LANCASTER CITY COUNCIL

Promoting City, Coast & Countryside

Corporate programmes and projects updates – 31st March 2025 (Q4)

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. 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 – Q3 26/27 Phase 5 – Q1 28/29	Delivery	**15/04/25**	**G**	**G**	**G**
I	S			Our Future Coast	Update report to follow.	** Q1 27/28	Delivery	**N/A**	**X**	**X**	**X**
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 and the steering group, including Cllr Wood, to meet to agree a final version. The steering group meeting will be arranged mid-May 2025.	** Q1 25/26	Delivery	**25/04/25**	**G**	**G**	**G**
I				1 Lodge Street Urgent Structural Repairs	Works this quarter focused on internal structural adjustments and the first fix of joinery to the ground floor to create the layout of the front of house, recording and rehearsal spaces (Phase 2aa). Considerable effort was made by various parties to ensure that the second instalment of UKSPF funds were fully utilised in time. Demolition work to the outrigger and the Coach House completed. Site clearance and final making good of the site remains underway but is partly constrained by essential drainage works required by Lancaster Musician's Co-operative which cannot be undertaken until the summer.	Q3 27/28	Delivery	**28/04/25**	**A**	**A**	**A**
I		H		Centenary House (formerly reported on as Morecambe Co-op Building Renovation)	The removal of accessible asbestos from the building and a soft strip has enabled a series of structural surveys, invasive surveys and materials testing to be completed. These clarify identified issues in the Defects Schedule and inform the next phase of works.	Q1 26/27	Delivery	**28/04/25**	**A**	**A**	**G**
I			R	Frontierland	The Competitive Dialogue Procurement for the former Frontierland site is live. The initial Selection Questionnaire stage closed to tenderers at the end of January. The tenderers with the most competitive SQ submissions have been selected to participate in the next stage of the Competitive Dialogue Procurement. In March the Introductory Dialogue session with the tenderers.	Current phase – Q1 25/26	Delivery	**28/04/25**	**G**	**A**	**G**
I				Heysham Gateway	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 should move forward to full planning application and approval in the new year. However, no resources have been identified to date. The project may move to a market-based offer process and / or procurement to investigate whether a developer/investor partner can be secured to take the proposal further. Main Imperial Road site has been included in a national Government call for Artificial Intelligence Growth Zone led by Lancaster University.	Current phase – Q1 25/26	Detailed Design	**15/04/25**	**A**	**A**	**A**
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. Notwithstanding these options for identifying a partner to support bringing forward new housing are being considered and this will be presented to Cabinet in late Spring / early summer. This project will be led by Regeneration Team.	On hold	On hold	**05/05/25**	**H**	**H**	**H**
I		H		Eden Project Morecambe	Work has been progressing on the new design to cost programme, approval. Modelling shows the project is still viable and approval will be sought at the April Board meeting.	** Q2 28/29	Detailed Design	**29/04/25**	**X**	**G**	**A**
I	S			Lune Flood Protection, Caton Road	Update report to follow.	Unknown, due to discussion with developer	Feasibility	**N/A**	**X**	**X**	**X**

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.	Unknown due to current stage.	Feasibility	**18/04/25**	**X**	**X**	**X**

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)	Landscape preparation work was completed over winter. This includes hedge laying, coppicing and stock fencing. Focus has been on preparing the site for construction and simplifying the build for a contractor to improve the attractiveness pre-tender. An update to the layout design was needed, which required approval at Planning Regulatory Committee. Reports were also prepared and submitted at the same time to deal with pre-commencement planning conditions. These have included: *Construction Traffic Management Plans, Habitat Management and Monitoring Plans, Drainage Designs, Archaeology, Contaminated Land Assessment, Glint and Glare and Arboricultural Method Statements etc.* This approach has created a "build ready site," led to a successful procurement outcome and helped deliver a significant capital saving.	Q2 25/26 (Nov 25)	Delivery	**12/05/25**	**G**	**G**	**G**
	S			Public Sector Decarbonisation Scheme Phase 3c (part of Carbon Neutral Programme)	Update report to follow.	Q4 25/26 (Mar 26)	Detailed Design	**07/05/25**	**A**	**G**	**A**
	~~S~~			Roof Mounted Solar Array – Gateway, White Lund (part of Carbon Neutral Programme)	Detailed designs for the solar PV have been completed. Designs were optimised to reduce shading and avoid covering the skylights. As a result, the system size reduced from 982kWp to 782kWp. Commercials and ROI remain positive. To deliver economies of scale, the project has been packaged together with a much larger solar project at Burrow Beck, helping deliver a capital underspend. Instillation is scheduled for 25/26 with the larger project taking priority.	** Q4 25/26 (Mar 26)	Detailed Design	**12/05/25**	**G**	**G**	**G**

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 are being further developed to align more closely with Homes England, Treasury guidelines and overseen by the Mainway Project Board, which has met on a monthly basis throughout Q4. Due to delays in funding opportunities the project is running behind schedule against the original plan for development (although a new Homes England programme has been intimated at the end of the quarter with further detail anticipated at the Spending Review). Whilst the costs have increased aligned with additional planning requirements, taking the application from hybrid to full, no further costs in relation to this project have been incurred through Q4.	** Q4 27/28	Detailed Business Case	**06/05/25**	**X**	**X**	**X**
	S	H		Extra Care Scheme (part of Homes Programme)	Update to follow.	Closed	Closed	**16/04/25**	**C**	**C**	**C**

Priority				Project Name	Update	Due Date	Stage	Updated	Status		
									Plan	Cost	Scope
			R	Outcomes Based Resourcing (OBR) / Fit for the Future (FFTF)	Work is underway for phase 1 projects to start to report on the benefits they have achieved to date. Some of the benefits will take some time to filter through, so will not be measurable until the end of Q4 25/26. Planning for phase 2 of the programme is underway. Some projects have slipped from phase 1 to phase 2. 12 phase 1 projects remain open and progressing.	Current phase from Q3 24/25 to Q3 25/26	Delivery	**15/04/25**	**A**	**G**	**G**
I		H	R	UK Shared Prosperity Fund (UKSPF)	Update report to follow.	** Current Phase – Q4 24/25	Delivery	**N/A**	**X**	**X**	**X**
			R	High-Capacity Fibre Cable Network Provision (part of Digital Programme)	The project is moving into business as usual. Project review report to follow in Q1.	N/A	Closed	**N/A**	**C**	**C**	**C**
	S		R	White Lund Depot	**Phase 1:** the installation and handover of the new modular buildings (Canteen, Welfare facility and Office) was completed January 17th 2025, and is now in defects period. **Phase 2:** the demolition of the old Office block is currently at tender stage, with a contract to be agreed during April. Completion of the demolition is expected early Q2. **Other works:** there are various periphery works which have arisen due to the installations and demolitions, such as ground works, safe pedestrian walk ways, demolition of the small old Canteen building, amendments to external lighting etc. This is expected to be completed during Q1, with the whole project expected to conclude by end Q2, excepting defects periods.	Demolition Q2 25/26	Delivery	**16/04/25**	**G**	**G**	**G**

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