

Update of Major Projects

Over the page is a summary of the Council’s Major projects and contains information reported until mid-December 2025.

Please note before reviewing the “Large” project information:

- The Summary of “Large” projects will evolve over time as projects progress, are completed and new projects are initiated and is provided to inform the committee in performing its role of risk and assurance of the project management approach.
- Any project that achieves a score of 80 or more out of 160 qualifies as a “Medium/Large” or Major project and is included in this list.
- Executive is responsible for scheme financing/policy and Scrutiny will perform detailed reviews of any relevant project.
- The status (RAG – Red, Amber or Green) is provided as an overview. (RAG description, below)

Green	All the elements of delivery are within acceptable parameters with risks managed.
Amber	There are risks/issues with one or more elements of delivery. There is a plan in place to bring the project back within acceptable parameters and it is in the control of the project team.
Red	There are issues with one or more elements of delivery and there is no plan in place to mitigate or there is a plan emerging, but it is out of the control of the project team

Large Projects Summary	Governance	RAG Nov 2025	RAG Dec 2025	Direction of travel
York Central Funder	YC Strategic Board YC Delivery Co-ordination Board	Amber	Amber	Same
Castle Gateway	Castle Gateway Working Group	Amber	Amber	Same
Outer Ring Road Dualling	YORR Project Delivery Group	Amber	Amber	Same
	Technical Working Group			
City Centre Access & Security (HVM)	Transport Board	Green	Green	Same
Future Library Investment Programme (FLIP)	FLIP Working Group	Green	Green	Same
York Station Gateway	Station Project Board	Amber	Amber	Same
	Infrastructure Delivery Board			
Ousewem Project	Project Governance Board	Green	Green	Same
	North Yorkshire Flood Risk Partnership			
Carbon Reduction Programme	Carbon Reduction Programme Board	Green	Green	Same
Mansion House	Mansion House Refurbishment Project Board	Green	Green	Same
Retrofit One Stop Shop York (ROSSY)	Steering Committee	Green	Green	Same
City Centre Sustainable Corridor Bus Priority	Transport Board	Green	Green	Same
CRM Replacement	ICT Board	Amber	Amber	Same
Improvements to the quality and quantity of CYC owned Gypsy and Traveller pitches and sites	Asset Management Board	Amber	Amber	Same
Lowfield Green	Housing Delivery Programme Board	Amber	Amber	Same
Duncombe Barracks	Housing Delivery Programme Board	Amber	Amber	Same

Burnholme	Housing Delivery Programme Board	Amber	Amber	Same
Ordnance Lane	Housing Delivery Programme Board	Amber	Amber	Same
Willow House	Housing Delivery Programme Board	Green	Green	Same
Bell Farm Retrofit Project	Housing Delivery Programme Board	Amber	Amber	Same
Lowfield Plot A Specialist Housing	Housing Delivery Programme Board	Amber	Amber	Same
City Leap Accelerator	TBC	Amber	Green	Better
P&R Interchanges PT07.22	Transport Board	Green	Green	Same
Local Plan - Supplementary Planning Documents		Green	Green	Same
Housing Plan including RP affordable Homes	Housing Delivery Programme Board	Green	Green	Same
Haxby Station	Transport Board	Amber	Amber	Same
Crematorium Expansion	Crematorium Expansion Project Board	N/A	Green	New

Detailed Updates

Project title	York Central (Funder)
Reporting period	December 2025
Description	
<p>The City Council's Major Projects role in York central is currently one of providing match funding to support delivery of enabling infrastructure works (as defined through Grant Funding Agreement), with the overall funding and financial risk associated with the infrastructure works currently sitting with Homes England.</p>	
<p>York Central remains a strategically significant development site for the City of York, supporting both economic growth and housing delivery. The majority of the land is owned by Homes England (HE) and Network Rail, with City of York Council (CYC) playing an active role in de-risking and accelerating delivery in collaboration with public sector partners. The project has been positioned at all levels of government as a priority for locally led regeneration, offering substantial benefits including:</p>	
<ul style="list-style-type: none">• High-quality office space• Enhanced public realm• A new station entrance• A transformed cultural offer via the National Railway Museum	
<p>York Central is also critical to meeting housing targets set out in the Local Plan. In April 2023, CYC Executive approved funding via a Grant Funding Agreement to Homes England to support enabling infrastructure, contingent on:</p>	
<ul style="list-style-type: none">• Full cost identification• Full funding of works	

- CYC acting as the final funder

CYC's funding is underpinned by a loan against anticipated future receipts from the York Central Enterprise Zone (EZ).

Overall status previous period (Nov)				Overall status this period (Dec)						
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Costs Status Explanation		<ul style="list-style-type: none"> • Cost pressure remains in relation to the delivery of the key access infrastructure, though the overall financial risk for infrastructure delivery remains with Homes England. • CYC has confirmed that no additional council infrastructure funding is available at this time. 								
Resources Status Explanation		<ul style="list-style-type: none"> • A Programme Manager has been appointed within CYC to coordinate York Central activity. • Following the Government's June 2025 announcement to integrate EZ funding with YNYCA, a new agreement is required between CYC and YNYCA to establish governance and administration of EZ funds. 								
Tasks & Milestones Status Explanation		<ul style="list-style-type: none"> • Homes England continues to indicate a need to draw £35m of CYC investment from late 2025/26. • Infrastructure delivery milestones have slipped from the original Grant Funding Agreement programme, and need to be reset. 								
Risks Status Explanation		<p>Risks are being monitored through the York Central Partnership governance framework. Key risks include:</p> <ul style="list-style-type: none"> • Infrastructure Cost Pressure: Cost pressure remains in relation to key infrastructure works. While this does not directly impact CYC finances under the terms of the grant agreement, it could pose a risk to overall delivery. • Enterprise Zone Income Risk: If EZ income falls short of projections, it could affect loan repayment. This is mitigated by a financial model based on current developer assumptions and strong partnership working. • Programme Slippage Impacting EZ Loan Serviceability: Delays in delivery could affect CYC's ability to service its loan. This is mitigated through formal change control processes embedded in the funding agreement. 								
Issues Status Explanation		<ul style="list-style-type: none"> • Homes England / Network Rail as landowners are responsible for managing issues arising in relation to delivery of the York central project - working with the council as a project funding partner. • The Council is sighted across live issues as part of the partnership working arrangements, and these are being actively managed. Current issues relate to infrastructure cost pressure and the interdependency of infrastructure development and delivery of development. 								

Progress Update	
<ul style="list-style-type: none"> • The project partners continued to work on further phase 1 proposals, with engagement activity, technical and pre-application discussions well progressed, and submission of planning consents imminent. • Planning application has been submitted separately by Network Rail for pedestrian/ cycle bridge crossing in Wilton Rise location. • Work on the main access infrastructure contract continued to progress on site. 	
Next period	
<ul style="list-style-type: none"> • Main access infrastructure delivery works continues. • CYC to continue engagement with Homes England and YNYCA on funding and governance issues. • Formalise governance arrangements for future EZ receipts with YNYCA. • Monitor programme milestones and risks closely through the York Central Partnership. 	
Reports to	York Central governance structures and Executive.
Exec member	Cllr Kilbane
Director responsible	Garry Taylor - Director of City Development
Dependencies	Local Plan Policy, Economic Strategy, City Transport Policy and external funding bids.
Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)	<p>Executive December 2015 – York Central and Access Project http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=8844&Ver=4</p> <p>Executive July 2016 – York Central http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=9303&Ver=4</p> <p>Executive November 2016 - Consultation on access options / Third party acquisitions http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=9307&Ver=4</p>

Executive July 2017: Project and Partnership Update

<http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10188&Ver=4>

Executive November 2017 - Preferred Access Route and Preparation for Planning

<http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10193&Ver=4>

Executive March 2018 - York Central Access Construction

<http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10189&Ver=4>

Executive June 2018 – Masterplan & Partnership Agreement

<http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10469&Ver=4>

Decision Session August 2018 – York Central Design Guidelines

<http://modgov.york.gov.uk/ieListDocuments.aspx?CId=875&MID=10847#AI49619>

Executive August 2018 York Central Update – Western Access

<http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10471&Ver=4>

Executive November 2018 – York Central Enterprise Zone Investment Case

<http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10474&Ver=4>

Executive January 2019 York Central Partnership Legal Agreement

<http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10476&Ver=4>

Executive July 2019 - York Central Partnership Update

<http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=11107&Ver=4>

Executive October 2019 – Update <http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=11111&Ver=4>

Executive July 2020 – Update <https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=12295&Ver=4>

Executive April 2021 – York Central & York Station Gateway Update

<https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=12510&Ver=4>

	<p>Executive April 2022 – York Central Enterprise Zone Funding Agreement https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&Mid=12802&Ver=4</p> <p>Corporate Services, Climate Change and Scrutiny Management Committee York Central Update</p> <p>Corporate Services, Climate Change and Scrutiny Management Committee - March 2024 York Central Update</p> <p>Corporate Services, Climate Change and Scrutiny Management Committee - December 2024 York Central Update</p>
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Project title	Castle Gateway									
Reporting period	December 2025									
Description										
<p>City of York Council (CYC) is one of the principal landowners in the area around Piccadilly, the Eye of York, St George's Field and the Foss Basin. This area is being referred to as the Castle Gateway and many parts of the area are underused, semi derelict or of poor quality. Many of the properties are for sale or owned by investors and there is a risk that the area will continue to be blighted or that important sites will be developed in a piecemeal manner. The area is urgently in need of a vision to improve the locality and create a socially and economically sustainable future. As the principal landowner, CYC will be instrumental in delivering a joined-up regeneration of the area which will maximise social and economic benefits for the city.</p>										
Overall status previous period (Nov)							Overall status this period (Dec)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Costs Status Explanation		<ul style="list-style-type: none"> The project remains within budget at this time. Further work is being undertaken to confirm the WYCA funding to deliver the bridge and park to the rear of the museum. A cost plan for the stage 3 design has been undertaken by the appointed cost consultants. The council's Executive on the 4th November 2025, approved the Castle and Eye of York project's funding model and plans for improvements to Coppergate Car Park, so further work on procuring and delivering the scheme can commence. 								
Financial Benefits Status Explanation		The financial benefits of the revised schemes will be established and monitored as the design progresses beyond the optioneering stage.								
Tasks & Milestones Status Explanation		The council's Executive on the 4 th November 2025, approved the Castle and Eye of York project's funding model and plans for improvements to Coppergate Car Park, so further work on procuring and delivering the scheme can commence.								

