


<b>Agenda Item No:</b>	7	
<b>Committee:</b>	Cabinet	
<b>Date:</b>	16 June 2025	
<b>Report Title:</b>	Fenland Inspire! Project Update	

## 1 Purpose / Summary

- 1.1 The [Fenland District Council Business Plan 2025/26](#) outlines the list of capital investment initiatives identified by Cabinet Members under the Fenland Inspire! banner. It is envisaged that these projects will enhance sports, leisure, and heritage facilities, promote healthy lifestyles and preserve the district's unique character.
- 1.2 The purpose of this report is to update Cabinet members on progress to date and to highlight a number of potential risks associated with the Fenland Inspire! projects.

## 2 Key Issues

- 2.1 Clarification is needed on the full and definitive list of Fenland Inspire! projects to be taken forward. Not all of the proposed Fenland Inspire! projects are included in the [Fenland District Council Business Plan 2025/26](#).
- 2.2 Following the initialisation of the Fenland Inspire! project, the original borrowing earmarked and agreed by Full Council was £30m over a three-year period. Following project scoping of a number of projects, the estimated financial requirement has increased to over £43m. This figure does not include the budget of projects for which a scope of works is yet to be determined. Therefore, this figure of £43m is not yet a definitive cost. It is worth noting that an upfront cost in terms of RIBA design stages will require c £1.5m spend. This will provide a re-estimated figure of the construction cost (see revenue risks outlined in other parts of this report).
- 2.3 The current Fenland Inspire! programme capital budget of £43m is estimated to be funded by approximately £41m from external borrowing unless additional external funding can be secured. The annual revenue cost to borrow this total amount would be £3.3m over 30 years.
- 2.4 Based on current interest rates and MRP over 30 years, for every further £1m borrowed, it is estimated that it will cost the Council £81.3k for each year that it is borrowed.
- 2.5 The General Fund Budget Estimates and Medium-Term Financial Strategy (MTFS) Report, agreed by Cabinet and Council in February, projects a financial shortfall for 2025/26 of £1.432m increasing year on year amounting to around £3.4m by 2027/28. Although there are currently many uncertainties regarding the budget for 2025/26 and the MTFS, there remains a significant structural deficit which the Council will need to address

- 2.6 There is no revenue budget built into the Council's current Medium Term Financial Strategy (MTFS) to support the maintenance costs of the Fenland Inspire! projects due to be completed over the next three years. Therefore, there is a risk to the Council's MTFS due to the unknown value and schedule required of maintenance.
- 2.7 There is the potential for certain Fenland Inspire! projects to generate an income for the Council, although this information is not yet available. The proposed new Chatteris swimming pool is estimated to make a net loss of circa £106,000 per year.
- 2.8 Work will continue to develop supplementary funding strategies, including grant funding opportunities. However, in some cases, grant funding will not only dictate the scope of the project (potentially in contrast to the original Member vision), but it will also require an upfront investment in the design brief to secure. Any uplift in scope as a requirement of funding could disproportionately increase the cost of the project compared to the funding made available.
- 2.9 Planning permission is required for a number of projects and in some cases listed building consent will be needed. Whilst in all cases of planning applications there is a risk that conditional approval may require an increased spend. Biodiversity net gain may be a consideration within some projects.
- 2.10 In December 2024, Central Government delivered the 'White Paper – Local Government Reorganisation' stating that all District Councils will cease to exist from 1 April 2028. This announcement contributed to the decision to undertake the Fenland Inspire! programme with an aim to deliver all projects within the timeframe Central Government has specified for LGR. Therefore, it has been proposed that all Fenland Inspire! projects are completed by the deadline of 31 March 2028. However, should the timeframe or scope for LGR change, this could result in a significant risk to the Council.

### **3 Recommendations**

- 3.1 It is recommended that Cabinet members note the content of this report and determines the following matters:
- To confirm the full and definitive list of Fenland Inspire! projects to be taken forward noting that the current list now totals over £43m. projects to be taken forward and to specify whether this is then a closed list and if not, the process that should be followed for the incorporation of any further projects in future.
  - To confirm whether to the key members for each project at Appendix S is accurate and up to date.
  - To decide whether the Leisure RIBA design stages (valued at £1.5m) are temporarily paused to reduce the impact of committing spend before identifying external funding opportunities.
  - To review the Fenland Inspire! programme as a whole and confirm which, if any, projects should be prioritised for immediate progress (as set out in point 6.4 of the main report). In relation to any projects not to be progressed or removed from the project list, to confirm what additional information or

actions members require in order to make a future decision as to how to proceed.

Wards Affected	All Fenland Wards
Forward Plan Reference	KEY/11APR25/01
Portfolio Holder(s)	Cllr Chris Boden – Leader of the Council
Report Originator(s)	Paul Medd – Chief Executive Peter Catchpole – Corporate Director & Chief Finance Officer Carol Pilson – Corporate Director & Monitoring Officer Amy Brown – Assistant Director Anna Goodall – Assistant Director Dan Horn – Assistant Director Sian Warren – Chief Accountant Esme Johnson – Transformation Implementation Team Lead Monty Todd – Business Improvement Officer Jo Blackmore – Head of Corporate Support
Contact Officer(s)	Paul Medd – Chief Executive Peter Catchpole – Corporate Director & Chief Finance Officer Carol Pilson – Corporate Director & Monitoring Officer Amy Brown – Assistant Director Anna Goodall – Assistant Director Dan Horn – Assistant Director
Background Papers	<a href="#">Fenland District Council Business Plan 2025/26</a> Cabinet report from 24.02.25 – Leisure Centre Facility Strategy – potential refurbishment and improvement projects: <a href="#">240225 Leisure Facility Investment Proposals Shared.pdf</a>

## 1 [Reasons for Exemption] – NOT APPLICABLE

## 2 BACKGROUND AND INTENDED OUTCOMES

- 2.1 The [Fenland District Council Business Plan 2025/26](#) outlines the list of capital investment initiatives identified by Cabinet Members under the Fenland Inspire! banner. It is envisaged that these projects will enhance sports, leisure, and heritage facilities, promote healthy lifestyles and preserve the district's unique character. The Fenland Inspire! projects chosen by Members and included in the Business Plan 2025/26 are:
- New Wisbech Park bowls green
  - Wisbech Park Splash Pad improvements

