

Agenda Item No:	10	
Committee:	Cabinet	
Date:	7 November 2025	
Report Title:	Wisbech High Street Update	

1 Purpose / Summary

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

2 Key Issues

24 High Street Construction progress

- 2.1 The building is now completed, with some minor snagging and painting required to the shop window outstanding.
- 2.2 Unfortunately Building Control has identified that the bin store to the rear of the building must **not** have a keypad lock as designed and requires a typical key approach. This has meant that a new door has been ordered – with a lead time of approximately 5 weeks, as it is a specialist fire prevention piece. Once the door is in place, Building Control certification will be completed, and the building will then be accepted by the Council with practical completion undertaken.
- 2.3 The Council expects to hold an official completion ceremony in November. Once there is certainty regarding the necessary Certification, a date will be arranged.

11-12 High Street, Wisbech

- 2.4 The Council's appointed architects have been commissioned and are working on the revised design for the new building, the procurement pack and taking the new design through the planning process and on to the procurement stage.
- 2.5 The current programme for this work is for a procurement process (subject to planning consent) to have been completed by 4 April 2026, for an FDC Cabinet recommendation and Council decision to proceed into construction in the following 4 weeks. This is assuming that the cost of any build is within FDC's expected affordability envelope.
- 2.6 At present a quantity surveyor calculated cost for the revised building scope puts it at £2.9m.
- 2.7 The Council is awaiting feedback from National Lottery Heritage Fund (NLHF) regarding the overall, pre-2020 Wisbech High Street NLHF project. NLHF are considering formally re-starting the Wisbech High Street grant process, which

will then open up the originally planned £1m grant funding to support the development of 11-12 High Street.

3 Recommendations

3.1 That Cabinet notes the report.

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