CPCA Medium Term Financial Plan (MTFP) funding available between April 2024 and March 2027.
- 3.2 Authorise the S151 Officer to enter into a grant agreement with CPCA for FDC to deliver the enhancement programme for Whittlesea Station
- 3.3 Reconfirm the June 2019 decision of FDC Cabinet relating to the Governance of the Whittlesea Station project. Enabling the existing governance arrangements and a Project Board to oversee the development and delivery of the £3million programme.
- 3.4 To give delegated authorisation to the Cabinet Member for Transport, Heritage and Culture to approve associated procurement in accordance with FDC procurement procedures, the terms of the GFA with CPCA and decisions by the Project Board.

Wards Affected	All Whittlesey Wards
Forward Plan Reference	Key/12Apr24/01
Portfolio Holder(s)	Cllr Chris Seaton – Portfolio Holder for Transport, Heritage, and Culture
Report Originator(s)	Wendy Otter, Transport Development Manager
Contact Officer(s)	Wendy Otter, Transport Development Manager

Background Papers	<p>FDC Cabinet April 2012 – Fenland Rail Development Strategy 2011 – 2031  <a href="#">Meeting of Cabinet on Thursday, 19th April, 2012, 4.00 pm - Fenland District Council</a></p> <p>Whittlesea Station Masterplan (2013)  <a href="#">V:\Assets+Projects\Architech\DWGS\PS469\1 Layout1 (1 fenland.gov.uk)</a></p> <p>CPCA Board Meeting October 2017 – Transport Priority Schemes  <a href="#">CMIS &gt; Meetings</a></p> <p>CPCA Board Meeting March 2018 - Transport Delivery 2018/19  <a href="#">CMIS &gt; Meetings</a></p> <p>CPCA Board Meeting January 2019 – Transport Delivery 2019/20 and Medium-Term Financial Plan 2019 - 2023  <a href="#">Document.ashx (cmis.uk.com)</a></p> <p>FDC Cabinet June 2019 – Fenland Stations Regeneration Project Board  <a href="#">Agenda Item 9.pdf (fenland.gov.uk)</a></p> <p>Whittlesea Station SOBC 2022  <a href="#">Railway Station Masterplans - Fenland District Council</a></p> <p>CPCA Board Meeting January 2024 – Item 10 – CPCA MTFP – New capital investment projects appendix E  <a href="#">CMIS &gt; Meetings</a></p> <p>Hereward Community Rail Partnership and Fenland Railways Equality Impact Assessment  <a href="#">Equality Impact Assessments - Fenland District Council</a></p>
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## Report:

### **1 BACKGROUND AND INTENDED OUTCOMES**

1.1 See cover sheet.

### **2 REASONS FOR RECOMMENDATIONS**

2.1 See cover sheet

### **3 CONSULTATION**

- 3.1 Consultation was undertaken in 2011 to support the development of the Fenland Rail Development Strategy adopted in April 2012.
- 3.2 Consultation was also undertaken in 2012 and 2013 to support the adoption of the Whittlesea Station Masterplan by the Hereward Community Rail Partnership (CRP). This masterplan sets out a planned programme of improvements for Whittlesea Station. The ongoing work since 2017 as part of the Fenland Stations masterplan programme with CPCA has been focused on the delivery of the projects in the station masterplan.
- 3.3 The Hereward CRP also has an ongoing programme of events and Meet the Manager sessions to engage with the local community and to seek their feedback on railway matters. The CRP has an ongoing evidence base to support the projects in the Station Masterplan. The next event for Whittlesea is due to be held on 28 June 2024 at Whittlesey Town Council Offices.
- 3.4 All detailed proposals taken forward through this new £3million enhancement programme for Whittlesea Station will be subject to additional public consultation.

### **4 ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 Fenland District Council has an integrated transport policy as set out in the Fenland Local Plan 2014. This policy sets out an approach which will see enhancements across the district for all modes of transport. Programmes and projects are therefore being developed for all other modes of transport. All options are therefore being considered and taken forward as opposed to alternatives. Fenland District has a substantial transport infrastructure deficit and therefore proposals for all modes of travel are appropriate.
- 4.2 As stated in section 4 above, the specific projects in the station masterplan for Whittlesea have been developed through ongoing consultation with the local community.

### **5 IMPLICATIONS**

#### **5.1 Legal Implications**

- 5.2 The proposals contained within this report meet with the Council's legal obligations and the terms of any grant funding agreement will be revised to ensure that the obligations and liabilities of Fenland District Council and proportionate and achievable.

#### **5.3 Financial Implications**

- 5.4 The spend on this project will be incorporated into the most recent version of the Council's capital programme approved by Cabinet on 26 February 2024. Arrangements will be in place to draw down funding from the CPCA as the project progresses. There are no further financial implications. This project is

fully funded from grant and if any overspend were to occur it is understood that railway projects scheduled for later years would be adjusted to ensure the total spend on projects relating to railway infrastructure are within the total budget allocated by the CPCA.

## **5.5 Equality Implications**

- 5.6 Improvements to our local railway stations are aimed at providing improvements for everyone. There are no specific equality implications, the enhancements that will be made as part of this project will benefit all.
- 5.7 All FDC railway work and the Hereward Community Rail Partnership programme have been considered in equality terms through the equality impact assessment for the Hereward CRP. A link to this assessment can be found in the background papers section of this report.

<b>Agenda Item No:</b>	7	
<b>Committee:</b>	Cabinet	
<b>Date:</b>	20 May 2024	
<b>Report Title:</b>	Wisbech High Street Update	

## 1 Purpose / Summary

1.1 To provide Cabinet with a monthly update regarding:

- Ongoing construction work at 24 High Street, Wisbech.
- Progress regarding the options for 11-12 High Street, Wisbech.