- Wisbech 11/12 High Street development
  - Wisbech Chapel building improvements
  - Wisbech floodlighting for Clarkson Memorial & War Memorial
  - Wisbech Park pathway improvements
  - Leisure centre refurbishments
  - New Chatteris swimming pool
  - District-wide assessment of new play equipment
  - New March Rugby Club HQ & pitches
  - New March country park
  - Whittlesey monastery acquisition
  - Whittlesey Manor field sustainable surface path
  - New village green for Wimblington
  - Civil Parking Enforcement (district wide)
- 2.2 In accordance with the Leader's instructions, the following projects were added to the Fenland Inspire! programme.
- 3G pitches
  - March - St John's Graveyard
- 2.3 A full list of the Fenland Inspire! projects and the key members for each project is shown in appendix S.
- 2.4 Since inception of the Fenland Inspire! project, additional projects have been forwarded to officers for potential inclusion. These projects (listed below) have not yet been progressed or confirmed as being part of the Fenland Inspire! project:
- Wisbech Cashino Building
  - Whittlesey Country Park
  - March Football Club
  - Whittlesey Path Upgrades

### **3 Progress to Date**

- 3.1 CMT leads and project managers have been assigned to each project with the initial brief of working with lead Members to outline the scope of work, determine financial requirements and understand requirements for effective delivery.
- 3.2 A summary of the information collated to date is shown in appendices A to Q. Each appendix outlines:
- Scope of the project
  - Estimated cost and timescales

- Current status
- Deliverability and risks
- Proposed next steps

#### 4 Current Financial Information

- 4.1 Following the initialisation of the Fenland Inspire! project, the original borrowing target was £30m over a three-year period.
- 4.2 Now that the project scoping is very much underway, the financial requirement has increased to over £43m. This figure does not include the budget of projects for which a scope of works is yet to be determined. Therefore, this figure of £43m is not yet a definitive cost.
- 4.3 The cost of the Fenland Inspire! project will be recorded in a financial tracker, the current version of which can be found at appendix R. As project designs develop, budgets will be re-estimated, and the financial tracker updated.
- 4.4 The information in the Fenland Inspire! Financial Tracker will assist members in strategically managing the cost of borrowing and risk to increasing revenue pressures.
- 4.5 The Council has currently budgeted for the borrowing costs of £30m over three years starting in 2025/26 (please see table below).

Capital Budget	Borrowing Costs – Interest and MRP		
	2025/26	2026/27	2027/28
£000	£000	£000	£000
5,000	0.407	0.407	0.407
10,000	0	0.773	0.773
15,000	0	0	1.100
<b>Total Cost Per Year</b>	<b>0.407</b>	<b>1.180</b>	<b>2.280</b>

- 4.6 The interest rates for future years borrowing have been estimated based on the current forecast rates which has assumed they will reduce. Therefore, these are only indicative costs.
- 4.7 Based on current interest rates and MRP over 30 years, for every further £1m borrowed, it is estimated that it will cost the Council £81.3k for each year that it is borrowed.

#### 5 Projects Income Generation, Revenue Costs and Funding Opportunities

- 5.1 There is the potential for certain Fenland Inspire! projects to generate an income for the Council.
- 5.2 Estimates of potential income for leisure projects were included in the [Cabinet report](#) tabled at the meeting held on 24.02.25.

- 5.3 Further work will be carried out to determine any income generation from other Fenland Inspire! projects once they have progressed to the stage where estimates can be provided.
- 5.4 The new Chatteris swimming pool sits outside of the list of Leisure projects discussed at Cabinet on 24.02.25 and it has been estimated to make a net loss of circa £106,000 per year.
- 5.5 Work will continue to develop supplementary funding strategies including:
- Streamlining the Council's asset portfolio, empowering capital receipts
  - Maximising grant funding opportunities
  - Continuing to make prudent use of reserves
  - Considering external funding already allocated to the Council, including [Plan for Neighbourhood](#) funding allocated to the Wisbech area.

## 6 Estimated Timeline

- 6.1 The projected timeline for completing each Fenland Inspire! project will vary due to both the scope and complexity of the project. Further information can be found in appendices A to Q inclusive.
- 6.2 Implementation of projects will be iterated, in light of the evolving project environment. This will allow a pragmatic spread of risk management of time and resources.
- 6.3 The Leisure Projects to develop the existing centres of the four market towns exceed £20.5m (please [Cabinet report](#) tabled in February 2025 for further information). There is a mixture of condition survey works and construction works within this project. In terms of construction, RIBA design stages will require c £1.5m spend. This will provide a re-estimated figure of the construction cost (see revenue risks outlined in other parts of this report).
- 6.4 Officers have been instructed to proceed with 6 initial projects, each of which are estimated to incur costs of under £300k. This work can be carried out whilst the strategic development of the programme dependencies continues to be developed. The 6 projects referred to are:

PROJECT	CURRENT ESTIMATED COST
Wisbech Park Splash Pad improvements (phase one)	£60K
Wisbech floodlighting for Clarkson Memorial & War Memorial	£30K
Wisbech Park pathway improvements	£40K
New Village Green for Wimblington	£0

St. John's Graveyard, March	£25K
Whittlesey Manor field community field perimeter path	£300K

6.5 This wave of 6 projects has a combined estimated budget of £455,000.

## **7 Programme Risks and Considerations**

### **7.1 Project Progression in Isolation**

7.2 The Fenland Inspire! Programme management board have collated information for all potential projects to ensure information is captured at a programme level. Without adequate circulation of this information, isolated project level decision making could inadvertently impact on the wider programme in terms of time, resource, and finance.

### **7.3 Revenue Pressures**

7.4 Where design is required prior to construction and is funded through the capital programme (borrowing) but does not subsequently proceed to construction phase, then the design cost spent may revert to a revenue cost and cannot be funded through borrowing. This presents a significant financial risk to the Council's revenue budget.

