

Agenda Item No:	7	
Committee:	Cabinet	
Date:	20 May 2024	
Report Title:	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
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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