## 2 Key Issues

### 2.1 24 High Street Construction Progress

2.2 Etec, FDC's main contractor, continues with the construction work on 24 High Street, Wisbech.

2.3 The expected completion date has, at the time of writing, slipped slightly from October 2024 to 22 November 2024. This is due to 2 days of inclement weather, the piling considerations experienced in December 2023 and more recently a slight delay with setting out the brickwork.

2.4 In April Etec has reported that they believe the brick work requirements for the building have been significantly underestimated by FDC's original quantity surveyor at the tender stage.

2.5 The implications of this have not been confirmed with sufficient accuracy at the time of writing, but it is likely to have a cost implication to the Council. The cost will be split into two elements, namely the purchase of additional materials and the labour cost of deploying these materials and the extra time required for the site prelim's (i.e. portacabins, vehicles, management).

2.6 As soon as accurate information regarding these costs is available, the Portfolio Holder will be updated.

### 2.7 11-12 High Street

2.8 A revised, smaller footprint, architects drawing has been developed for 11-12 High Street. This revised floorplan is a far more efficient way of developing the space.

2.9 It restricts the properties to 1-bedroom flats and 1-bedroom studios meaning that more individual properties can be developed on the site. This development will take place on a smaller (i.e. cheaper) footprint. This improved efficiency in the design will mean that build costs are lower, likely returning a higher investment value for the site.

2.10 A revised build cost is anticipated shortly from the Council's Quantity Surveyor.

### 3 Recommendations

3.1 That Cabinet notes the progress in relation to the building of 24 High Street in Wisbech and also notes the ongoing work regarding the development of a viable option for 11-12 High Street, Wisbech.

Wards Affected	Medworth ward	
Forward Plan Reference	KEY21APR22/01	
Portfolio Holder(s)	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(s)	Phil Hughes Mark Greenwood	Head of Service Head of Property, Assets and Major Projects
Contact Officer(s)	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
Background Papers		



## **1 BACKGROUND AND INTENDED OUTCOMES**

- 1.1 The purpose of this report is to provide Cabinet with a monthly update regarding:
- Ongoing building work at 24 High Street, Wisbech.
  - Progress regarding the viable options for 11-12 High Street, Wisbech

## **2 REASONS FOR RECOMMENDATIONS**

- 2.1 This paper is for regular information regarding 2 key Council projects and does not require a Cabinet decision.

## **3 CONSULTATION**

- 3.1 N/A

## **4 ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 N/A

## **5 IMPLICATIONS**

### **5.1 Legal Implications**

None at this time.

### **5.2 Financial Implications**

- 5.3 As highlighted in the report above, there may be a cost implication to the Council regarding original estimates of construction materials, their deployment and the associated prelim's and management costs for an extended period of work.
- 5.4 Once the Council's QS has had the time to assess our contractors estimates regarding this potential issue, a quantification of the financial impact, if any, will be made available for consideration by the Council's finance team, the Portfolio Holder and Cabinet.

### **5.5 Equality Implications**

N/A

## **6 SCHEDULES**

N/A

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**DRAFT 6 MONTH CABINET FORWARD PLAN –  
Updated 3 May 2024**



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

**CABINET**

<b>CABINET DATE</b>	<b>ITEMS</b>	<b>LEAD PORTFOLIO HOLDER</b>
17 Jun 2024	1. Appointment to Outside Bodies	Cllr Boden
	2. Grounds Maintenance Contract – Future Options	Cllr Murphy
	3. Climate Change Action Plan Update	Cllr Boden Cllr Tierney
	4. Streetlight Repairs, Maintenance, Replacement and Upgrade Works	Cllr French
	5. Potential Lease Renewal – Chapel Road Car Park, Wisbech	Cllr French
	6. Darthill Car Park, March	Cllr French
	7. Proposed Community Orchard, March	Cllr Benney
	8. Investment Board Update & review of the Commercial & Investment Strategy	Cllr Boden Cllr Benney Cllr Tierney
	9. Leisure Facility Strategy – Initial Assessment Phase	Cllr Miscandlon
	10. To approve the award and appointment of the winning tender for the CCTV maintenance contract to commence with effect from 1 September 2024 and to agree that management of the contract is delegated to Peterborough City Council	Cllr Wallwork
	11. Cabinet Draft Forward Plan	Cllr Boden
	12. Accommodation Review (with confidential appendices)	Cllr Boden
	13. Wisbech High Street Update (confidential) (TBC)	Cllr Seaton Cllr Hoy Cllr Tierney
15 Jul 2024	1. Cabinet Draft Forward Plan	Cllr Boden
	2. Wisbech High Street Update (confidential) (TBC)	Cllr Seaton Cllr Hoy Cllr Tierney
30 Sep 2024	1. Investment Board Update	Cllr Boden Cllr Benney Cllr Tierney
	2. RECAP Partnership Waste Strategy Review	Cllr Tierney

<b>CABINET DATE</b>	<b>ITEMS</b>	<b>LEAD PORTFOLIO HOLDER</b>
	3. Fenland Transport Strategy	Clr Seaton
	4. Cabinet Draft Forward Plan	Clr Boden
	5. Wisbech High Street Update (confidential) (TBC)	Clr Seaton Clr Hoy Clr Tierney
4 Nov 2024	1. Cabinet Draft Forward Plan	Clr Boden
	2. Wisbech High Street Update (confidential) (TBC)	Clr Seaton Clr Hoy Clr Tierney

TBC = To be confirmed