7.5 Although the Council have currently built in capital budgets of £30m over the next three years and the associated borrowing costs into the revenue budgets specifically for the Fenland Inspire! Programme, the full financial commitment of borrowing requirements cannot be forecast without completing full project scopes. Construction budgets can only be confirmed following a full design and competitive tender exercise.

7.6 There is no revenue budgets built into the Council's current Medium Term Financial Strategy (MTFS) to support the maintenance costs of the Fenland Inspire! projects due to be completed over the next three years. Therefore, there is a risk to the Council's MTFS due to the unknown value and schedule required of maintenance.

### **7.7 Human Resource**

7.8 The Fenland Inspire! projects will result in significant additional and unplanned workloads in addition to business as usual. Therefore, additional resource will be needed to undertake these projects.

7.9 If no additional resource is recruited, then elements of business as usual or other projects will need to be delayed or cancelled to accommodate the Fenland Inspire! project management.

### **7.10 Scheduling**

7.11 Estimated timeframes cannot consider the availability and lead time of external suppliers, therefore a full schedule is currently incalculable.

7.12 Some projects have long timeframes and there are risks that these timescales will extend. As a result, there is a risk that delaying project start dates or delays during the project could extend the delivery date beyond April 2028.

### **7.13 Planning**

- 7.14 Planning permission is required for a number of projects and in some cases listed building consent will be needed. Whilst in all cases of planning applications there is a risk that conditional approval may require an increased spend, where net biodiversity gain is a consideration, this poses the largest risk.

### **7.15 Programme and Impact on Borrowing Schedule**

- 7.16 See [Financial Implications](#) section for further information.

### **7.17 External Funding**

- 7.18 In some cases, grant funding will not only dictate the scope of the project (potentially in contrast to the original Member vision), but it will also require an upfront investment in the design brief to secure. Any uplift in scope as a requirement of funding could disproportionately increase the cost of the project compared to the funding made available. External funding is volatile and therefore cannot be relied upon to support capital expenditure.

## **8 The Context of the Fenland Inspire! Project in Relation to Local Government Reorganisation (LGR)**

- 8.1 In December 2024, Central Government delivered the 'White Paper – Local Government Reorganisation' stating that all District Councils will cease to exist from 1 April 2028. This announcement contributed to the decision to undertake the Fenland Inspire! programme with an aim to deliver all projects within the timeframe Central Government has specified for LGR. Therefore, it has been proposed that all Fenland Inspire! projects are completed by the deadline of 31 March 2028.
- 8.2 However, should the timeframe or scope for LGR change, this could result in a significant risk to the Council.
- 8.3 The Council's business case for LGR is currently expected to be submitted in November 2025 and legislation is due to be passed in May / June 2026. Following the adoption of this legislation, the Council will potentially see up to 16 Fenland Inspire! projects go live at the same time, along with the intensive work needed to deliver the Government's LGR changes.
- 8.4 Should any of these dates be re-scheduled, the timeframe for delivery of the Fenland Inspire! programme has the potential to be extended. However, the estimated borrowing cost of £2.28m from 2027/28 will be incurred yearly until the borrowing is repaid and will need to be included in the Council revenue budgets if the LGR programme is delayed.

## **9 RECOMMENDATIONS**

### **9.1 Definitive List of Fenland Inspire! Projects to be Taken Forward**

- 9.2 As set out in the [first paragraph](#) of this report, there are a number of proposed Fenland Inspire! projects which are not included in the Business Plan 2024/25. A definitive list of Fenland Inspire! projects to be taken forward will enable



officers to collate more accurate information with which to provide regular updates to Cabinet members.

- 9.3 As part of confirming the definitive list of Fenland Inspire! projects, it is recommended that the list of key members for each project is reviewed so that any amendments can be recorded (see appendix S).

#### **9.4 Leisure RIBA Design Stages**

- 9.5 It is recommended that the previous Cabinet decision to progress to the Leisure RIBA design stages is temporarily paused. This approach will reduce the impact of committing spend before identifying external funding opportunities as well as allowing Members to reflect on the programme as a whole.

- 9.6 A pause at this stage will also allow for the uncertainty introduced by LGR to be reflected upon. Should the April 2028 LGR timetabled deadline be extended, this would pose a significant risk to the Council and the re-distribution of the costliest projects would require careful consideration.

#### **9.7 Next Steps**

- 9.8 Should Cabinet agree to the recommendations above, the next steps proposed would be:

- Pause the Leisure RIBA design stage
- Solidify remaining Fenland Inspire! project scopes
- Gather more financial information on spend and income
- Produce a further Cabinet report outlining the proposed delivery phase

### **10 CONSULTATION**

- 10.1 Public consultation has been undertaken for the proposed New Country Park in March.
- 10.2 Each Fenland Inspire! project will need to be assessed individually to determine if consultation is needed. Public and/or stakeholder consultation may be a requirement of any external funding secured.

### **11 ALTERNATIVE OPTIONS CONSIDERED**

- 11.1 No alternative options have been considered to date. However, as each project's scope and financial analysis progresses, alternative options may be explored, in accordance with Member's wishes.

### **12 IMPLICATIONS**

#### **12.1 Legal Implications**

- 12.2 There are various legal and governance implications connected with each of the Fenland Inspire! Projects and these will be given detailed and appropriate

consideration on a case-by-case basis. Generally, however, in reaching all decisions which involve significant expenditure of public funds members must have regard to the Council's fiduciary duty to the council taxpayer. Members should note that their fiduciary duty includes consideration of future local taxpayers as well as present local taxpayers. The fiduciary duty also includes requirements to act in good faith with a view to complying with the Council's statutory duties and financial prudence in the immediate and longer term.

### 12.3 Financial Implications

12.4 Borrowing for Fenland Inspire! projects is currently forecast as follows:

<b>Capital Budget</b>	<b>Borrowing Costs – Interest and MRP</b>		
	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>
<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
5,000	0.407	0.407	0.407
10,000	0	0.773	0.773
15,000	0	0	1.100
<b>Total Cost Per Year</b>	<b>0.407</b>	<b>1.180</b>	<b>2.280</b>

12.5 The estimated annual revenue cost of borrowing £1m is £81.3k (£33k interest charge and £48k minimum revenue provision).

