

LANCASTER

CITY COUNCIL

Promoting City, Coast & Countryside

Corporate programmes and projects updates – 30<sup>th</sup> June 2025 (Q1)

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	Project review report to follow.	Q1 25/26	Complete		C	C	C
I	S			<a href="#">Canal Quarter Phase 3</a> (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 in line with the recently approved Lancaster City Centre Parking Strategy.	Phase 3 – Q3 26/27 Phase 4 – Q4 26/27 Phase 5 – Q1 28/29	Delivery	22/07/25	G	G	G
I	S			<a href="#">Our Future Coast</a>	We are currently monitoring the installations. Although there has been some damage, most are proving successful so far.  We plan to install more items in the coming months and continue with the monitoring.	** Q1 27/28	Delivery	25/07/25	G	G	G
I				Fair Work Charter	Report to follow	** Q1 25/26	Delivery	N/A	X	X	X
I				<a href="#">1 Lodge Street Urgent Structural Repairs</a>	The layout of the ground floor of the Former Carriage Works is now established and mostly plastered and painted. Work has slowed on site whilst the M&E Design has been advanced which has required detailed input from various parties. This will be the main focus of the next phase of works subject to confirmation of viability.	Q3 27/28	Delivery	22/07/25	A	A	A
I		H		<a href="#">Centenary House</a> (formerly reported on as Morecambe Co-op Building Renovation)	The externally funded budget for this project is constrained by being applicable only to capital expenditure. The planned work in the next phase requires design input – revenue expenditure. The developer partner would’ve undertaken this as part of the development of their design proposals, but now can’t due to their withdrawal.  Development of a tender brief to secure a housing developer partner is underway. Alongside this, a Cabinet report is due in the next period that seeks authority for the procurement. This action aims to ensure the council can meet its funding targets.	Q1 26/27	Delivery	29/07/25	A	A	G
I			R	<a href="#">Frontierland</a>	The Competitive Dialogue Procurement is progressing and has successfully completed the Introductory Dialogue and Legal Dialogue sessions. This has built understanding of all parties and their respective positions. With the Legal Dialogue for this stage now complete, the updated Heads of Terms have been issued. There has been some slippage in the programme, pushing timescales back.	Current phase – Q4 25/26	Delivery	29/07/25	A	G	G
I				<a href="#">Heysham Gateway</a>	A Pre-Planning Application has been submitted and meetings have been held with city council planning officers and as we continue to move through the formal protocols. Resources have been identified by County Council for part funding, and City Council officers are working through the information required for progressing with the project.  Community consultation was completed, and results will be being integrated into the future full planning application. Responses were generally positive.  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. Outcome of this is awaited.	Current phase – Q4 25/26	Detailed Design	22/07/25	A	A	A
I		H		Canal Quarter - Coopers Field	On hold	On hold	On hold	N/A	H	H	H
I		H		<a href="#">Eden Project Morecambe</a>	The project has completed a re-baselining of costs, design and programme which has demonstrated that the project is still deliverable for the funding available and is able to achieve the outputs and outcomes required. The	** Q2 28/29	Detailed Design	28/07/25	G	G	G

\* Projects in the Concept stage will not usually have updates

					latest design has been released to the Public. The Eden Project Director is now in post and has an office in Morecambe Town Hall. Design is progressing through RIBA Stage 2 On site surveys have also commenced.						
I	S			<a href="#">Lune Flood Protection, Caton Road</a>	<p>Project (as is) has been brought to a close pending discussions with developer and development of mutual benefits at this location.</p> <p>We have reasonably completed all works to gateway 1 and closed down this project with the consultant.</p> <p>We are now working with the developer to deliver outcomes required of this project. This is the particular aspect of bringing forward the attenuation and storage to manage surface water.</p>	Unknown, dependent on developer proposals	Feasibility	25/07/25	G	G	G
I		H		Williamson Park (Café and Play Development)	<p>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 Pitts have now presented RIBA S1 feasibility which are scoped in the region of £1.5M and £3.4M. Operational Teams are working on temporary catering offer for the summer period given the decision to close the cafe in the long term.</p> <p>Procurement has taken place in regard to the demolition of the current structure and a principle designer has been selected for the demolition part of the project.”</p>	Unknown due to current stage.	Feasibility	24/06/25	X	X	X