<p>Risks Status Explanation</p>	<p>This is a complex project to deliver an ambitious masterplan, and as such it has significant risks to its delivery. Whilst mitigation and monitoring of risks is being undertaken, the project is likely to remain at risk throughout delivery. As the different projects that make up the masterplan move into delivery, each has its own dedicated risk register which feeds into the programme level risk register. The key headline risks reported here are taken from the programme risk register.</p>
<p>Issues Status Explanation</p>	<p>The programme issues remain under review and are managed by the project team.</p>
<p>Progress Update</p> <p><u>Castle and Eye of York</u> The revisions to the pending planning application submitted at the beginning of July 2025 are to be considered at Planning Committee on the 11 December 2025. The Planning Officer’s report has a recommendation for approval.</p> <p>Following the funding model approval on the 4th November by the Councils Executive, a Pre-market engagement exercise has been published on the Yortender.</p> <p>Works to progress improvements to Coppergate Car Park is underway.</p> <p><u>St George's Field (SGF)</u> Officers have been continuing to explore further parking, coach parking and active travel improvements at the site. These will be considered as part of the Movement & Place study due to commence shortly, given their strategic relationship with wider City Centre movement approaches.</p> <p>The Environment Agency had plans approved through planning to make amendments to the Flood Wall and access ramp into the car park. The Project Team are working to align the delivery of both works.</p> <p><u>Castle Mills</u></p>	

In line with the November 2023 Executive approval, officers have been exploring the opportunities to bring forward a 100% affordable housing scheme on the Castle Mills site. Officers have been in discussion with West Yorkshire Combined Authority regarding the delivery of the pedestrian and cycle bridge element of the scheme.

Next Period

Castle and Eye of York

Focus will turn to progressing the delivery of the scheme. This will include:

- Reviewing the returns to the Pre-market Engagement exercise.
- Progressing the discharge of the pre-commencement planning conditions subject to approval at the 11 December 2025 Planning Committee.
- Gaining ancient monument consent with Historic England.
- Progressing the Interpretation Strategy.
- Progressing proposed improvements to the Coppergate car park.

St George's Field

This will be progressed as part of the Movement and Place work. Working with the Environment Agency for their recent planning approval.

Castle Mills

Progressing opportunities to bring forward a 100% affordable housing scheme on the Castle Mills site will continue with our Housing Colleagues.

Reports to	An Our City Centre Project Board has been established to ensure that the Castle Gateway projects have chief officer oversight and the Business case for delivery requires executive approval.
Exec member	Cllr Kilbane

Director responsible	Garry Taylor - Director of City Development
Dependencies	Local Plan Policy, City Transport Policy
Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)	<p>Executive October 2015 - York's Southern Gateway http://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=8842&Ver=4</p> <p>Executive November 2016 - Land Assets on Piccadilly https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=9307&Ver=4</p> <p>Executive January 2017 – Update York Castle Gateway https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=9309&Ver=4</p> <p>Executive August 2017 - Proposed Temporary Use of Part of Castle Car Park https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=10190&Ver=4</p> <p>Executive April 2018 - Castle Gateway Masterplan http://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=10197&Ver=4</p> <p>Executive October 2018 - Proposed Temporary Uses of Part of Castle Car Park https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=10473&Ver=4</p> <p>Executive October 2019 – Update http://modgov.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=11111&Ver=4</p> <p>Executive January 2020 –Phase One Delivery Strategy https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=11115&Ver=4</p> <p>Executive October 2020 – Update and Business Case Review https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=12297&Ver=4</p> <p>Executive June 2022 – Castle Gateway Update https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=13287&Ver=4</p> <p>Executive November 2023 – Castle Gateway Update</p>


	<p>Corporate Services, Climate Change and Scrutiny Management Committee Jan 2025 - Major Projects - Castle Gateway Update</p>
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Executive November 2025 - [Major Projects – Castle and Eye of York Update Report and Next Steps](#)

Project title	Outer Ring Road Dualling									
Reporting period	December 2025									
Description										
<p>This project combines the previously separate schemes - YORR roundabout upgrades & YORR dualling (phase 1). This project has already delivered an upgrade of the Wetherby Road roundabout in 2018/19 to the new standard 3 lane approaches and 2 lane exits on the A1237. This project will continue by upgrading the stretch of the A1237 to dual carriageway standard between the A19 junction and Little Hopgrove junction, including the upgrade of the 5 roundabouts on this stretch to the standard already set by the Wetherby Road upgrade. This project will increase the capacity of the ring road, particularly of the roundabouts being upgraded, to reduce orbital and radial journey times. The A1237 roundabout at Great North Way will also be improved as part of this project (although this lies outside the stretch which is to be dualled).</p>										
Overall status previous period (Nov)					Overall status this period (Dec)					
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Scope Status Explanation		Stage Gate Review undertaken, Exec report approved for phased delivery of plan. Further funding options will need to be investigated for full scope delivery.								
Costs Status Explanation		Exec decision 15th July with approval to re-allocate some budgets to York Station Gateway and deliver York Outer Ring Road in a phased manner. Reduction in WYCA budgets as a result of transference to York Station Gateway which will require further funding bids to be explored to deliver entire project.								
Resources Status Explanation		Project team is carrying a number of vacancies, recruitment is ongoing.								
Tasks & Milestones Status Explanation		Exec report approved July 15th, allowing phased approach to delivery options developed with focus on supporting release of strategic housing sites. A number of pre-construction pressures remain in reference to planning conditions and procurement.								

Climate Change Status Explanation	The carbon impact of the scheme has been considered throughout the development of the project. In principle it is anticipated that traffic will redistribute around the city as a result of the additional orbital capacity reducing overall journey times and emissions.
Risks Status Explanation	There are a number of risks rated as amber and red, the project team are working on these.
Issues Status Explanation	The main issues are scheme cost, budgets, planning conditions and land acquisition.
Progress Update	
<ul style="list-style-type: none"> • Ongoing negotiations to purchase land by private agreement throughout 2025. • Expediting of planning conditions post Stage Gate Review (SGR) continued being explored. • Continued to work with utility companies affected by the scheme. • Final cost review incorporated into Stage Gate Review included in approved Executive decision in combination with York Station Gateway for phased delivery approach. Options have been worked up based on support for strategic housing sites. • Further transport modelling has been undertaken as part of scheme review. This information fed into the Executive Committee report put before Councillors at the decision session (15 July 2025) and recommendations approved for a phased delivery approach. • Change request submitted to WYCA on November 3rd for both York Outer Ring Road and York Station Gateway budget changes, the request is under scrutiny by WYCA for Approval. 	
Next Period	
<ul style="list-style-type: none"> • Procurement and undertaking of detailed design along with prestart surveys (ecology etc.). • Advancing any remaining land purchases. • Change request development and approval following submission to WYCA for both YORR and York Station Gateway to approve budget changes from Exec report for November 25 WYCA approval. 	