12.6 The current Fenland Inspire! programme capital budget of £43m is estimated to be funded by approximately £41m from external borrowing unless additional external funding can be secured. The annual revenue cost to borrow this total amount would be £3.3m.

12.7 Bringing projects forward or starting them all immediately will necessitate earlier spend and therefore accelerate the impact on revenue. However, an overall cost saving may result due to avoidance of price inflation.

12.8 The General Fund Budget Estimates and Medium-Term Financial Strategy (MTFS) Report, agreed by Cabinet and Council in February, projects a financial shortfall for 2025/26 of £1.432m increasing year on year amounting to around £3.4m by 2027/28.

12.9 Although there are currently many uncertainties regarding the budget for 2025/26 and the MTFS, there remains a significant structural deficit which the Council will need to address

### 12.10 Equality Implications

N/A

## 13 SCHEDULES

Appendix A	New Wisbech Park bowls green
Appendix B	Wisbech Park Splash Pad improvements
Appendix C	Wisbech 11/12 High Street development
Appendix D	Wisbech Chapel building improvements
Appendix E	Wisbech floodlighting for Clarkson Memorial & War Memorial
Appendix F	Wisbech Park pathway improvements
Appendix G	Leisure centre refurbishments
Appendix H	New Chatteris swimming pool
Appendix I	District-wide assessment of new play equipment
Appendix J	New March Rugby Club HQ & pitches
Appendix K	New March country park
Appendix L	Whittlesey monastery acquisition
Appendix M	Whittlesey Manor field sustainable surface path
Appendix N	New village green for Wimblington
Appendix O	Civil Parking Enforcement (district wide)
Appendix P	3G pitches
Appendix Q	March - St John's Graveyard
Appendix R	Fenland Inspire! financial tracker
Appendix S	Fenland Inspire! Projects and Key Members

## Appendix A – New Wisbech Park Bowls Green

<b>TITLE</b>	New Wisbech Park Bowls Green
<b>SCOPE</b>	This project proposes the removal and relocating an existing orchard to install an artificial bowling green and refurbish a toilet block to provide changing facilities.
<b>ESTIMATED COST</b>	The current estimated cost is £1m.
<b>TIMESCALE</b>	The current estimate is that the project will take 2 years from design consultant instruction through to completion.
<b>CURRENT STATUS</b>	The project scope has been outlined and is at a stage where concept design quotes can be obtained. These will allow a more accurate estimate of construction costs and will present enough information for a planning application to be prepared. Consultancy fees for the concept design phase are estimated at £75k.
<b>DELIVERABILITY &amp; RISKS</b>	<p>Successful delivery hinges on planning approval enabling the relocation of the orchard.</p> <p>Required assessments are an ecology survey, heritage impact assessment and potential biodiversity net gain solutions.</p> <p>These requirements and possible subsequent planning conditions could both cause delays and significantly increase costs.</p> <p>The timeframe and budget may be affected by the evolution of scope and confirmation of maintenance arrangements.</p> <p>No forthcoming external funding has been identified and no income to FDC is expected to be generated by this project.</p> <p>If halted post-concept phase, the projected £75k design spend will shift to the revenue budget.</p>
<b>NEXT STEPS</b>	<ul style="list-style-type: none"> <li>• Cabinet report to request funding for obtaining quotes and to instruct the concept design phase.</li> <li>• Further decision to proceed to be presented to Members once more accurate designs and construction costs have been produced.</li> </ul>

## Appendix B – Wisbech Park Splash Pad Improvements

<b>TITLE</b>	Wisbech Splash Pad Improvements
<b>SCOPE</b>	<p>This project involves two phases:</p> <p>Phase 1 includes the expansion of existing splashpad features as well as improvements to soft landscaping and park furniture.</p> <p>Phase 2 requires further scoping.</p>
<b>ESTIMATED COST</b>	<p>Phase 1:</p> <p>Current budget estimate is £60k</p> <p>Phase 2:</p> <p>Scope yet to be confirmed and refined before formal budgets can be estimated.</p> <p>The current budget estimate is £250k.</p>
<b>TIMESCALE</b>	<p>Phase 1:</p> <p>Works are underway and expected to be completed by October 2025, with splashpad improvement completed by the end of August 2025.</p> <p>Phase 2:</p> <p>Yet to be confirmed.</p>
<b>CURRENT STATUS</b>	An order has been placed for splashpad equipment from Canada at a cost of £17k and is expected to arrive at the end of July 2025.
<b>DELIVERABILITY &amp; RISKS</b>	<p>Phase 1 of the project expected to be completed on time and within budget.</p> <p>Phase 2 – yet to be confirmed.</p>
<b>NEXT STEPS</b>	<ul style="list-style-type: none"> <li>• Receipt and installation of the splashpad equipment.</li> <li>• Park furniture and aesthetics require purchasing.</li> </ul>

## Appendix C – Wisbech 11/12 High Street Development

<b>TITLE</b>	Wisbech 11/12 High Street Development
<b>SCOPE</b>	Regeneration of High Street buildings.
<b>ESTIMATED COST</b>	Circa £3m.
<b>TIMESCALE</b>	Predicted to take 2 years from instruction to a design consultant through to practical completion of the construction.
<b>CURRENT STATUS</b>	<p>A quote for detailed design by the existing architect has been obtained and requires procurement input for a direct appointment preference.</p> <p>Detailed design will lead to a new planning application which is required due to the scale of proposed changes.</p> <p>The quote for this stage is approximately £65k and the spend has been approved in a prior Cabinet decision.</p>
<b>DELIVERABILITY &amp; RISKS</b>	<p>The project requires listed building consent and a new planning application. These elements may impose previously unforeseen planning conditions that may affect the project budget.</p> <p>Delays on securing consent could lead to significant inflation-related cost increases.</p>
<b>NEXT STEPS</b>	<ul style="list-style-type: none"> <li>• Confirmation that the existing designer can be appointed within the rules of procurement legislation</li> <li>• Instruct of the existing designer to further design and submit a new planning application.</li> </ul>

