

LANCASTER

CITY COUNCIL

Promoting City, Coast & Countryside

Corporate programmes and projects updates – 31st December 2024 - (Q3)

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)

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	

An Inclusive and Prosperous Local Economy (Economy)											
Priority				Project Name	Update	Due Date ** = To be confirmed	Stage	Updated	Status		
									Plan	Cost	Scope
I				Heritage Action Project	Grants to the supported projects are being paid until the end of Q4 24/25.	Q4 24/25	Complete	N/A	C	C	C
I	S			Canal Quarter Phase 3 (part of Canal Quarter programme)	Officers continue to develop 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. These options were informed by detailed discussions at a Cabinet Briefing in October 2024. Depending on the outcome of this work there may be implications on the timing for subsequent progress of releasing land for housing development.	** Phase 3 – Q3 26/27 Phase 4 - TBC Phase 5 – Q1 28/29	Delivery	22/01/25	G	G	G
I	S			Our Future Coast	Following the construction workshops (rope making, thatching and weaving), the completed products have been installed at Hest Bank and Bolton-le-Sands. BESE grids (waste potato starch grids) have also been procured and installed. MiniBuoys (open source wave monitoring devices) have been constructed and deployed, and are now collecting data. The planning application for the PhotoPost holder for Hest Bank has been submitted for advertising consent. Radar has been installed at Stone Jetty and work is progressing wit the radar installation at the Venus and Cupid site.	** Q1 27/28	Delivery	24/01/25	G	G	G
I				Fair Work Charter	Slight changes have been made to the Fair Work Charter to reflect queries raised by stakeholders and the current economic climate. This has been presented to Portfolio Holders for comments. Two versions of the charter to be prepared with contemporaneous amendments with the portfolio holder for Corporate Services recommending that the final version be discussed by the steering group, with Cllr Wood invited.	**	Delivery	03/04/25	G	G	G
I				1 Lodge Street Urgent Structural Repairs	The internal structural repairs and replacement of the first floor of the Carriage Works were completed this quarter. Many of the new timber windows were installed to assist making the building watertight and secure. The scope and price of a first phase of internal refurbishment to part of the ground floor was agreed for delivery in Q4 funded by UK SPF. The majority of demolition work in respect of the outrigger and ancillary building to the Coach House was completed.	Q3 27/28	Delivery	24/01/25	A	A	A
I		H		Centenary House (formerly reported on as Morecambe Co-op Building Renovation)	A package of enabling works totalling £212K was started and completed in this reporting period. The building has had all accessible asbestos removed, leaving on a flue on the roof and possibly the soffits to 1960s half of the building to be removed. The building has been cleared of all waste and had all soft materials stripped. The building is now able to have the final planned structural surveys that will inform the next phase of works. Previously, asbestos containing materials, suspended ceilings and plaster studwork prevented the building’s structure from being fully surveyed.	** Q1 26/27	Delivery	20/01/25	A	A	G
I			R	Frontierland	The Morecambe Investment Tour was held in September to promote the opportunity to the market. It also provided an opportunity to engage with interested parties to understand their view of the council’s requirements. Feedback was obtained from those who registered to attend the event. A special Project Board meeting was convened to review the feedback received. The board considered the feedback and changed the timescales for the receipt of initial responses but did not alter the requirements.	** Current phase – Q1 25/26	Delivery	20/01/25	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. A Pre-Planning Application has been submitted and meetings have been held with city council planning officers and will continue to move through the formal protocol. Subject to securing additional funding from County Council and City Council, the proposal will move forward to full planning application and approval in early 2025.	** Current phase – Q1 25/26	Detailed Design	22/01/25	G	G	G
I		H		Canal Quarter - Coopers Field	Coopers Field is inherently dependant on the outcome of the emerging car parking strategy, and until this is completed, further project work has been paused.	On hold	On hold		H	H	H

* Projects in the Concept stage will not usually have updates

I		H	Eden Project Morecambe	In November the Full Business Case for the Levelling Up Fund was signed off and City signed an MoU with MHCLG for the full £50M. Eden Project have now appointed the professional services team with WSP as lead. Furthermore Programme and Cost consultants RIDGE are now on contract, Initial introduction meetings underway.	** Q2 28/29	Detailed Design	28/01/25	A	A	A
I	S		Lune Flood Protection, Caton Road	Project (as is) has been brought to a close pending discussions with developer and development 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.	Unknown, due to discussion with developer	Feasibility	24/01/25	G	G	G
I		H	Williamson Park (Café and Play Development)	OBR working group has commenced and have reviewed the Alliance Leisure RIBA S1 business case which reports a turn key project at £3.2M investment. Local architects Harrison Pitt have been engaged to undertake a piece of work to look at a deliverable scheme to RIBA S1 that could include different sites or structures which will assist the group in looking at cost benefit analysis and affordability. Operational Teams are working on temporary catering offer for the summer period given the decision to close the cafe in the long term. Discussions have taken place with Property Services in order to undertake the procurement exercise for demolition in order to understand the cost of removing the current structures.	On hold	On hold	01/04/2025	H	H	H