Reports to	Project reports into the Transport board, Project Board and Lead Members Board
Exec member	CLlr Ravilious
Director responsible	Garry Taylor - Director of City Development
Dependencies	LTP4, Local plan
Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)	<p>Executive W Yorkshire Transport Fund – 24 Nov 16 http://democracy.york.gov.uk/documents/s110381/WYTF%20Exec%20Nov%202016%20v5.pdf</p> <p>Executive July 2017 - Proposed York Outer Ring Road Improvements / Approach to Deliver https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=10188&Ver=4</p> <p>Executive December 2018 - A1237 Outer Ring Road – Dualling Update https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=10475&Ver=4</p> <p>Executive September 2019 - Improvements Update https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=11109&Ver=4</p> <p>Executive February 2020 – Dualling from A19 Rawcliffe to A64 Hopgrove https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=11116&Ver=4</p> <p>Executive June 2020 – Phase 1 Dualling - Procurement Strategy, Approach to Public Engagement and Landscaping https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=12293&Ver=4</p> <p>Executive March 2021 - Phase 1 Dualling - Resolution in principle to promote a Compulsory Purchase Order and associated Side Roads Order https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=12509&Ver=4</p> <p>Executive Sept 2021 - Phase 1 Dualling – Evaluation of the Consultation Process and Resolution to Submit a Planning Application https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=12795&Ver=4</p>

	<p>Executive June 2022 - York Outer Ring Road (YORR) - Proposed A1237 (Rawcliffe to Little Hopgrove) Dualling - Update on Progress and Proposed Utility Diversions </p> <p>Executive July 2025 - Major Projects (Station Gateway and York Outer Ring Road Business Case)</p>
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Project title	City Centre Access & Security (HVM)										
Reporting period	December 2025										
Description											
<p>Project involves the feasibility, design and installation of static and automated measures to protect the core footstreets area in the city centre and at York Racecourse to provide public protection from potential vehicle as a weapon attack. The proposals follow firm Police and Counter Terror Unit advice to implement measures to protect areas of high footfall.</p> <p>The automated measures will retain vehicle access outside the footstreets hours and allow emergency and other urgent access during footstreets hours through a system of control by CYC.</p>											
Overall status previous period (Nov)							Overall status this period (Dec)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Dec											
Nov											
Scope Status Explanation		Scope creep in terms of Project Manager being asked to plan for access controls for events such as Christmas Market; New Years Eve (at York Minster) and unanticipated changes to access restrictions as a result of Executive decisions - putting further strain on resources.									
Non-Financial Benefits Status Explanation		<ul style="list-style-type: none"> - Blue badge access through the measures permitted (entries at Blake St & Goodramgate). - A staffed solution is currently operational, discussions taken place on how to achieve a cost-saving here, but no viable safe solution to reduce staffing levels. 									
Risks Status Explanation		<ul style="list-style-type: none"> - Only continuing operational risk is ensuring that the installed HVMs continue to operate as intended, protecting the city centre, with minimal faults. - Some risk related to identified hazard at Blake St - of too many vehicles entering the area and exiting uncontrolled, against the one-way and signalised junction at Museum St. Currently progressing to implementing TRO changes shortly. 									
Issues Status Explanation		<ul style="list-style-type: none"> - Christmas market access issues/proposals still being picked up by Project. - Handing over to Operations / BAU. 									

Progress Update

- All eleven sites complete, with all eight locations with "matador" sliding bollards fully operational. Stage 3 Road Safety Audit concluded.
- Operational duties and roles now clarified, in preparation for transition to Business as Usual by end of 2025.
- Successful arrangements in place for Christmas Market related to HVM - related to the ATTRO.
- Advertised consultation for Blake Street changes (including TRO).
- Stage 1 / stage 2 Road Safety Audit undertaken re: Blake Street. Designers' responses pending.

Next Period

- Temporary HVM protection at York Minster for New Years Eve.
- Conclusion of advertisement of TRO for Blake Street amendments to one-way and loading ban.
- The HVM "Assets" to be formally handed over to Asset Management (ITS) to manage.
- The "Operations" aspect to be formally handed over to Highway Management / Traffic Management to manage.
- Potential future "inner" HVM proposals to be explored.

Reports to	Programme reports to the Transport Board and is advised by the York Counter Terrorism Working Group. There is a CYC internal working group working on the detail.
Exec member	CLlr Ravilious
Director responsible	Garry Taylor - Director of City Development
Dependencies	None
Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)	Executive February 2018: City Transport Access Measures http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10196&Ver=4

	<p>Executive September 2018: City Centre Access Update and Priority 1 Proposals http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10472&Ver=4</p> <p>Executive August 2019: City Centre Access Experimental Traffic Order Conclusion and Phase 1 Proposals http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=11108&Ver=4</p> <p>Executive February 2020: Phase 1 Proposals (Update) https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=11116&Ver=4</p> <p>Executive January 2022: Security Measures https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=12799&Ver=4</p> <p>Exec July 2022: City Centre Access – Action Plan https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=13288&Ver=4</p> <p>Exec Aug 2022: Security Measures – Update Including Tender Return https://democracy.york.gov.uk/documents/s161595/HVM%20Final%20v2.pdf</p> <p>Executive Oct 2023: Consideration of changes to the City Centre Traffic Regulation Order (Footstreets)</p> <p>Executive July 2024 - MIMA York City Centre Accessibility Findings and Recommendations Report</p> <p>Economy, Place, Access and Transport Scrutiny Committee, October 2024 City centre access: reviewing the implementation</p> <p>Executive Nov 2024: York Christmas Market 2024 and Blue Badge Access</p> <p>Executive November 2025 York Christmas Market 2025: Operation of Temporary Anti-Terrorism Traffic Regulation Order</p>
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Project title	Future Library Investment Programme (FLIP)									
Reporting period	December 2025									
Description										
To deliver the library vision for Library Learning Centres with investment of over £4m for Acomb and Clifton.										
Overall status previous period (Nov)					Overall status this period (Dec)					
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Issues Status Explanation		<p>The solar project cannot meet the deadline of March 2026 due to the unrealistic timescales and resource available which is competing with a number of other solar projects across the council all with the same deadline.</p> <p>We are awaiting a decision from the Mayoral Renewables Fund (MRF) as to whether we can defer the grant money until later in 2026 so we can still commit to the project work. Feasibility and planning permission will continue throughout the New Year in preparation for works in the near future pending deferral decision.</p> <p>This has been highlighted as an issue due to it being one of the commitments of the project and one that was communicated at Exec and to the wider public. Comms will be managed with Explore.</p>								
Progress Update										
<u>Acomb</u>										
<ul style="list-style-type: none"> • All project works complete including those listed in the non-financial benefits list. • Quotes are being gathered to address some of the items that came up from the Accessibility report including relining of the car park. • The library is on track to re-open on 5th January 2026. • Explore and CYC are working together to review the externals of the building including the cleaning of the windows and fascia boards, new planters and an enhanced outdoor seating area. Quotes are being gathered and reviewed. 										

- Check in with The Arts Council took place on the 9th December 2025 and documents are being updated linked to cashflow and progress.
- Explore are beginning to prep comms for the re-opening including any press releases/newsletters.
- Explore staff are now in the process of putting book stock back out.
- CYC IT are due to re-install all desks and phones etc on Monday 15th December.

Clifton Library

- Programme Manager continues to support Explore York staff to report any building concerns and continue the servicing and maintenance plan.

Next Period

Acomb

- Gather quotes to look at committing to improving the outside entrance including the potential of:
 - Repainting of metal work and pillars
 - Extending the paving into the green space to allow extra hard standing to support seating/event space
 - Introducing a branded glass balustrade for a more comfortable all year round outside seating area

Reports to	A programme board made up from senior officers from both Explore and the Council will lead the Programme, reporting will follow the corporate project management approach.
Exec member	Cllr Kilbane
Director responsible	Pauline Stuchfield - Director of Housing and Communities
Dependencies	
Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny	Executive October19 - Future Libraries Investment Programme https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=11111&Ver=4 Executive January 22 - Future Libraries Investment Programme

committee)	https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=12799&Ver=4 Executive July 25 - Update on Future Libraries Investment Programme
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Project title	York Station Gateway									
Reporting period	December 2025									
Description										
The York Railway Station Gateway scheme comprises a coordinated, multi-modal package of interventions in and around York Railway Station. The scheme complements and connects the proposals being progressed to the west and east of the station and will transform the Station as a gateway to York; significantly improving access, addressing carbon and air quality issues, and directly supporting delivery of housing and commercial uses on the York Central development site.										
Overall status previous period (Nov)					Overall status this period (Dec)					
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Costs Status Explanation		<ul style="list-style-type: none"> The approval of the additional £18.5M by CYC Executive Committee has put the project back on track from a budget perspective. Risk however still exists in all infrastructure delivery. Robust and independent cost managers have been appointed for Package 2 and the same will be deployed as appropriate for the remaining packages as appropriate to the delivery strategy. All budgets are to be reset following CYC Executive and monitored and reported accordingly. Process of change request with WYCA underway with no issues expected after discussions with WYCA. 								
Financial Benefits Status Explanation		<ul style="list-style-type: none"> A de-scoped scheme may compromise the agreed business case outputs and benefits. However, with the additional funding the original scope and therefore benefits are currently forecast to be realised. This remains "At Risk" due to the nature of infrastructure projects of this type and until the delivery strategy for the remaining Packages of work are determined. Work on going between CYC, WYCA and DfT to realign the funding streams to package budgets prior to going through funders various approval processes. 								
Non-Financial Benefits Status Explanation		Positive discussions underway with WYCA with regard to more appropriate SMART targets.								

