

LANCASTER

CITY COUNCIL

Promoting City, Coast & Countryside

Corporate programmes and projects updates – 17th October 2025 (Q2)

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	N/A	C	C	C
I	S		Canal Quarter Phase 3 (part of Canal Quarter programme)	<p><u>Phase I Housing Schemes</u></p> <p>Planning approval for Nelson St site is to be considered at October planning committee, current recommendation is for approval. Cooper’s Field is subject to separate project report but officers have launched a premarket engagement, submissions due for review in October.</p> <p><u>Phase II Northern Gateway</u></p> <p>Officers are seeking prices to progress Northern Gateway Phase II through to a detailed costing. A strategic outline case to secure resources for Phase 2 Public Realm feasibility was submitted to Cabinet, awaiting outcome.</p> <p><u>Phase III Heron Works and Canalside</u></p> <p>LCC has taken a positive position on the progression of the Heron Works site and Officers are now moving into legal dialogue on the land swap and other issues.</p> <p><u>Phase IV Stonewell Courtyards and Former Mitchell’s Brewery</u></p> <p>Officers have worked with Ax-s-Re on their initial application for demolition of dangerous structures and their separate application for temporary car parking spaces. Regeneration Services Manager has made supportive comments for the car parking application.</p> <p><u>Phase V</u></p> <p>Heat Network– An expression of interest was submitted to the Heat Network Development Unit Round 15 funding for further details to explore the potential procurement of a heat network delivery partner. As per the newly approved City Centre Car Parking Strategy, officers have assisted the parking team in progressing with the first phase interventions – temporary new car parking spaces on the former Lancaster District Homeless Action Service (LDHSA) site. The team will continue to progress work on Kingsway and Edwards St interventions too.</p>	Phase 3 – Q2 26/27 Phase 4 – Q4 26/27 Phase 5 – Q1 28/29	Delivery	15/10/25	G	G	G
I	S		Our Future Coast	<p>We have recently installed additional measures but unfortunate these have taken a bashing from the recent storm (Storm Amy). We are going to install some more measures next week and maybe again in the spring. We are engaging with the communities throughout this process and involving them with the installations.</p> <p>We continue to monitor all the measures that have been deployed so far.</p>	** Q1 27/28	Delivery	24/10/25	G	G	G
I			Fair Work Charter	Report to follow.	** Q1 25/26	Delivery	N/A	X	X	X
I			1 Lodge Street Urgent Structural Repairs	First and second fix M&E work has commenced to the ground floor of the whole building and first floor of the cottage after the completion of design work on this phasing proved affordable.	** Q3 27/28	Delivery	21/10/25	A	A	A
I		H	Centenary House (formerly reported on as Morecambe Co-op Building Renovation)	Secured Cabinet approval to alter the delivery route after the withdrawal of the developer partner. Procurement documentation has been drafted but is not yet complete and pending legal advice on VAT issues.	Q1 26/27	Delivery	17/10/25	A	A	G
I			Frontierland	Interim Tenders have been received and evaluated. The Project Board has been presented with the outcome and agreed to proceed with certain risk mitigations.	Current phase – Q4 25/26	Delivery	17/10/25	A	G	A
I			Heysham Gateway	<p>A secondary water vole survey was requested and undertaken by Consultants WSP in September 2025 in order to avoid having to wait to September 2026 to complete two surveys as part of the biodiversity net gain assessment for planning submission.</p> <p>Regeneration Services Manager submitted a formal request to County for further funding and has initiated internal LCC request for reserves. Project activity is otherwise on hiatus until further funding is secured.</p>	Current phase – Q1 26/27	Detailed Design	15/10/25	A	A	A

