

LANCASTER

CITY COUNCIL

Promoting City, Coast & Countryside

Corporate programmes and projects updates – 16th January 2026 (Q3)

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)

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.

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.

G

Green – The project is on track (within the project tolerance)

X

No data available / data not requested due to stage

C

Complete or Closed

N

Not Started

H

On hold

* 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.	N/A	Complete	N/A	C	C	C
I	S			Canal Quarter Phase 3 (part of Canal Quarter programme)	Phase I Housing Schemes Planning approval for Nelson St has been approved. Cooper’s Field: Officers have completed pre-market engagement exercise. Report was submitted to Cabinet. Officers have begun to design the elective tender process – aim is to have this go live by March 2026. Subject to separate corporate report. Phase II Northern Gateway Officers were not successful in securing resources for Phase 2 Public Realm feasibility following their proposal to Cabinet. Project area will be on hold until future opportunities are identified. Phase III Heron Works and Canalside LCC officers are deep into the legal dialogue on the land swap of the Heron Works site. Phase IV Stonewell Courtyards and Former Mitchell’s Brewery Officers have held initial meetings with Axis– re and are setting up a liaison group between officers, member and the development group. Axis- re have moved to demolish the derelict site buildings and establish their temporary car parking site. Officers will keep a watching brief on how this progresses as the Council continue to consider how it affects or complements our new city Centre Car Parking Strategy. Phase V Heat Network– The Expression of Interest submitted to the Heat Network Development Unit Round 15 funding was successful. An MOM for the funding has been signed and we will be working with planning and climate change colleagues on further studies to get to pre-market stage for a heat network provider. As per the newly approved, Officers have continued to assist the parking team in progressing with the first phase interventions as set in the new City Centre Car Parking Strategy. A design team has been appointed for an initial feasibility study to work towards full business case at Kingsway and Edward St.	Phase 3 – Q2 26/27 (Sep 26) Phase 4 – Q4 26/27 (May 27) Phase 5 – Q2 28/29 (Apr 28)	Delivery	14/01/26	G	G	G
I	S			Our Future Coast	No deployment over the winter. MRes Research student appointed and monitoring of the installations is taking place. Plans to hold engagement events this later this year are under discussion.	** Q1 27/28	Delivery	16/01/26	G	G	G
I				Fair Work Charter	Version B of the Fair Work Charter has been approved by Cllrs Peter Jackson, Martin Bottoms, Sally Maddocks and Jason Wood. In January 2026 a launch event will be organised to highlight the first organisations who have signed up. The event will take place before the end of March 2026.	Q4 25/26	Delivery	17/12/25	G	G	G
I				1 Lodge Street Urgent Structural Repairs	This quarter has seen the continuation of the implementation of M&E services predominantly to the ground floor.	** Q3 27/28	Delivery	19/01/26	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 work to finalise the procurement contract documentation. Until these are finalised the procurement cannot start. Alongside this, officers are exploring other routes forward that avoid procurement risks.	TBC Timescale being revised	Delivery	15/01/25	A	A	A
I			R	Frontierland	Following the receipt of Interim Tenders, the Invitation to Continue Dialogue was issued. Detailed dialogue sessions worked to refine the proposal and the legal agreements to best meet the council’s objectives.	Current phase – Q4 25/26	Delivery	15/01/26	A	A	G

					The Interim Tender Feedback Dialogue session was productive, and progress was made to address risks and concerns that the Project Board had with the aspects of the interim proposals. This has led to delays in legal drafting of the Detailed Heads of Terms needed for the next stage. However, this is the advantage of Competitive Dialogue, it enables solutions to be developed that meet both parties’ requirements and will deliver the best outcome.						
I				Heysham Gateway	Regeneration Services Manager submitted a formal request to County for further funding. An outcome is expected by end of January 2026. Project activity is otherwise on hiatus until further funding is secured.	Current phase – Q1 26/27	Detailed Design	16/01/26	A	A	A
I		H		Canal Quarter - Coopers Fields	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. 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. Officers have completed a Preliminary Market Engagement (PME) exercise and a report with the outcome of the exercise was submitted to Cabinet. Work has now begun on designing the elective tender process for a strategic developer partner. The objective is to have the tender go live by end of Q3 25-26.	TBC – Unknown due to current stage	Detailed Business Case	16/01/26	X	X	X
I		H		Eden Project Morecambe	Work is continuing on RIBA stage 3, GFA amendment has been signed.	** Q2 28/29	Detailed Design	28/01/26	G	G	G
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. This is the aspect of bringing forward the attenuation and storage to manage surface water.	Unknown due to current stage	Feasibility	16/01/26	G	G	G
I		H		Williamson Park (Café and Play Development)	Cabinet have now been appraised of the work undertaken to date and additional procurement routes are being investigated to understand the best route to deliver the project moving forward. Conversations are continuing with Procurement on this work, and an update will be offered to Cabinet in due course.	Unknown due to current stage.	Feasibility	16/01/26	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)	Mechanical works for PV units is complete with all panels now installed. Focus is now moving to completing electrical works to link them all and connecting the system. Most invertors and isolators are in place and the site will soon progress to earthing. The site has been being prepared for ENW as ICP contractors, and they have commenced building the substations and the required concrete plinths. Due to weather conditions of the last 2 months these works have been delayed. Currently it is expected that this will delay energisation by around 6 weeks and has been reflected in the updated project plan. The project team continued to work with Baker’s ecologists to update the habitat management and monitoring plan and with colleagues in Planning and Policy to enter into a section 106 agreement with Chorley to register the site as habitat bank.	Q1 26/27 (Jun 26)	Delivery	16/01/26	A	G	G	
	S		Public Sector Decarbonisation Scheme Phase 3c (part of Carbon Neutral Programme)	Planning approval was received for Williamson Park site. Work continued with the Williamson Park Board to ensure old café structure will be demolished and site is prepared for contractor Alternative Heat’s work to commence 27 January 2026. Planning application for the Storey was denied, 8 votes to 7. The impact of	Q2 26/27 (Aug 26)	Delivery	13/01/25	G	G	A	