Tasks & Milestones Status Explanation	<ul style="list-style-type: none"> • Engagement with project partners, primary stakeholders and utility companies is critical to financial assurance and development of an appropriate delivery programme. • The Package 1 - Enabling Works is complete and Package 2 (Highway works) is in delivery and despite being behind the original schedule is being controlled in accordance with the contract. Currently this package of works is due for completion in Spring 2026. • Discussions with regard to the delivery strategy, sequencing and programme for the remaining packages are progressing well with partners. • This remains "At Risk" until those programmes are confirmed.
Risks Status Explanation	<p>Budgetary risk will be minimised through project decision making and working with funders, partners and DFT to ensure the Council is not exposed to risk. Programme risk that will be minimised by timely stakeholder and utility company engagement. Further risks posed by parking strategy. All risks could be mitigated but would impact on delivery. A full review of the project risk register will be undertaken over the coming weeks</p>
Issue Status Explanation	<ul style="list-style-type: none"> • Delivery strategy and sequencing of works to be determined for Package 4. • Deed of Variation between LNER and CYC for Package 3 to be finalised. • Review of Lessons Learned session to be completed and fed through Project Team. • Governance structure to be reviewed.
<p>Progress Update</p> <p><u>Delivery Packages Overview</u></p> <p><u>Package 1 (Enabling Works)</u></p> <ul style="list-style-type: none"> • Completed October 2024 <p><u>Package 2 (Highway Works)</u></p> <ul style="list-style-type: none"> • The Substation works are ongoing with works now taking place outside cycle heaven. We are working with the station to get agreements in place to work through the storerooms and have gained approvals for the use of scaffolding to continue works to the main sub-station building. • Works are ongoing outside the Milner Hotel with deep drainage install taking place and progressing well. • Works outside Queen Street are progressing at pace with the paving now being laid. 	

- Several unidentified services were found at the junction of the RI building which led to amendment of the drainage design. This has been solved and temporary works designers are involved to put in place suitable means of access and protection. Damaged drainage from the RI building were discovered which are being fixed before the footway is completed.
- Drainage works are ongoing outside the portico. This was delayed due to a report from Arup's condemning the portico canopy, thereby works stopped until safe systems of work were put in place by Sisk.
- The cladding around the capping beam and W2 is ongoing and will be complete by 21st Nov.
- The footway has been widened by the existing sub-station allowing more room for passing and people waiting for buses.
- All temporary footways by Tea Room Square have been widened to 3m for the embargo.

Package 3 - Station Works (LNER Delivery)

- The P3 Deed of Variation in terms of payment mechanisms and scope of the work to be delivered with LNER is under review by all parties with the latest draft now sent to LNER.
- The interfaces and cross over between P2 and P3 have been finalised.

Package 4 - Station Works

- CYC have appointed the lead on this design in collaboration with NR, LNER and their respective consultants.
- Concept design has been broadly agreed although some concerns with regard to interoperability need to be determined and resolved via Network Rail.
- Package 4 delivery strategy has not yet been confirmed between CYC and NR however positive conversations remain ongoing with the team exploring the opportunity to utilise Highways Asset Management to assist.

Package 5 - Multi-Storey Car Park (Network Rail Delivery)

- The station long stay car park closed on the 14th March 2025 until further notice for the MSCP enabling works to commence. Alternative parking will be available on the York Central side of the station.

- NR are anticipating that the construction works for the MSCP will commence in March 2026 with a 9 month programme.

Whole of Programme Overview

General

- The WYCA Change Request paperwork to reflect the Executive Board decision in July 2025 has now been submitted to WYCA for their review with an anticipated endorsement in January 2026.
- A review of project Governance is currently underway with draft proposals under consideration by senior officers.
- Procurement strategy being developed for Package 4, taking into consideration the Lessons Learned work.
- The canopy at the front of the portico has been independently assessed as being in a critical condition and as such a LBC application has been made with the view to removing it - this is outside of scope of the existing YSG works.
- Work to complete Package 2 is potentially compromised due to planned works by others on the inner ring road - programme discussions ongoing.

Stakeholder Engagement and Communications

- Stakeholder meetings continued.

Land

- Deeds of Variation and legal discussions in regard to land purchases for Package 4 remain positive and the process of acquisition has commenced, subject to final sign off of the land boundary by NR.

Planning

- The CYC project team continued to work on discharging planning conditions as delivery progresses.
- Owing to various changes in P2 design and delivery, the project team continued to work with the LPA to agree discharge of conditions.

Procurement and Finance

- CYC together with LNER continued to develop an updated funding strategy to address projected overspend. This will review delivery and scope of the project as a whole, as well as value engineering to current work packages.
- WYCA have had a change of personnel and meetings are set up between WYCA and CYC to reinvigorate the funding mechanisms and targets.
- A review of future procurement needs is currently underway in terms of ongoing and future project support functions.

Next Period

Package 2

- Section 7 (area by city walls next to George Stephenson House) – Finish off landscaping to areas.
- Section 7a (area opposite the RI junction) - Finish cladding W2 wall, install drainage and pave footway ready to open to the public by early December. This will then allow pedestrians to use the footway down the side of Delrios so will be back to two footways in operation on Queen Street.
- Section 9a (RI Junction) – Continue to install deep drainage, gullies and aco drains at the Ri junction.
- Section 9a (Queen Street Properties) – Complete the installation of cycle lane, finish paving and install railings for residents before Christmas.
- Section 12 (Tea Room Square) – Install deep drainage, kerbing and make a start on cycle lanes.
- Sub-station Works – Complete building and make it water-tight with works starting inside the store rooms.
- Estimate received from CYC Stonemason team to make good portico front once canopy removed (subject to LBC application).

Package 3

- Continue to progress Deed of Variation with LNER.

Package 4

- Progress outstanding interoperability approvals with LNER.

<ul style="list-style-type: none"> • Progress land acquisition for 'loop road'. • Commence Site Investigation process to determine underground utilities etc. 	
Reports to	Project reports into the Transport board, Project Board and Lead Members Board
Exec member	CLlr Ravilious
Director responsible	Garry Taylor - Director of City Development
Dependencies	
Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)	<p>Exec November 2018 - Report on Public Engagements https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=10474&Ver=4</p> <p>Exec November 2020 – Funding and Delivery https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=12407&Ver=4</p> <p>Exec November 2021 - Project Update and LNER Funding & Development Agreement https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=12797&Ver=4</p> <p>Micklegate Ward Committee, Jan 2023 - Update on York Station Gateway scheme</p> <p>Planning Committee, Nov 2023 - York Station, Station Road, York [23/01640/LBC]</p> <p>Executive July 2025 - Major Projects (Station Gateway and York Outer Ring Road Business Case)</p>

Project title	Ousewem Project									
Reporting period	December 2025									
Description										
<p>A large strategic project across the Swale, Ure, Nidd and Ouse River catchments covering an area over 3000 km².</p> <p>The project will deliver a programme of investment in natural flood management measures (NFM) which will increase the resilience of small communities across North Yorkshire. Innovative catchment-scale modelling will show the potential of such measures to cumulatively benefit downstream communities, including the city of York. The project will engage with catchment partners and communities to build capacity to implement NFM and raise awareness of how water connects their communities. Financing models will be investigated with the aim of developing a self-sustaining forward pipeline of NFM investment opportunities that enables a long-term legacy.</p> <p>This project is funded by Defra as part of the £150 million Flood and Coastal Resilience Innovation Programme which is managed by the Environment Agency to develop and test new approaches to resilience tailored to local communities.</p>										
Overall status previous period (Nov)							Overall status this period (Dec)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Progress Update										
<ul style="list-style-type: none"> • Continuation of onsite delivery. • Completion of some delivery projects. • Continued landowner engagement and site visits to develop designs. • Continued communications and engagement activities including development of the York Rivers Trail project and new campaign. 										

- Continuation of NFM funding mechanism research. Preparation for future activities including workshop and interviews. Initial planning of choice experiment.
- Progression of final stage of modelling to deepen understanding of the catchment and reporting on the potential water quality benefits of Nature-based solutions (NbS).
- Strategic conversations, engagement updates with partners and project planning.
- Commencement of Geohazards work.

Next Period

- Continue onsite delivery and farmer/ landowner engagement.
- Continue communications and engagement work including rivers trail development and Yorkshire Post campaign.
- Refine model outputs and delivery.
- Continue to develop long term Ousewem strategy for post 2027 and financial strategy post 2027.
- Continue Geohazards research.

Reports to	Project Governance Board: North Yorkshire Flood Risk Partnership
Exec member	Cllr Jenny Kent
Director responsible	Garry Taylor - Director of City Development
Dependencies	
Link to paper if it has been to another member meeting	<p>Exec July 2021 - Innovative Flood Resilience Programme https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MIId=12793&Ver=4</p> <p>Exec July 2022 - Catchment Flood Management Project PDF 416 KB</p>

Project title	Carbon Reduction Programme									
Reporting period	December 2025									
Description										
The Carbon Reduction Programme will deliver meaningful carbon reduction projects, contributing to the city's net zero carbon ambition by 2030, reducing council emissions and building advocacy and inspiring action throughout the next decade.										
Overall status prev period (Nov)				Overall status this period (Dec)						
	Scope	Quality	Costs	Resources	Financial Benefits	Non Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Scope Status Explanation		Indications from Annual Reporting is that the city is not on track to achieve net zero ambition by 2030.								
Costs Status Explanation		<ul style="list-style-type: none"> Existing funding commitments have been agreed. Some actions in the Climate Change Action Plan are still unfunded. 								
Resources Status Explanation		Harewood Whin Project Manager left on 1st July - recruitment underway Project Officer left 12th November - recruitment underway								
Progress Update										
<u>Reporting</u>										
<ul style="list-style-type: none"> No update this month 										
<u>Carbon Negative Challenge Fund</u>										
<ul style="list-style-type: none"> Funding has been confirmed for a renewables and air quality monitoring project (£400k) Applications for the Energy Generation Accelerator Programme (EGAP) have been agreed, with £110k confirmed for progressing renewable feasibility studies. 										

