

Corporate programmes and projects updates – 30th September 2024 - (Q2)

Status Key – Projects

R	Red – The project has experienced some major issues. Plan – the go-live date has slipped, Cost – over or under budget by more than 20%, Scope – several of the expected benefits may not be realised.	C	Complete or Closed
A	Amber – The project has experienced some issues. Plan – has slipped but won't affect go-live date, Cost – over or under budget by less than 20%, Scope – one or more benefits may not be realised.	N	Not Started
G	Green – The project is on track (within the project tolerance)	H	On hold
X	No data available / data not requested due to stage	* Projects in the Concept stage will not usually have updates	

Priorities Key

I	An inclusive and Prosperous Local Economy (Economy)
S	A Sustainable District (Environmental)
H	Healthy and Happy Communities (Social)
R	A Co-operative, Kind and Responsible Council (Governance)

An Inclusive and Prosperous Local Economy (Economy)

Priority	Project Name	Update	Stage	Updated	Status		
					Plan	Cost	Scope
I	Heritage Action Project	To follow.	Delivery		X	X	X
I S	Canal Quarter Phase 3 (part of Canal Quarter programme)	Officers are developing options for temporary surface parking, permanent additional parking, and long term parking solutions to mitigate concerns around potential loss of car parking sites on Canal Quarter to development. Depending on the outcome of this work there may be implications on the timing for subsequent progress of releasing land for housing development.	Delivery	22/10/24	G	G	G
I S	Our Future Coast	5 Community construction workshops have happened, with staff using volunteering hours and the general public learning new skills in rope making, thatching and weaving. MiniBuoys (open source wave monitoring devices) have been constructed and deployed, and are now collecting data. Also BESE grids (waste potato starch grids) have been procured and installed. The planning application for the PhotoPost holder for Hest Bank has been submitted for advertising consent.	Delivery	22/10/24	G	G	G
I	Fair Work Charter	A meeting with stakeholders has been held, with a few queries raised resulting in a couple of tweaks and re-wording of the Charter. This is now done and will go to Cabinet for approval. The requested changes are around the Real Living Wage, and concerns about the exclusion of businesses, including anchor organisations who were currently not paying the Real Living Wage to all employees, particularly Apprentices, Agency Staff and entry level roles. There were also concerns about the wording of the Health and Safety section regarding liabilities and the responsibilities of assessing a business's policies upon signing up to the Fair Work Charter.	Delivery	18/10/24	A	G	G
I	1 Lodge Street Urgent Structural Repairs	The roof insulation work completed this quarter enabling the first floor to be removed and internal structural repairs to commence. Progress has been made in respect of determining the scope of internal refurbishment / fit out works but LMC's lack of funds significantly limit what can be achieved and prohibit the building becoming operational in the short-term. Preparations for the outrigger removal got underway on site.	Delivery	22/10/24	A	A	A
I	Centenary House (formerly reported on as Morecambe Co-op Building Renovation)	Progress on survey work is complicated by the need for enabling works to make the property safe, including asbestos removal and structural propping. The extent of the corroded steel in the basement is greater than anticipated/hoped and requires a bespoke package of remedial works. This has delayed progress.	Delivery	21/10/24	A	G	G
I	Frontierland	Drafting and finalising the procurement documents with the external legal advisors. Successfully procured specialist procurement advice on the valuation, commercial aspects, heads of terms, financial evaluation criteria, support during competitive dialogue and the evaluation of development appraisals and financial offers tendered. This has enabled the commercial aspects of the evaluation criteria, legal terms and other aspects of the procurement to be finalised. Work with external property marketing specialist Place North to promote the opportunity before publishing the procurement. This work aims to reach a wider audience and enhance the number and quality of prospective bidders.	Delivery	21/10/24	A	A	G
I	Heysham Gateway	An update on the proposed Masterplan strategy and site investigations was given to the Capital Assurance Group on 19/06/24. The report consisted of information from the consolidated findings from Consultants WSP which included a suggested delivery strategy and highlighted the need for further ecological surveys given the nature of the site. A suite of these studies have been authorised and are being completed from the existing project budget. The Pre-Planning Application is in progress and meetings have been held with city council planning officers on moving the scheme proposals forward to full planning application in the New Year.	Detailed Design	22/10/24	G	G	G
I	Canal Quarter - Coopers Field	The project is in delay principally because the predicted costs from the Principal Contractor exceed an acceptable envelope of financial viability. Pausing the programme now (and not incurring further costs) whilst PCA contractor and designers work on their own initiative to revise design to work towards a cost-effective achievable scheme, is positive whilst the city council also works towards a car parking strategy. There is some expectation that the Autumn statement may initiate a more beneficial grant or funding environment, and, in this quarter, we have continued to engage with the principal contractor and have made significant progress towards an economically achievable scheme. Work to make safe and demolish the former Macaris Ice Cream works including removal of hazardous waste (ACM) has been completed and the site secured with a perimeter hoarding. Work which has significantly improved the visual look of the area.	Feasibility	24/10/24	R	A	A