## Appendix D – Wisbech Chapel Building Improvements

<b>TITLE</b>	Wisbech Chapel Building Improvements
<b>SCOPE</b>	Refurbishment of disused former chapel and adjacent public toilets to provide community art space. The extent of refurbishment and new facilities has not yet been confirmed.
<b>ESTIMATED COST</b>	Until further scope refinement is complete, a budget estimate of £800k has been allocated to this project.
<b>TIMESCALE</b>	To be confirmed.
<b>CURRENT STATUS</b>	Confirmation of the full project objectives are being sought from Members and the community arts group.
<b>DELIVERABILITY &amp; RISKS</b>	<p>The building will require listed building consent and a full planning application prior to works commencing, which could impose planning conditions that require additional construction spend.</p> <p>It is understood that services are not connected to the building. Installation of these services could add significant cost and delay to the project.</p>
<b>NEXT STEPS</b>	<ul style="list-style-type: none"> <li>• Project objectives and scope to be refined</li> <li>• Cabinet report to be produced including proposals and budget for consideration.</li> </ul>

## Appendix E – Wisbech Floodlighting for Clarkson Memorial and War Memorial

<b>TITLE</b>	Wisbech Floodlighting for Clarkson Memorial and War Memorial
<b>SCOPE</b>	<p>Refurbishment to the lighting at the Clarkson Memorial which requires the installation of a new mains power supply cable. Additional elements may include parking deterrents.</p> <p>Works to the Wisbech War Memorial involve the installation of new uplighters, requiring a new mains power supply cable. Upon further investigation, due to the lighting requirements, there is likely to be an element of road and bollard alterations within this project.</p> <p>This project is being undertaken in house by the FDC Engineering Team.</p>
<b>ESTIMATED COST</b>	The original combined budget for this project was £30k but this is expected to increase if road alterations are required.
<b>TIMESCALE</b>	As it is unknown as to whether road alterations are needed (along with the consequent Highway consent) a timeline cannot yet be confirmed.
<b>CURRENT STATUS</b>	<p>UK Power Networks have confirmed permission to install the power supply cable to the Clarkson Memorial at a cost of circa £4.6k. FDC engineers await lighting designs from manufacturers to produce a specification for pricing.</p> <p>The Engineering Team is making enquiries with Cambridgeshire County Council regarding road alterations around the War Memorial.</p>
<b>DELIVERABILITY &amp; RISKS</b>	<p>The projects are expected to be deliverable. However, if the monuments require listed building permission for alterations this will add to the cost of internal resource and statutory fees.</p> <p>Highways requirements are also unknown and could have an associated cost.</p> <p>Given the costs to date and anticipated outcomes from consultations, it is expected that the project will exceed the original budget.</p>
<b>NEXT STEPS</b>	<ul style="list-style-type: none"> <li>• Obtain lighting design and produce a specification for tender.</li> <li>• Continue to engage Cambridgeshire County Council regarding highways permissions</li> <li>• Draft an outline design for Member approval</li> </ul>



## Appendix J - New March Rugby Club and Pitches

<b>TITLE</b>	New March Rugby Club and Pitches
<b>SCOPE</b>	<p>Although the project scope requires further confirmation, it is anticipated that the project will involve the purchase of land and construction of four rugby pitches with changing facilities, club house, and floodlighting.</p> <p>No allowance has been made for spectator stands to date.</p>
<b>ESTIMATED COST</b>	The current project budget estimate is £4.5m for the purchase of land and construction.
<b>TIMESCALE</b>	<p>To be further determined once additional information is available (please see below).</p> <p>The construction time on site is estimated at 8 to 11 months.</p>
<b>CURRENT STATUS</b>	Contact has been made with March Rugby Club to establish their requirements and with the landowner to register interest.
<b>DELIVERABILITY &amp; RISKS</b>	<p>There is ambiguity on the timeframes surrounding this project.</p> <p>The land required is currently within probate for a larger estate, and no timeframe has been provided for a conclusion. Additionally, the executor/ vendor has confirmed that the land would be required to go to open market which will add additional unknown time to the project length. This could increase the purchase cost of land and presents the risk that another purchaser/ bidder is preferred.</p> <p>A full planning application must be prepared and due to the location of the site, there is a risk that permission will be refused and/or have onerous associated conditions which could significantly increase the project budget, particularly where net biodiversity conditions apply.</p>
<b>NEXT STEPS</b>	<ul style="list-style-type: none"> <li>• Seek regular updates on the progress of probate or identify an alternative site.</li> </ul>

## Appendix K – New Country Park

<b>TITLE</b>	New Country Park
<b>SCOPE</b>	This project involves the extension of an existing park, provision of parking, and additional facilities such as fishing platforms, exercise equipment, and a splashpad.
<b>ESTIMATED COST</b>	<p>The current budget allocation for the project is £1.1m subject to final scope agreement.</p> <p>There is an opportunity that approximately £118k of S106 funds could be made available for project delivery subject to governance and legislation.</p>
<b>TIMESCALE</b>	Estimated time scale of 12 to 18 months, subject to final scope agreement.
<b>CURRENT STATUS</b>	Public engagement has been completed, and a confirmed scope is in progress. FDC Officers are in the process of confirming whether the land is transferable for a nominal sum.
<b>DELIVERABILITY &amp; RISKS</b>	<p>FDC does not currently own the part of the proposed site and statutory permission would be required to deliver the project, which may increase both time and cost. A full scope is yet to be agreed which may also impact both of these constraints.</p> <p>Planning permission will be required for this project and there may be an element of biodiversity net gain requirements.</p>
<b>NEXT STEPS</b>	<ul style="list-style-type: none"> <li>• Confirm land transfer agreement to FDC</li> </ul>

## Appendix L – Whittlesey Monastery Acquisition

<b>TITLE</b>	Whittlesey Monastery Acquisition
<b>SCOPE</b>	The current project scope is to acquire the monastery building in Whittlesey. No use, purpose or required works have been established to date.
<b>ESTIMATED COST</b>	No budget can be confirmed for this project with the information currently available.
<b>TIMESCALE</b>	No timescale can be confirmed for this project with the information currently available.
<b>CURRENT STATUS</b>	Not started.
<b>DELIVERABILITY &amp; RISKS</b>	The scope of the project is unknown.
<b>NEXT STEPS</b>	<ul style="list-style-type: none"><li>• Confirm project scope and obtain a valuation of the building for purchase.</li></ul>