Business & Commercial

- The Business Decarbonisation Support programme has awarded 95% of the grant funding available to business in York and North Yorkshire for net zero projects. The remaining funding will be retained as contingency in the event of cost over-run. All projects will need to be delivered by end of March 2026.

Natural Environment

- Replacement tree planting for failures during the 2024/25 planting season are underway. All standards have been replaced and whips are scheduled for replacement in the next 2 months. Next spring, new signage will be introduced to encourage members of the public to contribute to the watering regimen.
- The LINC project has been extended for 6-months to progress the pilot projects and explore the concept of a 'buyers club'. The Strategic Outline Business Case will also be finalised.

Other

- A regional Climate Change Adaptation report is in development and will be completed in December 2025.
- The Council has been awarded £216,000 from the Mayoral Renewable Fund to support the installation of solar panels at Yearsley swimming pool, Acomb library and Joseph Rowntree school. An additional application has been submitted for 4 other sites with a grant value of £150k has also been successful. Delivery of these projects is underway with completion expected by March 2026.
- The Expression of Interest to the DESNZ Heat Network Delivery Unit for funding to undertake city centre heat network feasibility has been successful, with £100k awarded
- The ROSSY project has been extended by 5-months with an additional £150k awarded to support scale-up and replication.
- Funding has been awarded from GB Energy to install solar at a CYC maintained school. The project will be delivered by end of March 2026.

Next Period

<ul style="list-style-type: none"> • Procurement for the Park and Ride co-generation business case contract. • Delivery of rooftop solar schemes. • Project initiation for the ROSSY extension. • Signed funding agreements for the HNDU grant. 	
Reports to	Carbon Reduction Programme Board
Exec member	Councillor Jenny Kent
Director responsible	Garry Taylor - Director of City Development
Dependencies	
Link to paper if it has been to another member meeting	<p>Decision Session - Executive Member for Environment and Climate Emergency - March 2023 Local Area Energy Plan</p> <p>Executive Nov 2022 10 Year Strategies / Annex Bi Climate Change Strategy 2022-2032 / Annex Bii Climate Change Action Plan</p> <p>Decision Session - Executive Member for Environment and Climate Emergency - Nov 2023 A Climate Ready York</p> <p>Decision Session - Executive Member for Environment and Climate Emergency - Oct 2024 York Green Streets - Progress and Next Step / Annual Carbon Emissions Report 2022/23 / York Emissions Inventory Report 2023</p> <p>Decision Session - Executive Member for Environment and Climate Emergency Update of Climate Change Action Plan, Annual Carbon Emissions Report 2023/24 and York Emissions Inventory Report 2024</p> <p>Corporate Services, Climate Change & Scrutiny Management Committee Jan 2025 - Development of a Carbon Offsetting/Insetting Strategy</p>

Project title	Mansion House									
Reporting period	December 2025									
Description										
Refurbishment of the Mansion House, York centre. This is a large scope of renovation works following an extensive condition survey in March 2023. Budget of £1.273m has been funded primarily by a CRAM bid and is now approved.										
Overall status prev period (Nov)							Overall status this period (dec)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Tasks & Milestones Status Explanation		<ul style="list-style-type: none"> Delays in the procurement and legal works required for the tender and contract have made significant impact into the timescales for the project delivery. Although a new programme has been agreed with the appointed contractor it has no contingency within it and there is serious risk of the project overrunning past its original delivery schedule. 								
Issues Status Explanation		<ul style="list-style-type: none"> The external works are now delayed 6 weeks past the original deadline, though these we believe can be accommodated. This removes any time contingency the project had so any further delays due to adverse weather or material availability will see the project dates slip past the original dates. This will remain an issue until completion and handover. South scaffold licence variation. 								
Progress Update										
<ul style="list-style-type: none"> Wallpaper materials order is delayed. Contingency plan will see this done in January 2026 during normal closed hours. Room has been prepared and painted in advance of the wall paper arriving. This does not impact the reopening of the house to the public or the completion date. Internal decoration is ongoing with just the 3rd floor left to complete. House reopened to the public 6th August 2025. 										

- Works complete except items removed to January and snagging. Cellar works are only outstanding, some small items which have stopped contract handover on the 5th Dec. These will now be done in January 2026.
- Partial completion issued for the remainder of the house just cellar not included. retention will now be released. Snagging will complete in January during house closure.

Next Period

Next steps for the project in 2025/26 are as below:

- Complete wallpaper as per contingency plan in January 2026 during normal closed hours. Room has been prepared and painted in advance of the wall paper arriving.
- Works to the south elevation (remaining small works) are to be left as the possible claims and costs far exceed the value of the actual works required. Final decision is pending dependent upon structural engineers' assessment.
- Snagging works will take place following completion and will be undertaken in January 2026 once the house is closed.
- Internal entranceway floor to be repaired in January 2026, railings to complete possible in January dependent upon specialist availability.
- At present the scheme remains within budget and on programme.
- The design team in consultation with W Birch advise where budget savings can be made, and the saving reallocated to cover additional costs in other areas.
- Works completion achieved with exception of the cellar area.
- House now handed back with January works left to follow.
- Birch have advised of new claims these are being reviewed as only just received.

Reports to	Mansion House Refurbishment Project Board
Exec member	Cllr Kilbane

Director responsible	Pauline Stuchfield - Director of Housing and Communities
Dependencies	
Link to paper	

Project title		Retrofit One Stop Shop York (ROSSY)								
Reporting period		December 2025								
Description										
To create an End to End Digital Energy Retrofit One Stop Shop for customer and suppliers, including Home Energy Assessments, Education and empowerment for customers, an accredited and recommendable supplier network, financing solutions and whole-process guidance.										
Overall status prev period (Nov)				Overall status this period (Dec)						
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Risks Status Explanation		<ul style="list-style-type: none"> The main project has now come to an end. Most issues and risks have been solved. Final project spend is being monitored. Scale up and replication work has begun. There are some delays with this but still expected to meet project timescales. 								
Progress Update										
The consortium achieved the following:										
<ol style="list-style-type: none"> 1. Launch event at Guildhall 2. Final Retrofit Network event 3. Demo home tours took place at both properties 4. Living lab property installs complete 5. All Milestones complete on time for project close out 6. Final M&E/close out report in draft 7. Additional funding period began - discussions for commercialisation and the running and expansion of YorEnergy 										

8. Finance options are in place, ready for consumers and live on the website
9. Updates to the CRM, Supplier Marketplace platform and Customer-facing platform, continued following customer feedback
10. Continued retrofit advice and free assessment service. Additional resource to help customers move through the process
11. Customers are being connected with local suppliers in order to obtain quotations for their installations
12. Multiple installations of energy retrofit measures are taking place

Next Period

1. Complete QRM7 and Close Out conversations
2. All partners complete final claims and associated documents
3. Finalise final reports
4. Hand demo properties back to building services
5. Finalise contracts for partners working on replication and scale up work
6. Plan workshop for legal consultants to share findings

Reports to	Project delivery will be overseen by the Strategic Leadership Board.
Exec member	Cllr Pavlovic
Director responsible	Pauline Stuchfield - Director of Housing and Communities
Dependencies	Gypsy and Traveller pitches and sites project
Link to paper	Executive March 2025 - Housing Retrofit update

Project title	City Centre Sustainable Corridor Bus Priority										
Reporting period	December 2025										
Description											
<p>The City Centre Approaches will reduce bus journey times by 3 minutes from York Railway Station to Tower Street roundabout by 1st July 2026, improve bus punctuality to 97% between Rougier Street and Stonebow by 31st January 2027, deliver three improved city centre bus stop interchanges by 1st July 2026, increase pedestrian footfall over Ouse Bridge between 2025 and 2027 inclusive by 5%.</p> <p>Increase cycling levels over Ouse Bridge between 2025 and 2027 inclusive by 20%.</p>											
Overall status prev period (Nov)							Overall status this period (Dec)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Dec											
Nov											
Progress Update											
<ul style="list-style-type: none"> • Public Consultation period. • Consultation video and animation uploaded to Citizen Space. • Ongoing engagement with local businesses on affected frontages. • Stakeholder meetings with Ward Councillors and Traders Associations. • Preparation for public consultation events. • Attendance at public consultation events. 											
Next Period											
<ul style="list-style-type: none"> • Update design layouts to include feedback received during Consultation. 											

