

Agenda Item No:	11	
Committee:	Cabinet	
Date:	15 July 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. More progress is visible, with work now taking place at height, with brick and blockwork at the first floor level.

2.3 The expected completion date continues to slip due to considerations regarding the floor slab size impacting on the laying out of brickwork following slight movement of buildings adjacent to the 24 High Street. Discussions are ongoing with the contractor regarding the revised formal expected completion date. Following piling issues in 2023 absorbing the 'float' in the project plan (i.e. the excess time built into the project plan in case of issues), there is no further flexibility so any issues mean that the project will complete later than expected.

2.4 In April Etec 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. The implications of this remain outstanding with contractor and client quantity surveyors continuing to discuss the issue. The initial additional requirement identified by Etec has been assessed to be quite excessive. Discussion regarding the reduced value required continue.

2.5 It should be noted that any time and materials (and the time to lay them) that are added to the project will cost FDC money. The project team continues to discuss these issues with the contractor to ensure a fair outcome is reached.

2.6 11-12 High Street

2.7 A revised design and expected costs and their affordability continue to be discussed by the project team.

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 Several options have been considered for 11-12 High Street. Revisions have taken place to try and deliver a project that is affordable, works with necessary consideration of the historic nature of the High Street in Wisbech and delivers a building that provides value to the town centre in terms of a shop and residential accommodation.

5 IMPLICATIONS

5.1 Legal Implications

None at this time.

5.2 Financial Implications

5.3 24 High Street; 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. In addition the issues regarding the building slab has caused a delay. This remains a key point of discussion between the contractor and FDC's project team. Any additional time delay to the project is likely to cost the Council money and a fair solution continues to be sought between parties.

5.4 Equality Implications

N/A

6 SCHEDULES

N/A