## Appendix M – Whittlesey Manor Community Field Perimeter Path

<b>TITLE</b>	<b>Whittlesey Manor Community Field Perimeter Path</b>
<b>SCOPE</b>	<p>Construction of a new path to the perimeter of the field and connecting to existing and new facilities (new facilities part of Manor Leisure Centre project).</p> <p>This project is being undertaken in house by the FDC Engineering Team.</p>
<b>ESTIMATED COST</b>	The current project budget estimate is £300k.
<b>TIMESCALE</b>	Due to weather and ground conditions during winter and the time required to specify and tender the works, it is anticipated that construction would begin in Spring 2026. The construction phase should last between 4 and 8 weeks.
<b>CURRENT STATUS</b>	No design work has been started as the route must be confirmed in conjunction with the Manor Leisure Centre project. Ground investigations to inform a specification have commenced via an external contractor.
<b>DELIVERABILITY &amp; RISKS</b>	<p>Ground condition surveys may present previously unknown information which could result in an increased specification and higher cost. Additionally, current indications are that Middle Level Commission approval is required which may add to the timeframes estimated.</p> <p>The final design cannot be confirmed until the layout for the Manor Leisure Centre proposed works has been finalised. Therefore, a phased approach may be preferable for this project to deliver faster improvements and mitigate against delay of the Manor Leisure Centre design works.</p>
<b>NEXT STEPS</b>	<ul style="list-style-type: none"> <li>• Confirm Manor Leisure Centre Works and assess ground investigation results to confirm required specification.</li> </ul>

## Appendix N – New Village Green for Wimblington

<b>TITLE</b>	New Village Green for Wimblington
<b>SCOPE</b>	This project is the transfer of land to Wimblington Parish Council.
<b>ESTIMATED COST</b>	The costs of transfer are expected to be covered by the Parish Council and therefore the project is cost neutral to FDC.
<b>TIMESCALE</b>	The project is expected to be concluded within the next 6 months.
<b>CURRENT STATUS</b>	A valuation has been instructed to confirm that best value is being achieved, taking into account planning and use restrictions.
<b>DELIVERABILITY &amp; RISKS</b>	Low risk and high chance of successful delivery subject to the valuation outcome.
<b>NEXT STEPS</b>	<ul style="list-style-type: none"><li>• Obtain valuation and request Portfolio Holder Decision Notice to confirm transfer terms.</li></ul>

## Appendix O – Civil Parking Enforcement

<b>TITLE</b>	Civil Parking Enforcement
<b>SCOPE</b>	Implementation of Civil Parking Enforcement within the administrative area of Fenland.
<b>ESTIMATED COST</b>	A full scope for this project is yet to be confirmed. However, the current estimate for delivery is £1m. Of this, £81k has been spent to date and £400k of external funding has been identified.
<b>TIMESCALE</b>	The likely timescale for delivery is a minimum of 2 years.
<b>CURRENT STATUS</b>	Outline works have been identified, and a further Cabinet report is required to confirm exact project scope.
<b>DELIVERABILITY &amp; RISKS</b>	<p>An application is required for approval before works can begin. Applications can be made once per year and the application window is not currently known. Approval could take a further year, with implementation in addition to this.</p> <p>Significant works with road lining, signage, technology and software, and personnel are required. If the approval process takes 2 years from the date of this report, then there is a high risk that this project would not be delivered before April 2028.</p> <p>It remains to be confirmed but some elements which fall outside of 'de-minimis' category may require planning permission.</p>
<b>NEXT STEPS</b>	<ul style="list-style-type: none"> <li>• Prepare a further Cabinet report for decisions on implementation.</li> </ul>

## Appendix P – 3G Pitches in Five Locations

<b>TITLE</b>	3G Pitches in Five Locations
<b>SCOPE</b>	This project involves the construction of one full sized 3G pitch in Estover Park and four smaller 3G pitches in various locations.
<b>ESTIMATED COST</b>	<p>Part funding from the Football Foundation has been confirmed for 2 of the smaller pitches. A further funding application must be submitted for the part funding of the additional 2 pitches.</p> <p>The full-sized pitch requires matched funding from FDC, with the majority coming from third party grant funding.</p> <p>In total, the project budget is estimated to be circa £2.3m with a cost to FDC of circa £562k.</p>
<b>TIMESCALE</b>	Timescales for the project depend on the success of funding applications.
<b>CURRENT STATUS</b>	<p>Part funding for two pitches confirmed from the Football Foundation.</p> <p>Further applications required for additional funding.</p>
<b>DELIVERABILITY &amp; RISKS</b>	<p>The main risk to this project is unsuccessful application for external funding increasing the cost to FDC, and that delivery of these pitches through the Football Foundation framework is the only delivery route available from a procurement perspective.</p> <p>Planning permission would be required to deliver these pitches</p>
<b>NEXT STEPS</b>	<ul style="list-style-type: none"> <li>Preparation of a Cabinet report to seek further decisions on the various factors involved.</li> </ul>

## Appendix Q – St John’s Graveyard Chapel, Transfer to Town Council

<b>TITLE</b>	St John’s Graveyard Chapel, Transfer to Town Council
<b>SCOPE</b>	The long lease of the former chapel building to March Town Council and prior installation of a power cable to facilitate security alarm installation in future.
<b>ESTIMATED COST</b>	The current budget estimate for the project is £25k, subject to final scope agreement and UK Power Networks requirements.
<b>TIMESCALE</b>	The current timescale estimate is 6 months, subject to final scope agreement and UK Power Networks requirements.
<b>CURRENT STATUS</b>	Outline scope agreed and further investigations under way.
<b>DELIVERABILITY &amp; RISKS</b>	<p>This project is deliverable within the timescales stated. There is a risk that unknown factors could increase costs when installing a below ground power cable and it is not known whether a single phase or three phase supply is required.</p> <p>Three phase power would increase the cost of the project.</p>
<b>NEXT STEPS</b>	<ul style="list-style-type: none"><li>• Confirm specification and obtain permission and quotes from UK Power Networks.</li></ul>