<ul style="list-style-type: none"> Summarise consultation report and prepare for Exec Member briefing. 	
Reports to	Project delivery will be overseen by the Strategic Leadership Board.
Exec member	CLlr Ravilious
Director responsible	Garry Taylor - Director of City Development
Dependencies	
Link to paper if it has been to another member meeting	<p>Economy & Place Policy & Scrutiny Committee, March 2023 - York Bus Service Improvement Plan</p> <p>Executive July 2023 - Update on Local Bus Services</p> <p>Executive Feb 2024 - Local Bus Service Updates</p> <p>March 2025 Decision Session – Exec Member for Transport - City Centre Sustainable Transport Corridor</p>

Project title	CRM Replacement									
Reporting period	December 2025									
Description										
<p>This project aims to implement a centralised Customer Relationship Manager (CRM) system to replace the previous in-house built solution 'Oracle'.</p> <p>The CRM system is required to:</p> <ul style="list-style-type: none"> • Provide a customer audit trail of reported issues. • Improve service delivery by enabling Customer Service Representatives to efficiently answer customer calls and reduce pressure on back-office services. • Offer digital access to services for residents, in addition to Customer Services to access council services on behalf of customers. <p>The project will include:</p> <ul style="list-style-type: none"> • Procurement of a suitable 'low code' CRM solution. • Introduction the CRM in phases starting with Garden Waste and Customer Appointment Bookings, followed by the remaining relevant services across the council. • Tailoring the CRM to suit organisational needs, creating a 'like-for-like' product achieving expected outcomes that were not met from previous Oracle project. • Decommission of the previous solution 'Oracle'. • Optimising and upskilling resource, with the goal to save long term costs. 										
Overall status prev period (Nov)							Overall status this period (Dec)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										

Scope Status Explanation	Amber moving towards Green, status will return to Green once board are satisfied the planned scope is on track.
Quality Status Explanation	CRM board have identified that to achieve planned project outcomes, and factoring time constraints, investigations on minimum viable products are required to ensure that we are remaining in scope without affecting the quality of the web forms.
Tasks & Milestones Status Explanation	<p>Project tasks and milestones are currently tracking behind schedule against the revised August 2026 completion target. The original business case set an August 2025 deadline, which was later revised following recognition that it was no longer achievable.</p> <p>Meeting the August 2026 timeline remains the delivery aim; however, progress is vital on the timely implementation of planned funding and additional resource support. A reassessment of milestone status will take place once the board confirms completion and implementation of technical action plans and appropriate resource allocation. Detailed planning for the next phase will be outlined in future reporting cycles.</p>
Risk Status Explanation	This project risks are at Amber status, this is due the type of high-level risk associated with the project cost, time restraints and resourcing, there are mitigating actions in place and we are continuously monitoring the risks and issues to ensure that the project is working towards the green status and preventing escalation.
Issues Status Explanation	<p>The following issues remain active and continue to impact Phase 1 readiness, with mitigation actions underway.</p> <ul style="list-style-type: none"> • Technical Resource: Resource availability remains constrained; additional support required to meet Phase 1 readiness. • Mapping Layers: Design work is incomplete; mapping functionality is critical for accurate case capture and must progress before delivery. • Project Funding: Funding dependencies remain under review; confirmation needed to unlock next phase activities.
Progress Update	
<p>The CRM project remains Amber. The programme initiation phase is on track, with technical action plan tasks progressing throughout the phase to ensure readiness for transition into delivery.</p> <ul style="list-style-type: none"> • Consultant engagement: Granicus consultant joined to support transition into phase 1. 	

- Field design & data structures: Business Analyst working with System Support & Business Intelligence to define field design and document data structures (including mapping layers and SLAs).
- Documentation contributions: Technical teams continue contributing materials to strengthen internal preparation and ensure sustained knowledge transfer.
- Process impact scoring: Oracle case data assessed against scoring matrix to evaluate operational risk and inform roadmap planning.
- Workshops: ICT and Web Services attended a platform refresher led by Granicus consultant; technical teams regroup after Christmas for a checkpoint session.

Next Period

Key outcomes expected in the next reporting period include:

- Consultant engagement: Consultant to assist Phase 1 transition planning, with outputs feeding into delivery readiness.
- Field design & data structures: Draft field design and mapping layers to be baselined, with SLAs documented for board review.
- Documentation contributions: Consolidated technical materials to be packaged into a structured knowledge transfer set for wider team use.
- Process impact scoring: Findings from Oracle case data to be integrated into the risk log and used to refine roadmap priorities.
- Workshops & checkpoints: Post-Christmas checkpoint session to confirm readiness for Phase 1 delivery; further refresher workshops scheduled to embed platform familiarity across ICT and Web Services.
- Governance alignment: Updated RAID log entries and financial tracker placeholders to be prepared for board scrutiny in Q1.

Reports to	ICT Board
Exec member	Cllr Katie Lomas
Director responsible	Debbie Mitchell – Director of Finance
Dependencies	Green Waste
Link to paper if it has been to another member meeting	

Project title	Improvements to the quality and quantity of CYC owned Gypsy and Traveller pitches and sites									
Reporting period	December 2025									
Description										
<p>This project has two main aims. The first is to improve the quality of council owned Gypsy and Traveller pitches and their sites. This will be done through an investment plan informed by resident feedback, stock condition information and site surveys.</p> <p>The second aim is to increase the quantity of accommodation available to meet the need identified in the local plan. This will be delivered through an exploration of potential sites, liaison with residents, planning teams, and a number of external consultants.</p> <p>For both aims, business cases for investment will be developed and the works will be delivered by procured contractors.</p>										
Overall status this period (Nov)							Overall status next period (Dec)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Financial Benefits Status Explanation		Retrofit elements of Phase One have been delayed. CCTV implementation at the Clifton Site is on target. Road Safety Improvements to Outgang Lane are on Target. Due to the delay in retrofit work non finance benefits to residents have been delayed.								
Non-Financial Benefits Status Explanation		Due to the delay in retrofit work non finance benefits to residents have been delayed.								
Risk Status Explanation		Retrofit elements of Phase One have been delayed, resulting a compressed timeline, the work is still deliverable but with less time than originally planned. All other elements of the project are on track.								
Issues Status Explanation		Retrofit elements of Phase One have been delayed.								
Progress Update										

Retrofit Work

Following a full Retrofit Assessment carried out in 2024 which identified a retrofit plan to achieve an EPC certificate of level “C” for all buildings situated on the City of Council managed Gypsy and Traveller Sites, procurement for a multidisciplinary design team is in preparation.

Site Resident Survey

A Site Resident Survey was conducted by the Senior Project Officer for Gypsy and Traveller Residential Sites and has so far been completed by 75% of the residencies. This is helping us to plan the details of the proposed improvements.

Osbaldwick / Outgang Lane

Regular meetings with the Highways Team are in place to discuss moving forward with the design of the future road improvements including new pathways, with street lighting.

CCTV at The Clifton Gypsy and Traveller Site.

Installation of CCTV to Clifton's entrance, has been approved on 10/10/2025. The Information Governance Team are now communicating with contractors to install CCTV as soon as possible.

Next Period

Retrofit Work

Procurement for a multidisciplinary Retrofit team is in preparation.

Resident Survey:

Further surveys are being carried out to assist with SPD's.

Osbaldwick / Outgang Lane:

Designs are currently being worked on for Outgang Lane, regular meetings will continue.

<p><u>CCTV at The Clifton Gypsy and Traveller Site:</u> CCTV installation was due to take place, on 27th November, but has been postponed due to the requirement for a temporary traffic signal system.</p>	
Reports to	Executive
Exec member	Cllr Michael Pavlovic
Director responsible	Pauline Stuchfield - Director of Housing and Communities
Dependencies	None
Link to paper if it has been to another member meeting	<p>Executive March 2024 - Delivering additional Gypsy and Traveller Accommodation and improving existing facilities</p> <p>Executive May 2024 - Gypsy and Traveller Action Plan</p> <p>Decision Session Combined Executive Member Decision Session June 2025 Gypsy and Traveller Action Plan – Annual Update</p>

Project title	Lowfield Green										
Reporting period	December 2025										
The design and build of 140 mixed tenure homes: 28 social rent, 28 shared ownership and 84 outright sale with a large village green area and pocket park. The development site also comprises of a proposed care home, community build plot, 6 self-build plots and a public services hub. These elements will be dealt with under separate PIDs.											
Overall status this period (Nov)							Overall status next period (Dec)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Dec											
Nov											
Costs Status Explanation		Final account being drawn up between QS's.									
Tasks & Milestones Status Explanation		S278 delayed due to delay and utility diversions required.									
Risk Status Explanation		Risks are actively managed.									
Issues Status Explanation		S38 sign-off yet to be achieved.									
Progress Update											
<ul style="list-style-type: none"> • All properties handed over. • Closing of general defects is ongoing. • Quotes sourced for all utility diversions. • Work on Community Build plot has commenced. • NGN completed diversion works at Dijon Avenue. • S278 works will be on hold until Wates have completed their works and utility diversions are complete. • All highway remedials signed off by Highways Authority. 											

- All drainage remedial works complete. Awaiting final inspection form Yorkshire Water to put the system onto 12 month maintenance.
- Tarmac works complete 10th July 2025.
- Substation demolished.
- Yorkshire Water works at Plot 1 completed.
- Wates have demobilised from site.
- Work on updating S278 tender pack has commenced.
- Defect in plot 27 is ongoing, all other defects now complete.
- NPG confirmed diversion of their asset at Dijon Ave not required.
- Trial hole to confirm line and level of YW asset complete. Awaiting feedback from YW

Next Period

- S278 pack of works updated.