				this is that the site must now be dropped from the project. A change request will be submitted to SALIX finance with revised costings for the remaining site. Unfortunately, there is no scope to redirect the funds elsewhere or to retain the underspend of the external funding that was allocated for the Storey. All decarbonised alternatives have been explored; the only viable solution was the one put forward to planning committee which leaves the Council with no other option to replace the end-of-life heating system at the Storey with a gas boiler and associated supporting works. Cabinet may wish to also carry out some fabric improvement works to the building which could include secondary glazing, LED lighting, insulation and BEMS upgrades to improve the overall energy efficiency of the building, however, there will be no external funding for these measures alone and the Council would need to cover all of these costs. A separate report is being developed to outline the costs vs energy savings for each measure. This would need to be undertaken as a separate project outside of the Energy and Sustainability Team (decarbonisation).							
	S		R	Salt Ayre Data Centre	Additional designs for major electrical and civil works for new data centre location have been tendered for with award process ongoing. Mechanical designs for heat recovery are ongoing with the plan to present to stakeholders in February for initial approval. Tender packs for room works are being built with the above designs being fed in where relevant. Initial meetings for CEEDA Design award have started. We are on track for the Gold award.	Q1 26/27 (Mar 26)	Detailed Design	31/12/25	G	G	G
	S			Roof Mounted Solar Array – Gateway, White Lund (part of Carbon Neutral Programme)	Q3 saw long-lead procurement items ordered and a series of positive meetings with Property, Insurance, subcontractors to the previous roofing work, management agents and tenants held with the view of construction stage of the project starting early in Q4. However, at the end of Q3 several outstanding defects with the existing roof coating were identified by Property colleagues, in addition to issues with the guttering around the building which meant the proposed edge scaffolding plan during PV installation was no longer plausible. As a result of this development, the project team have liaised with colleagues to de-risk the proposed PV installation and the roof-works needed to repair the defects. It is proposed now to design and install a full walking platform scaffolding from the ground up, which will be over 260m in length around the building. This is a considerable change but is kept within existing budgets and will require liaising with tenants. A dilapidation report by Anderton Gables will also be completed once the scaffolding is erected but before any PV installation occurs. This, along with continued engagement with tenants and site-walk throughs, will lead to the creation of an agreed upon finalised list of existing snags and defects with the roof prior to PV installation. A post-installation inspection of the roof by roof-coating (Gryomax) contractors will also be undertaken, with the aim of them re-issuing the warranty for the roof. It is hoped that through these steps it will make it clear to whom and where responsibilities and liabilities lie should any issues be found. It is estimated that these steps will delay the project build by about 2 months, with project completion and energisation now due mid-May 2026.	Q1 26/27 (Jun 26)	Delivery	19/01/26	A	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)	Key progress milestones for Q3 were submission to cabinet of a preferred first stage procurement strategy through a Preliminary Market Engagement (PME), maintaining the dialogue with Homes England and continuing engagement events with residents. Cabinet subsequently approved a twin-track approach exploring alternative partnering and funding arrangements alongside a direct delivery. Good progress has been achieved, with the PME drafted and published, and initial responses assessed. Follow-up engagement is underway with leading respondents. Revised direct delivery costs will be brought forward in the same timeframe. Market response has been	** Q4 27/28	Detailed Business Case	22/01/26	G	G	A