				A Sustainable District (Environmental)							
Priority				Project Name	Update	Due Date	Stage	Updated	Status		
									Plan	Cost	Scope
	S			Burrow Beck Solar Farm (part of Carbon Neutral Programme)	Finalising detailed designs for Solar PV layout design and installed capacity. To be completed by 31 January. Updated glint and glare study required, and ecological and archaeological comments needed. If satisfied, a material planning amendment will be required. This will need to go to Planning Committee for a decision, but will not hold up progress of other activities.	Q2 25/26 (Nov 25)	Delivery	24/01/25	G	G	G
				Public Sector Decarbonisation Scheme Phase 3c (part of Carbon Neutral Programme)	MEP Consultants Ridge and Partners continue to work on detailed designs, up to RIBA stage 4, for all 3 sites – expectation is for completion of these by the end of Jan 25. As part of this, further reports on the structural integrity of the Butterfly House Boiler Room have had to be commissioned. Work has also been undertaken to establish the proposals and requirements for Electricity North West for supply upgrades to these sites. Pre-information notice and Expression of Interest out on CHEST to gauge market interest so that by 3 rd February the planning application can be submitted. It is intended to have a provisional award of contract for a main contractor by 26/3/25.	Q4 25/26 (Mar 26)	Detailed Design	24/01/25	G	G	G
	S			Roof Mounted Solar Array – Gateway, White Lund (part of Carbon Neutral Programme)	This project is currently on hold as the instillation can’t take place until after the roof works are complete. To generate savings through economies of scale, a single contractor will be appointed to deliver the Burrow Beck <i>and</i> Gateway solar projects. The tender for a contractor will go out in late Q3 / early Q4. Both projects should be delivered in 25/26.	Q4 25/26 (Mar 26)	On hold	03/12/24	H	H	H

			Healthy & Happy Communities (Social)							
Priority			Project Name	Update	Due Date	Stage	Updated	Status		
								Plan	Cost	Scope
	S	H	My Mainway (part of Homes Programme)	Full planning permission for 135 new Council dwellings (93 apartments and 42 terraced houses) on the former Skerton High School (SHS) site was granted in December and the attached planning conditions sign off. The successful planning application achieves a major project milestone and marks the transition of the scheme from design brief to a deliverable construction project once funding is secured. Business cases for bringing forward new housing exist and have been presented to CAG, these will be further developed to align more closely with Homes England, Treasury guidelines and overseen by the Mainway Project Board. Due to delays in funding opportunities the project is running behind schedule against the original plan for development, whilst the costs have increased aligned with additional planning requirements, taking the application from hybrid to full.	** Q4 27/28	Detailed Business Case	25/03/25	R	A	A
	S	H	Extra Care Scheme (part of Homes Programme)	This project is on hold pending resolution of the Section 106 legal agreement matters regarding the planning permission. There is continuing discussion with the applicant to try to remedy the issues.	On hold	On hold	11/02/25	H	H	H

				A Co-operative, Kind and Responsible Council (Governance)							
Priority				Project Name	Update	Due Date	Stage	Updated	Status		
									Plan	Cost	Scope
			R	Outcomes Based Resourcing (OBR) / Fit for the Future (FFTF)	The majority of the 15 projects in phase 1 of the Fit for the Future Programme are progressing, with a view to creating benefits review plans. The majority of the benefits will be realised at the end of the financial year 25/26 as changes made take time to filter through.	Current phase from Q3 24/25 to Q3 25/26	Delivery	04/04/25	A	G	G
I		H	R	UK Shared Prosperity Fund (UKSPF)	To follow	** Current Phase – Q4 24/25	Delivery	N/A	X	X	X
			R	High-Capacity Fibre Cable Network Provision (part of Digital Programme)	Fibre has been blown into a large amount of the tube and fibre has been drawn through Salt Ayre ready to be spliced. Once all the fibre has been spliced, we can begin to carry data over the network. The areas that are still in progress are due to be completed to be completed over the next few weeks, but they do not pose a delay to the project overall.	Dates to follow in Q4	Detailed Design	20/01/25	A	G	G
	S		R	White Lund Depot	The new Canteen and Welfare facility have been handed over and are in operational use. The new Office will be handed over as scheduled on Friday 17th January, with staff occupying from Friday 24th January. The tender for the old Office demolition is now live, and the demolition is expected to be undertaken in April/May. The majority of the project is expected to be completed by the end of Q1 25/26.	Current phase – Q4 24/25. Demolition Q2 25/26	Delivery	22/01/25	G	G	G