Reports to	This project team feeds into the Housing Delivery and Asset Management Board, which consists of senior officers and managers. Decisions will be taken by the Council Management Team followed by Executive.
Exec member	Cllr Michael Pavlovic
Director responsible	Pauline Stuchfield - Director of Housing and Communities
Dependencies	None
Link to paper if it has been to another member meeting	Executive Dec 2017 Housing Delivery Programme - Delivering the Lowfield Scheme Executive September 2019 Housing Delivery Programme Update Executive October 2021 Housing Delivery Programme Update Executive February 2023 Housing Delivery Programme Update

Project title	Duncombe Barracks										
Reporting period	December 2025										
The design and build of 34 mixed tenure homes; social rent, shared ownership and outright sale with access to open communal space (in partnership with Persimmon Football site and St Luke's Church) with priority for cycle and pedestrian routes. Housing will be built to a high standard using Passivhaus principles and build techniques.											
Overall status this period (Nov)							Overall status next period (Dec)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Dec											
Nov											
Quality Status Explanation		<ul style="list-style-type: none"> A number defects being found after Practical Completion. Clixifix now being used to record and monitor post completion defects. Lack of communication and action from the contractor on resolving defects. 									
Costs Status Explanation		<ul style="list-style-type: none"> The budget overspent is forecast, however CYC have levied LADs which will offset some of the forecast overspent. Caddick's claim for weather delays has been determined through adjudication. with CYC only required to pay 5% of the contractors claim. One further compensation event is pending resolution. 									
Risks Status Explanation		<ul style="list-style-type: none"> The project is exceeding its contingency budget due to compensation events and works that were not in the tender scope due to oversight. Further timber frame structural information for corbelled wall is one outstanding issue of concern. 									
Progress Update											
<ul style="list-style-type: none"> All plots and external areas have handed over to CYC from the contractor. Commercial unit fit-out works ongoing. Minor repair works underway. Vinyl flooring and latex screed commenced to Social Rent plots. 7 sales reservations now made. 											

Next Period	
<ul style="list-style-type: none"> • Remaining social rent residents to move in. • Sales completions of first Shared Ownership plots. 	
Reports to	This project team feeds into the Housing Delivery and Asset Management Board, which consists of senior officers and managers. Decisions will be taken by the Council Management Team followed by Executive.
Exec member	Cllr Michael Pavlovic
Director responsible	Pauline Stuchfield - Director of Housing and Communities
Dependencies	None
Link to paper if it has been to another member meeting	<p>Executive October 2018 <u>Duncombe Barracks, Burton Stone Lane</u></p> <p>Executive September 2019 <u>Housing Delivery Programme Update</u></p> <p>Executive October 2020 <u>Phase 2 of the Housing Delivery Programme</u></p> <p>Executive October 2021 <u>Housing Delivery Programme Update</u></p> <p>Executive March 2022 <u>Housing Delivery Programme Update – Delivering Affordable Housing on Council Land</u></p>

Project title	Burnholme									
Reporting period	December 2025									
New build mixed tenure housing scheme with 78 homes and 5 self-build plots. Built to Passivhaus certified standard and Net Zero Carbon in-use. Project is locally and regionally significant.										
Overall status this period (Nov)					Overall status next period (Dec)					
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Costs Status Explanation		<p>A series of notifications of large compensation events due to required changes to S36 and S104 design, in addition to large utilities costs set out as provisional costs only in the contract mean that the project costs are higher than anticipated. However, in light of a recent valuation, an assessment of the total project cost with the revised sales values has been undertaken.</p> <p>In addition, significant LADs are being received since June 24 for the contractor's delay which partly mitigates the extra project cost. The project is within agreed net cost to HRA. However, due to large delays (and the cost incurred by the contractor), the contractor is trying to recoup the financial impact with the submission of a claim to formally dispute compensation events that have previously been rejected for lack or erroneous justification. Costs incurred to rectify a defective element of design and highways issues that have arisen from ambiguity in civils drawings. Further design and highways works required to tie in site with Darnbrook Avenue as area of verge not previously included within the redline boundary.</p>								
Financial Benefits Status Explanation		Due to the new large compensation events (see cost status explanation), the financial benefit of the project may be reduced. However, in light of a recent valuation, an assessment of the total project cost with the revised sales values has been undertaken and the project is within agreed net cost to HRA.								
Tasks & Milestones Status Explanation		First handover significantly further delayed due to dispute between main contractor and groundworks subcontractor. First handover now programmed for 09/01/2026 and completion 09/03/2026. Further LADs will be applied to cover for our professional fees and staff costs.								

Risks Status Explanation	The large compensation events on utilities provisional sums and changes to S36 and S104 works received have been assessed and cost agreed. The impact of these costs on the budget has been reported. In light of a recent valuation, an assessment of the total project cost with the revised sales values has been undertaken and is reflected above. The project is within agreed net cost to HRA.
Progress Update	
<ul style="list-style-type: none"> • Tree planting and soft landscaping works largely complete in areas to be handed over as part of Phase 1 (Terraces 8 and 11). • Internal snagging and back-snagging progressing across all terraces. 	
Next Period	
<ul style="list-style-type: none"> • Handover of Phase 1 (Terraces 8 and 11). • External works and landscaping to progress to Phase 2 (Terraces 3, 6, 7, 9, 10 and 12). 	
Reports to	This project team feeds into the Housing Delivery and Asset Management Board, which consists of senior officers and managers. Decisions will be taken by the Council Management Team followed by Executive.
Exec member	Cllr Michael Pavlovic
Director responsible	Pauline Stuchfield - Director of Housing and Communities
Dependencies	None
Link to paper if it has been to another member meeting	Executive September 2019 Housing Delivery Programme Update Executive October 2020 Phase 2 of the Housing Delivery Programme Executive October 2021 Housing Delivery Programme Update Executive March 2022 Housing Delivery Programme Update – Delivering Affordable Housing on Council Land

Project title	Ordnance Lane									
Reporting period	December 2025									
<p>The project will deliver much needed, high quality affordable housing to the city through the construction of 101 affordable homes, 2 community space units and 2 commercial units with access to communal open space and priority routes for cyclists and pedestrians. The new build housing will be built to Passivhaus Certified standards, and the refurbished flats in the Married Quarters built to AECB Retrofit standards. The proposed tenure mix is 100% affordable.</p>										
Overall status this period (Nov)					Overall status next period (Dec)					
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Costs Status Explanation		<ul style="list-style-type: none"> • Further viability studies completed to increase percentage of affordable rent units. • Value engineering of £3m required but achievable. • Business case approved as part of Exec approval but still VE to be undertaken. • If we cannot enter a contract, additional costs will be incurred in re-procurement and inflation, and risk of losing 2 grant funding streams. 								
Tasks & Milestones Status Explanation		Delay in signing contract and agreeing way forward is further delaying the programme and associated works at risk.								
Risks Status Explanation		Risk register has been populated and appended which seeks to identify, remove or mitigate all risk to the project.								
Issues Status Explanation		The project issues remain under review and are managed by the project team.								
Progress Update										
<ul style="list-style-type: none"> • S36 & S278 pack reviewed by Highways and considered incomplete. Comments will be made when a full pack has been received. Another meeting held to understand issues. Revised pack to be sent to Highways. • ProVal model updated to reflect current financial position and desire to deliver 50% social rent tenures. • One compliant bid submitted for main works tender. Quality submission reviewed and scores sent to procurement. 										

<ul style="list-style-type: none"> • In discussion with bidder to agree next steps. Awaiting update from bidder and CYC legal. • Executive approval achieved 7th Oct 25 to enter contract. • Ongoing conversations with Preferred Bidder with the goal of issuing a Preferred Bidder Letter to enable Value Engineering. • Making Good Defects Certificate issued for enabling works. 	
Next Period <ul style="list-style-type: none"> • Decision made on whether to move forward with the current procurement activity. 	
Reports to	This project team feeds into the Housing Delivery and Asset Management Board, which consists of senior officers and managers. Decisions will be taken by the Council Management Team followed by Executive.
Exec member	Cllr Michael Pavlovic
Director responsible	Pauline Stuchfield - Director of Housing and Communities
Dependencies	None
Link to paper if it has been to another member meeting	<p>Executive November 2023 Delivering More Affordable Housing in York – update on the Housing Delivery Programme</p> <p>Executive February 2023 Housing Delivery Programme Update</p> <p>Executive July 2024 Update on the Housing Delivery Programme including making strategic use of land assets</p>

Project title	Willow House										
Reporting period	December 2025										
<p>Approximately 40 homes of mixed sizes to be developed for affordable housing and a wider Walmgate regeneration plan.</p> <p>The scheme will reflect the four core strands of the Housing Delivery Programme's vision of <i>mixed and inclusive communities, healthy placemaking, sustainable design</i> and <i>delivering wider community benefits</i> and should refer to the <i>City of York Council's Housing Design Manual</i> document.</p>											
Overall status this period (Nov)							Overall status next period (Dec)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Dec											
Nov											
Costs Status Explanation		This is an area that requires careful ongoing monitoring to ensure the project stays within budget.									
Tasks & Milestones Status Explanation		Proceeding as per the programme but grant is involved with ambitious milestones attached.									
Risks Status Explanation		Active risk management is ongoing.									
Progress Update											
<ul style="list-style-type: none"> • Demolition planning application has been validated 19.12.2025. • Detailed planning submission has been submitted 19.12.2025. • Enabling work designs have been returned. • Pre-market engagement was successful. • The team is now in receipt of the RIBA 3 package of information which has been reviewed and costed. • Due to a higher than expected estimated contract value between RIBA 2 and RIBA 3, value engineering has taken place and revised design has been submitted to planning. 											