Item	Project Name	Start Date	Target End Date	Brief Project Update	Notes on Governance	Deliverability Comment from Programme Managers	Escalated Risk?	Total Project Cost Estimate	Budget Variance Since 15 May 2025	Spend to Date	Approved Spend to Date	How is it funded?				
												Capital Funding	FDC Revenue Funding	Grant Funding (add note to cell for source)	S106 Funding	Inspire Funding
1	New Wisbech Park bowls green	01-Apr-25	01-Jun-27	A meeting has happened with Cllrs and Wisbech stakeholders to confirm scope. Next step is to obtain quotes for concept designs (paper to go to June Cabinet).	A paper on funding requirements to reach outline design/ planning submission stage is being prepared for Cabinet.	Possible to deliver this but significant ecological challenges present a risk to timeline and budget.	No	£ 1,000,000.00	0%	£ -	£ -	0%	0%	0%	0%	100%
2	Wisbech Park Splash Pad improvements	01-Apr-25	31-Oct-25	Equipment has been ordered from Canada which will arrive in June. Completion of installation works due in August. Additional landscaping and furniture to be completed by October.	Spend of £60k approved by Cabinet. Orders placed.	High change of successful delivery within budget.	No	£ 60,000.00	0%	£ 17,000.00	£ 60,000.00	0%	0%	0%	0%	100%
3	Wisbech 11/12 High Street development			A quote for detailed design by the existing architect has been obtained and requires procurement input for a direct appointment preference. Detailed design to include amendments to the planning application.	Cabinet report approved for alterations to proposals and funding for detailed design. Project manager seeking advice from procurement to instruct existing designer by exemption.	Reasonable chance of delivery within budget, subject to planning permission alterations. There is a risk of exceeding budget due to inflationary pressures increased by delays. Concern about funding sources.	No	£ 3,000,000.00	0%	£ -		2%	0%	0%	0%	98%
4	Wisbech Chapel building improvements	01-Apr-25	30-Nov-27	A meeting with Cllrs is required and being organised to confirm the use and scope for the building. Project likely to run to late 2027/ early 2028.	None to report to date. Cabinet paper required.	Without a scope and confirmed use there is a high risk that this project is undeliverable within time constraints and/or within budget.	No	£ 800,000.00	0%	£ -	£ -	0%	0%	0%	0%	100%
5	Wisbech floodlighting for Clarkson Memorial and War Memorial	01-Apr-25	Unknown	UK Power Networks have confirmed FDC can install a new power supply to the Clarkson Memorial. Engineers are awaiting lighting designs from manufacturers. The Wisbech War Memorial scope is yet to be fully defined and is likely to require road alterations needing input from Highways Agency. Risk of cost increase.	Small element of design works being funded through previously approved capital lighting project. Additional spend requires CMT approval.	Deliverable subject to confirmed scopes and statutory approvals. Likely to exceed budget.	No	£ 30,000.00	0%	£ 4,600.00	£ -	7%	0%	0%	0%	93%
6	Wisbech Park pathway improvements	01-Apr-25	Unknown	Resurfacing of the existing pathway likely to start construction phase in Spring 2026. Design stage has not yet commenced. Consideration given to bundling this with other pathway project.	Report to Cabinet required.	Deliverable within timescales and budgets.	No	£ 40,000.00	0%	£ -	£ -	0%	0%	0%	0%	100%
7	Leisure Projects															
7.1	Manor Leisure Centre, Whittlesey	01-Apr-25	Unknown	Quote obtained from framework project contractor for design stage RIBA 0-4. Not yet instructed, awaiting clarification on funding. Concern from the project manager about FDC resource to manage this.	Report to Cabinet submitted in February 2025. Approval for spend to detailed design change to be added to forward plan. Member decision notices required to confirm spend.		Yes	£ 14,999,987.00	0%	£ -	£ -	0%	0%	0%	0%	100%
7.2	Chatteris Leisure Centre condition survey work	01-Apr-25	Unknown	Minor works to update dilapidated finishes. Procurement route agreed but has not yet started. Timescales not confirmed as funding agreement required.	Report to Cabinet submitted in February 2025. Approval for an additional £7 million to be added to the capital programme forward plan to fund this work.		No	£ 50,000.00	0%	£ -	£ -	0%	0%	0%	0%	100%
7.3	George Campbell Leisure Centre, March	01-Apr-25	Unknown	Condition survey recommendation works and remodelling improvement works. Procurement route for design consultants agreed but has not yet started. Timescales not confirmed as funding agreement required.	Report to Cabinet submitted in February 2025. Approval for an additional £7 million to be added to the capital programme forward plan to fund this work. Member decision notice required to proceed with spend.		No	£ 2,890,000.00	0%	£ -	£ -	0%	0%	0%	0%	100%
7.4	Hudson Leisure Centre, Wisbech	01-Apr-25	Unknown	Condition survey recommendation works and padel court construction. Full scope not yet agreed and project budget likely to increase. Procurement route for design consultants agreed but has not yet started. Timescales not confirmed as funding agreement required.	Report to Cabinet submitted in February 2025. Approval for an additional £7 million to be added to the capital programme forward plan to fund this work. Member decision notice required to proceed with spend.		No	£ 2,500,000.00	0%	£ -	£ -	0%	0%	0%	0%	100%
8	New Chatteris swimming pool	01-Apr-25	Unknown	Quote obtained from framework project contractor for design stage RIBA 0-4. Not yet instructed, awaiting clarification on funding. Concern from the project manager about FDC resource to manage this.	Report to Cabinet submitted in February 2025. Approval for spend to detailed design change to be added to forward plan. Member decision notices required to confirm spend.	Possible to deliver this but delays are likely to increase the construction cost significantly. A significant risk to revenue budget if design stage does not proceed to construction.	Yes	£ 7,743,535.00	0%	£ 15,500.00	£ -	0%	0%	0%	0%	100%
9	District-wide assessment of new play equipment	01-Apr-25	Unknown	Scope to be confirmed in a June Cabinet report. No action taken to date other than Cllr meetings.	Report to go to Cabinet in June to outline proposed scope and budget.		No	£ 950,000.00	0%	£ -	£ -	0%	0%	0%	0%	100%
10	New March Rugby Club HQ and pitches	01-Apr-25	Unknown	The proposed site for construction is currently going through probate and when concluded, but go on the open market. There is no know timescale for this. The vendor will not accept below £400k. The site is on green belt land and therefore there is a planning risk.	Further investigation required before a report to Cabinet is submitted.	Extremely unlikely to be deliverable within timescales available due to probate and sale method for the land. Budgets are based on a number of assumptions and costs could increase.	Yes	£ 4,500,000.00	33%	£ -	£ -	0%	0%	0%	0%	100%
11	New March Country Park	01-Apr-25	Unknown	Public engagement complete and outline scope discussed. Further scope refinement to happen at a meeting on 2nd June.	Report to Cabinet required to have scope and budget agreed.		No	£ 1,100,000.00	0%	£ -	£ -	0%	0%	0%	11%	89%
12	Whittlesey Monastery acquisition	01-Apr-25	Unknown	No known use or scope for the building. Project manager to meet with Cllrs to gather more information.	No governance to report. Report required to Cabinet.		Yes	£ -	0%	£ -	£ -					
13	Whittlesey Manor Community Field Perimeter Path	01-Apr-25	01-Aug-25	Ground investigations under way. The earliest reported date for construction start is end of August but that is likely to be pushed back to Spring 2026 if Middle Level Commissioner permissions required.	A Member decision notice or Cabinet report is required to approve spend.		No	£ 300,000.00	0%	£ -	£ -	0%	0%	0%	0%	100%
14	New Village Green for Wimblington	01-Apr-25	Unknown	Consultant engaged to undertake a valuation and awaiting receipt of that. Transfer to the Town Council at their cost so the project is expected to be cost neutral for FDC under current scope.	CMT approval required.	High change of successful delivery within budget.	No	N/A	0%	£ -	£ -					
15	Civil Parking Enforcement	01-Apr-25	Unknown	Full scope requires input from Cllrs. Unclear on the number of wardens and technology used etc. No further scoping work has been done to date save for what has been included in previous Cabinet reports.	A Cabinet report is being prepared for June to recommend scope decisions and re-approve spend.		No	£ 1,000,000.00	0%	£ 81,000.00	£ -	0%	0%	40%	0%	60%
16	3G Pitches in five unconfirmed locations	01-Apr-25	Unknown	Funding confirmed for two pitches from the Football Foundation, with matched funding from FDC. Further funding application is needed for additional two pitches. The final pitch is larger and requires a contribution from FDC. This final pitch is unconfirmed.	Report to go to Cabinet in June outlining funding options.		No	£ 2,215,148.00	0%	£ -	£ -	0%	0%	75%	0%	25%
17	St John's Graveyard, March transferal to District	01-Apr-25	Unknown	Installation of power supply to the church building and transfer ownership to Town Council. Scope only recently confirmed so project manager is reviewing previous quotes to obtain updated versions to progress. UKPN and other permissions to be confirmed.	CMT approval required.		No	£ 25,000.00	0%	£ -	£ -	0%	0%	0%	0%	100%