* Projects in the Concept stage will not usually have updates

I		H	Canal Quarter - Coopers Fields	<p>The route to the St Leonardsgate car parks release for the “Coopers Fields” housing proposal has been outlined in the Lancaster City Centre Car Parking Strategy 2025-2028 adopted by the council in July 2025. While dependent on mitigating strategic car parking space delivery actions to be completed within the Strategy period, the council has agreed the overarching strategic route to housing delivery on the site and retains its original ambition under the Canal Quarter Masterplan.</p> <p>The scheme had originally intended to be delivered directly as a Council Housing-led scheme, the cost being predominantly financed through borrowing via the using Revenue Account (HRA), grant aid from Homes England’s Affordable Housing Programme and the available BLRF2 funds. However, due to urgent prioritising of the Mainway housing proposal, viability and delivery capacity concerns, the scheme will now require the introduction of a strategic developer partner to assist the council in meeting its objectives.</p> <p>The council has initiated a formal Preliminary Market Engagement (PME) exercise seeking formal feedback from interested parties on the site opportunity and to work with the council to secure its ambitions. This engagement / developer procurement is being led by Sustainable Growth Regeneration Team with input from Council Housing. A report will be presented to the council’s Cabinet later in the calendar year on the outturn response and interest from prospective partners and an outline of a preferred partner selection/tender process which will secure the council’s objectives.</p>	TBC – Unknown due to current stage	Detailed Business Case	26/09/25	X	X	X
I		H	Eden Project Morecambe	During the quarter RIBA Stage 2 was completed and the concept design approved by all partners, Eden Trustees and MHCLG. Work commenced on RIBA stage 3. The Watts Group were appointed as Independent Funding Monitor for the City and LPPI in August 2025.	** Q2 28/29	Detailed Design	21/10/25	G	G	G
I	S		Lune Flood Protection, Caton Road	<p>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.</p> <p>We are now working with the developer to deliver outcomes required of this project. This is the aspect of bringing forward the attenuation and storage to manage surface water.</p>	Unknown due to current stage	Feasibility	24/10/25	G	G	G
I		H	Williamson Park (Café and Play Development)	Report to follow.	Unknown due to current stage.	Feasibility	N/A	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)	<p>Piling of the site to prepare for the solar panels has made great progress. Estimates are that 80% of the framework is completed on the western field and 30% completed on the eastern field.</p> <p>DNO to commence once drainage design and setting out for substations has been completed.</p>	Q2 25/26 (Mar 26)	Delivery	15/10/25	G	G	G
	S	Public Sector Decarbonisation Scheme Phase 3c (part of Carbon Neutral Programme)	<p>Salix has confirmed that the project can retain the full initial allocation of £1.89M despite dropping City Lab site. Salix has also confirmed that the project can run beyond March 2026 via a delayed completion process. As external funding needs to be drawn down and spent by the end of March 2026, milestone payments are being developed with the contractors.</p> <p>In the last 3 months Alternative Heat have been providing preconstruction services, a formal EPC contract will only be entered into once planning has been secured. Due to amendments to the final design the final contract price is currently being updated in parallel a value-engineering exercise is also being undertaken to identify where costs can be reduced. The retention of the full grant amount helps reduce the Council’s contribution.</p> <p>LCC colleagues have been working with Ridge and Alternative Heat to ensure required documentation and resource is in place for the project to proceed once planning permission is obtained.</p> <p>The planning application for the works at the Storey were submitted on 11th September with expected decision date by 18th November. We expect Planning application for Williamson Park to be submitted by the end of October 2025.</p>	Q4 25/26 (Mar 26) – May be subject to change.	Detailed Design	15/10/25	X	G	G

	S		R	Salt Ayre Data Centre	<p>Architects have completed initial designs and will be supporting the tender process.</p> <p>Additional consultancy has been procured for detailed designs for mechanical integration with existing SALC infrastructure. Additional consultancy is being sought for detailed designs for electrical integrations.</p> <p>A framework for the battery energy storage system has been found and signed up to. Tender will begin once requirements have been aligned with architects and internal teams and enablement works complete.</p> <p>Data gathered from the additional monitoring on the SALC systems have begun to help support BAU at site as well as supporting detailed designs for integrations.</p>	Q1/Q2 26/27 (TBC)	Detailed Design	17/10/25	G	G	G
	S			Roof Mounted Solar Array – Gateway, White Lund (part of Carbon Neutral Programme)	Tenants have been met on site to discuss project. All were supportive. Our underwriters are satisfied with the project and our legal advisors are also satisfied in terms of service charges and recharges which have been confirmed. Now that all parties are happy we can proceed with final designs, construction phase plan and delivery.	Current Stage - Q4 25/26 (Mar 26)	Delivery	20/10/25	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)	<p>Key progress milestones for Q2 were completion of the business cases for Skerton and Mainway, submission to cabinet of a preferred procurement strategy, continued dialogue with Homes England and continuing engagement events with residents.</p> <p>Further work to finalise the business cases for Skerton and Mainway are nearing completion. Modelling confirms both schemes are viable over the long term but unaffordable in the short term, given current HRA constraints, interest-rates and costs, even with Homes England grant and preferential PWLB borrowing.</p> <p>Members have agreed to explore alternative partnering and funding arrangements to potentially bridge short term funding challenges and retain direct delivery as a baseline cost comparator for delivery. Actioning this, a paper has been prepared for submission to Cabinet and authorise the twin track approach, completing this key task in October.</p> <p>Dialogue with Homes England continues, but no firm commitments have yet been received on future AHP funding or the outcome of the Council Housebuilding Support Fund bid*. Reporting to the Brownfield Land Release Fund (BLRF) has been completed with no queries raised. However, details of a further BLRF round to support Mainway regeneration are still awaited.</p> <p>Recent cladding failures at Bridge House, now fully remediated, have highlighted the underlying challenges driving regeneration and we continue a vigilant inspection regime.</p> <p>*Following original reporting the council has been advised it was unsuccessful in this round of Council Housebuilding Support Fund application.</p>	** Q4 27/28	Detailed Business Case	17/10/25	G	G	A

				A Co-operative, Kind and Responsible Council (Governance)							
Priority				Project Name	Update	Due Date	Stage	Updated	Status		
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			R	Outcomes Based Resourcing (OBR) / Fit for the Future (FFTF)	There are currently 24 open projects within the FFTF programme. A small number of the phase 2 projects are yet to get properly underway, the rest are progressing, albeit some at a slower pace than originally planned. Work is underway to bring the project documentation and records up to date to help control the programme.	Phase 1 & 2 from Q3 24/25 to Q4 26/27	Delivery	14/10/25	A	G	G
I		H	R	UK Shared Prosperity Fund (UKSPF)	The delivery of UKSPF this financial year is on track. Officers submit quarterly reports to the Lancashire County Combined Authority to detail delivery progress. Following the Q2 reporting period, the allocation of funding is fully committed to a suite of diverse local projects. The spend of the overall programme funding is on track and significant outcomes are being recorded. It is anticipated that outcomes and spend will accelerate going into later quarters.	** Current Phase – Q4 25/26	Delivery	24/10/25	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	White Lund Depot	Report to follow.	Demolition Q2 25/26	Delivery	N/A	X	X	X