I	H	Eden Project Morecambe	Grant funding Agreement for a 2.5m development fund was signed earlier this month and this will enable Eden Project to employ Project Manager, Design and Cost Consultants. A revised Full Business Case is with MHCLG and due for decision by the end of October 2024.	Detailed Design	23/10/24	A	A	A
I	S	Lune Flood Protection, Caton Road	Project (as is) has been brought to a close pending discussions with developer and developer of mutual benefits at this location. We have reasonably completed all works to gateway 1 and closed down this project with the consultant. We are now working with the developer to deliver outcomes required of this project.	Feasibility	15/10/24	G	G	G
I	H	Williamson Park (Café and Play Development)	This project is currently on hold.	On hold	N/A	H	H	H

A Sustainable District (Environmental)

Priority	Project Name	Update	Stage	Updated	Status		
					Plan	Cost	Scope
S	Burrow Beck Solar Farm (part of Carbon Neutral Programme)	Planning Permission obtained following PRC meeting on 30/9/2024, meaning the project can now move into delivery stage. Development Consultant appointed and engaged. Appointment of Oxford Archaeology for geophysics surveys and of Geotech Consultants for contaminated land tests.	Delivery	22/10/24	G	G	G
	Public Sector Decarbonisation Scheme Phase 3c (part of Carbon Neutral Programme)	Appointed Contractor Ridge and Partners LLP. Building Surveys of all 3 sites were completed, along with geospatial floor plans of the relevant buildings. A further topographical survey of Williamson Park is to be undertaken. These and other investigation are all combining to support the submission of pre-application to Planning of the Stage 3 Designs for the 3 sites.	Detailed Design	23/10/24	G	G	G
S	Roof Mounted Solar Array – Gateway, White Lund (part of Carbon Neutral Programme)	This project is currently on hold.	On hold	N/A	H	H	H

Healthy & Happy Communities (Social)

Priority	Project Name	Update	Stage	Updated	Status		
					Plan	Cost	Scope
H	Mellishaw Park (part of Homes Programme)	Overall, the project achieved its objectives, although as noted in the performance section some unforeseen costs arose which resulted in a fairly significant overspend and also resulted in delays to the project. Nevertheless, the project is now being recognised as exemplar for this community and is currently shortlisted for the Inside Housing – Neighbourhood Transformation awards in November 2024. Residents have settled well into the scheme and have been very complementary of the outcomes.	Complete	29/10/24	C	C	C
S	My Mainway (part of Homes Programme)	A full planning application for 135 new Council Houses was submitted at the end of the last quarter (April '24), achieving a crucial project milestone and a positive decision was anticipated by the end of October. However, prolongation of statutory consultation in respect of improvements to the pedestrian/cycle crossing has resulted in delay. The planning application will now be considered in the November. An independent project review was completed by MIAA. The report recognises compliant practice and the focus of the team in achieving the accelerated progress of Skerton School. The team welcomes the main recommendation for a strengthened and Project Business Case (PBC) and master planning for the whole scheme. In this quarter, Project management and meetings arrangements has been significantly strengthened with the implementation of new project governance structures. Going forward, the Delivery Group, Programme Board and Project Sponsor Group, structures will govern and assure progress and reporting. We are reviewing costs and work to improve viability, which is dependent on securing agreement of the proposed delivery model and procurement policy. While there are expectations of additional funding provision in the government Autumn statement, further development work and progression to a construction ready project remains challenging, given the unavailability of further revenue funding, viability margins, and uncertainty over the current Homes England programmes. Notwithstanding, the team continues to progress and redefine the emerging Mainway Masterplan and tenure options alongside our key commitments to the renewal of existing social provision and the PBC. Terms for the sale and disposal of Derby & Lune have been substantively agreed. However, there are remaining challenges to completion and the timing.	Detailed Business Case	24/10/24	A	A	A
S	Extra Care Scheme (part of Homes Programme)	This project is currently on hold.	On hold	N/A	H	H	H

A Co-operative, Kind and Responsible Council (Governance)

Priority			Project Name	Update	Stage	Updated	Status		
							Plan	Cost	Scope
		R	Outcomes Based Resourcing (OBR) / Fit for the Future (FFTF)	The majority of the 15 projects that form the Fit for the Future Programme are on track, with some nearing completion. Since the previous report a new project, Procurement Review, has been introduced. Its aim is to improve the Council's procurement process, building on the review carried out in 2019.	Delivery	22/10/24	G	G	A
I	H	R	UK Shared Prosperity Fund (UKSPF)	To follow.	Delivery		X	X	X
		R	High-Capacity Fibre Cable Network Provision (part of Digital Programme)	An event was held at Morecambe Townhall on the 10th of October to invite those who have an interest in the network to attend to see what we are doing. This was well received and has shown there is great interest in businesses and organisations to use the network we are building. The installation of sub-duct has continued with only a few areas requiring action to resolve blocked/damaged routes. B4RN have begun blowing fibre through the completed routes. The image shows we have made good progress already getting fibre installed and no major issues exist now on the route.	Detailed Design	22/10/24	G	G	G
	S	R	White Lund Depot	The contractor has taken possession of the sites and ground works are underway or completed at the 3 new building sites. The first modular building delivery took place on Tuesday 8th Oct.	Delivery	17/10/24	A	G	G