TOTALS								£ 43,203,670.00		£ 118,100.00	£ 60,000.00	£ 62,000.00	£ -	£ 2,053,320.00	£ 118,683.00	£ 40,969,667.00
--------	--	--	--	--	--	--	--	-----------------	--	--------------	-------------	-------------	-----	----------------	--------------	-----------------

## Appendix S – List of Fenland Inspire! Projects and Key Members

Fenland Inspire! Project	Key Members (lead members in bold)
Wisbech Park Bowls Green (including changing facilities)	<b>Cllr Tierney</b>
	Cllr Boden
	Cllr Murphy
	Cllr Miscandlon
Wisbech Splash Pad Enhancements	<b>Cllr Hoy</b>
	Cllr Boden
	Cllr Murphy
11/12 High Street, Wisbech	<b>Cllr Hoy</b>
	Cllr Boden
	Cllr Seaton
Wisbech Chapel Building	<b>Cllr Sennitt-Clough</b>
	Cllr Boden
	Cllr Seaton
Wisbech Floodlighting for Clarkson Memorial & War Memorial	<b>Cllr Imafidon</b>
	Cllr Boden
Wisbech Park 100m of Pathway Renewal	<b>Cllr Imafidon</b>
	Cllr Boden
	Cllr Murphy
Leisure Centre's Refurbishment	<b>Cllr Miscandlon</b>
	Cllr Boden
Chatteris Swimming Pool	<b>Cllr Benney</b>
	<b>Cllr Hay</b>
	Cllr Boden
	Cllr Miscandlon
District Wide Assessment of New Play Equipment	<b>Cllr Murphy</b>
	Cllr Boden
March Old Auction House, Floods Ferry - New Rugby HQ & pitches	<b>Cllr Count</b>
	Cllr Boden
	Cllr Miscandlon
	Cllr J French
March Country Park - enhancement of West End Park facilities and additional land past bypass and immediately prior to bypass	<b>Cllr Count</b>
	Cllr Boden
	Cllr Murphy
	Cllr J French
Whittlesey Monastery = Number 9C Market Street, Acquisition	<b>Cllr Sennitt-Clough</b>
	Cllr Boden
Whittlesey Manor Field Perimeter Pathway	<b>Cllr Sennitt-Clough</b>
	Cllr Boden

<b>Fenland Inspire! Project</b>	<b>Key Members (lead members in bold)</b>
New Village Green for Wimblington	<b>Cllr Davis</b>
	Cllr Boden
	Cllr Benney
	Cllr Christy
3G Pitches (5 locations; Barton Rd / Manor Field / Wisbech Park / Estover Field (full size) & Estover Field Netball small sized pitch))	<b>Cllr Murphy</b>
St John's Graveyard, Station Road, March (discuss matching lease on additional empty chapel with Cllr J French and providing power to the buildings)	<b>Cllr J French</b>
Civil Parking Enforcement	<b>Cllr J French</b>
	Cllr Boden