				A Sustainable District (Environmental)							
Priority				Project Name	Update	Due Date	Stage	Updated	Status		
									Plan	Cost	Scope
	S			<a href="#">Burrow Beck Solar Farm</a> (part of Carbon Neutral Programme)	<p>Following the procurement process a contractor – Alt Solar of Alt Group – has been appointed to the project. A good fixed-price was obtained for delivery of the solar farm project.</p> <p>Officers have worked with Alt-Group and contractors to begin completing the pre-commencement planning conditions to the Burrow Beck site, including the installation of Tree root protection and trackways on site, road condition surveys, installation of road traffic management, and ensuring the Economy and Skills plan meets requirements.</p> <p>A meeting was held with local residents groups to explain the project, provide them with headlines dates for the project and to answer queries and set expectations.</p> <p>Energisation of the site expected November 2025.</p>	Q2 25/26 (Nov 25)	Delivery	22/07/25	G	G	G
g	S			<a href="#">Public Sector Decarbonisation Scheme Phase 3c</a> (part of Carbon Neutral Programme)	<p>A review by Cabinet on 3<sup>rd</sup> June led to the decision to bring the project forward but to rescope and focus on the Storey and Williamson Park. The intended works to City Lab have been paused until an alternative avenue for funding can be sourced.</p> <p>Following this a project change request has been submitted to external funders Salix. Consultants Ridge have calculated energy usage at the two sites to be much higher than the initial Council’s Salix bid so it is hoped that by demonstrating a greater increase in energy saving the total amount of funding originally awarded will still be maximised.</p> <p>Following the project rescope the open market tender process for a Principle Contractor (PC) has been concluded, and we are now awaiting contract signing with Alternative Heat.</p> <p>Planning Applications continue to be developed for the 2 sites, remaining cognisant of their historic listed status and complex requirements.</p> <p>District Network Operator (DNO – Electricity North West) approval for upgrading connections at the sites has been received.</p>	Q4 25/26 (Mar 26)	Detailed Design	24/07/25	A	G	G
	S		R	<a href="#">Salt Ayre Data Centre</a>	<p>Project has been approved by cabinet and development pool funding released.</p> <p>Additional monitoring has been added to swimming pool heating system to determine detailed heating requirements and areas of improvement.</p> <p>Architects have been engaged with to create detailed designs.</p> <p>Certified Energy Efficient Datacenter Award (CEEDA) have been engaged with to support aligning design with accreditation.</p> <p>Specialist support has been engaged with to support ensuring compatibility across all elements of the design and technical recommendations.</p>	TBC	Detailed Design	21/07/25	X	G	G

	S			<a href="#">Roof Mounted Solar Array – Gateway, White Lund</a> (part of Carbon Neutral Programme)	<p>EPC (Engineering, Procurement and Construction) Contractor Alt Group (Alt Solar) has been appointed to undertake the Burrow Beck and roof-mounted solar project at Gateway.</p> <p>Anderton Gables surveyed the roof and provided detailed 2-D designs for the solar array, accounting for the existing skylights.</p> <p>A meeting with the company that had previously undertaken roofing coating repairs was arranged to clarify the implications of roof solar mounts on the warranty of the roof coating. They had no undue concerns but proposed condition survey pre and post-installation to ensure any damage was noted.</p> <p>A meeting with Gateway tenants to announce the project and allow for questions was held by Alt Group and LCC. They seemed satisfied as long as disruption to their businesses was minimised as much as possible.</p>	** Q4 25/26 (Mar 26)	Detailed Design	25/07/25	G	G	G
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Healthy & Happy Communities (Social)											
Priority			Project Name	Update	Due Date	Stage	Updated	Status			
								Plan	Cost	Scope	
	S	H	<a href="#">My Mainway</a> (part of Homes Programme)	<p>Finalisation of business plan development for Skerton School and the wider Mainway regeneration continues with support from MIAA. Recommendations which strengthen project governance are now fully embedded and operating effectively. The business case(s) and project planning is at an advanced stage. While behind the original schedule, with close consultation with the Programme Board, it is significantly more developed and aligned with strategic priorities.</p> <p>Financial viability modelling has progressed, including bench marking visits to other social housing providers exploring alternative procurement strategies and project development and funding options. Final Procurement and Finance sub-group inputs will be incorporated to the business case ahead of officer and member engagement events in September and recommendations for an anticipated cabinet report in October.</p> <p>Bidding has opened for the Council housebuilding support (CHSF) fund. The project team has prepared an application, including a future procurement of Skerton.</p> <p>Extensive remedial work to make safe cladding at Bridge House is now complete, highlighting the underlying challenges driving regeneration.</p>	** Q4 27/28	Detailed Business Case	07/08/25	R	G	A	

				A Co-operative, Kind and Responsible Council (Governance)							
Priority				Project Name	Update	Due Date	Stage	Updated	Status		
									Plan	Cost	Scope
			R	<a href="#">Outcomes Based Resourcing (OBR) / Fit for the Future (FFTF)</a>	The majority of the phase 1 projects are still progressing and set to deliver the intended benefits. Several new phase 2 projects commenced in June, with others to follow in July and August. Benefits from the phase 2 projects are unlikely to be seen until the 26/27 financial year. The projects sit across all 7 Council services.	Phase 1 & 2 from Q3 24/25 to Q4 26/27	Delivery	22/07/25	A	G	G
I		H	R	<a href="#">UK Shared Prosperity Fund (UKSPF)</a>	The project is in full delivery phase. 20 projects have received funding awards following internal democratic decision-making involving officers and cabinet members. Officers monitor each project on a quarterly basis and at this stage the overall programme is on track for successful delivery.	** Current Phase – Q4 24/25	Delivery	05/08/25	G	G	G
			R	High-Capacity Fibre Cable Network Provision (part of Digital Programme)	Project review report to follow.	N/A	Closed	N/A	C	C	C
	S		R	<a href="#">White Lund Depot</a>	<ul style="list-style-type: none"><li><b>Phase 1:</b> the installation and handover of the new modular buildings (Canteen, Welfare facility and Office) was completed January 17<sup>th</sup> 2025, and is now in defects period.</li><li><b>Phase 2:</b> the demolition of the old Office block commences 7<sup>th</sup> July, with a 4 week programme. All works expected to be completed by end Q2.</li><li><b>Other works:</b> 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 concluded by the end of Q2.</li></ul>	Demolition Q2 25/26	Delivery	04/07/25	G	G	G