- Successful Walmgate and Willow House engagement evening with residents where detailed feedback was captured.

Next Period

- End of stage 3 / beginning of stage 4 gateway report to complete.
- Work with planners to ensure the planning application goes smoothly.
- Finalise and review the enabling works tender.

Reports to	This project team feeds into the Housing Delivery and Asset Management Board, which consists of senior officers and managers. Decisions will be taken by the Council Management Team followed by Executive.
Exec member	Cllr Michael Pavlovic
Director responsible	Pauline Stuchfield - Director of Housing and Communities
Dependencies	None
Link to paper if it has been to another member meeting	Executive February 2023 Housing Delivery Programme Update Executive November 2023 Delivering More Affordable Housing in York – update on the Housing Delivery Programme Executive July 2024 Update on the Housing Delivery Programme including making strategic use of land assets

Project title	Bell Farm Retrofit Project										
Reporting period	December 2025										
<p>Refurbishment and retrofit of 40 no.1 bed council flats in Bell Farm, York. Work to be undertaken by an appointed principal contractor, with the lead designer and design team working for CYC. The works are funded by the HRA with supplementary funding from the Social Housing Decarbonisation Fund (SHDF)</p> <p>The works include: demolition of existing 'pod' extensions, strip out, asbestos removal, rebuilding the extensions on a bigger footprint, new concrete ground floors, new kitchens & bathrooms, electrical rewire, new plumbing and radiators, new joinery, plastering and decoration. Energy saving retrofit works include: loft insulation, cavity wall insulation, new windows and doors, new ground floor insulation, external wall insulation to gable walls, airtightness works and installation of Air Source Heat Pumps. As part of the delivery of work CYC will be delivering a community social value project, with the full scope of works to be defined.</p>											
Overall status this period (Nov)							Overall status next period (Dec)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Dec											
Nov											
Costs Status Explanation		<ul style="list-style-type: none"> Following on from the previous period where outlined changes have increased the scope due to discoveries on site, approvals and clarifications in design. The project has reached a position where no further major scope uplifts are expected. Costs of identified works are still being reviewed and finalised by our Cost consultant. Indicative costs have been outlined. Additional contract costs confirmed and CYC expect no further uplift to take place within the contract. 									
Financial Benefits Status Explanation		Projected overspend.									
Tasks & Milestones Status Explanation		<ul style="list-style-type: none"> In the last period we have been notified that the Block 01 handover will be delayed due to Yorkshire Water not competing the connection. There is no estimated date Block 02 was handed over within the period 									

Risks Status Explanation	Detailed risk register has been formulated to identify all key risks, assign responsibilities, and determine potential mitigation measures.
Progress Update	
<ul style="list-style-type: none"> Block 01 –Internal snagging completed, gardens have topsoil, fences and steps are complete to the front. Front porches are being constructed. Front doors fitted to all plots. Delays to commissioning due to outstanding water connection, Yorkshire Water have completed half of the connections in the period. Handovers delayed due to this. Block 02 – Achieved building control sign off and PC issued on 11/12/2025. Block 03 – Kitchens fitted to all 8 plots, joinery 2nd fix carried out in all plots. Decorator has completed 8 plots. Render complete to rear of all plots and render and external wall insulation is complete on the gable ends Block 04 – Plasterer is complete in all plots. The joiner is 2nd fixing in 6 plots and first fix M&E is complete. Block 05 – External works not progressed. Roof tiling is complete and the scaffold is being stripped and amended for the render. Plaster boarding commenced in extensions. 	
Next Period	
<ul style="list-style-type: none"> Allocations and move ins expected to Block 02. Works to continue across blocks and Yorkshire water to return to site to complete connection to Block 01. Social value works to be instructed. 	
Reports to	This project team feeds into the Housing Delivery and Asset Management Board, which consists of senior officers and managers. Decisions will be taken by the Council Management Team followed by Executive.
Exec member	Cllr Michael Pavlovic
Director responsible	Pauline Stuchfield - Director of Housing and Communities
Dependencies	None

Link to paper if it has been to another member meeting	Executive July 2022 Housing Asset Management - Planned Investment at Glen Lodge and Bell Farm
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Project title	Lowfield Plot A Specialist Housing									
Reporting period	December 2025									
The delivery of specialist housing on Lowfield Green to develop high quality housing provision on Lowfield Plot A for adults with learning disabilities and/or autism.										
Overall status this period (Nov)					Overall status next period (Dec)					
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Costs Status Explanation		<ul style="list-style-type: none"> Costs are higher than envisaged previously mainly due to the uplift in floor area anticipated. Will work with commissioning team and Housing LIN to develop a business plan that works for future residents. 								
Tasks & Milestones Status Explanation		There has been an internal review period, this has meant that the programme has needed to be condensed to meet grant funding deadlines.								
Risks Status Explanation		Proceeding well at present following a review period.								
Progress Update										
<ul style="list-style-type: none"> RIBA 2 has now commenced - multidisciplinary design team have been instructed following a review period. 										

<ul style="list-style-type: none"> • We have undertaken a successful feedback meeting for professional stakeholders and a meeting for service providers. • Site Investigation has been instructed. • Analysis of pre-market engagement has taken place, and learnings have been incorporated into the revised brief. 	
<p>Next Period</p> <ul style="list-style-type: none"> • Undertake Site Investigation and instruct any outstanding surveys required. • Engagement to get feedback from people with lived experience. • Engagement with internal and external stakeholders to refine the design. 	
Reports to	This project team feeds into the Housing Delivery and Asset Management Board, which consists of senior officers and managers. Decisions will be taken by the Council Management Team followed by Executive.
Exec member	Cllr Michael Pavlovic
Director responsible	Pauline Stuchfield - Director of Housing and Communities
Dependencies	None
Link to paper if it has been to another member meeting	Executive September 2024 Delivery of supported affordable housing at Lowfield Plot A

Project title	City Leap Accelerator pilot project									
Reporting period	December 2025									
Description										
<p>This City Leap Accelerator pilot project is focused on designing a partnership model to accelerate the development and delivery of net zero projects. The pilot will investigate the opportunities to replicate Bristol City Leap’s approach utilising experts from the partnership including representatives from Bristol City Council, Ameresco and Vattenfall Heat, alongside exploring other Strategic Energy Partnership delivery models.</p> <p>In the long term, the implementation of the strategic energy partnership will reduce carbon emissions and make a significant contribution to York and North Yorkshire achieving net zero by 2034.</p>										
Overall status previous period (Nov)							Overall status this period (Dec)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Non-Financial Benefits Status Explanation		The non-financial benefits are a key focus for the consultancy onboarding, considering stakeholder engagement (internal and external), and focussing on the increase in delivery toward Net Zero targets and social value that the chosen model can deliver. Work required to detail the key non-financial benefits of the chosen partnership model within the OBC but are currently theoretical and intangible.								
Risks Status Explanation		Consultants have now been onboarded with significant experience and expertise added to the project team across the workstreams. Positive feedback on the proposed regional operating model from all authorities has reduced the risk of being unable to agree on a final model to move ahead with, however the risk still remains while the details are formalised.								
Progress Update										
Consultants have now been contracted and integrated into the project delivery. Workstreams have been expanded to include resources from the consortium members and objectives and outcomes have been defined to the end of this										

project. The consultancy is a consortium of 4 business entities (Living Places, Arup, Global City Futures and Bevan Brittan) with specialist expertise to support across all workstreams of the project. The primary focus will be on working to agree a final model option to finalise the business case, and identify anchor and pipeline projects to support the initial definition of the proposed model. The project has been formally approved for a time extension to September 2026.

SEP Options Appraisal: The Project has completed a phase of analysing the short list of Strategic Energy Partner (SEP) model options for the YNYCA, including input from stakeholders across the Local Authorities. The consultants have assessed work completed to date, and presented a flexible regional operating model, incorporating aspects from the shortlist options, that has been received well by the project SLT across the three authorities. Further work is ongoing to build out and refine the proposal.

Asset Identification and Project Pipeline: All council owned in scope assets have been identified and CYC have provided sufficient data to support related modelling tasks - NYC data has been received and normalised. A draft of projects in the pipeline is being reviewed in detail to refine and formalise with the purpose of assessing how they could form the foundation, and define the overall structure of a regional operating model.

Techno-Economic Modelling: The first TEM draft of the asset base has been completed, with the purposes of estimating the size and benefit of the opportunity across the identified assets and various technologies. The consultants have reviewed work completed to date and will propose key gaps and formats to complete to ensure it forms a robust foundation for investor consideration. LAEP+ by AI is being explored as a potential alternative to in house TEM for ongoing LAEP strategy and project identification, alongside other tools that could be considered as part of the EGAP programme.

Financing Exploration: Work is now focussing on the assessment and formalisation of financing and funding mechanisms to support the regional operating model, determining sector specific investment routes and recycling fund structures across the three authorities. This work will be supported by Bevan Brittan for legal review and validation.

Market Engagement: The scope of market engagement is changing based on the focus on the regional operating model. Specific sector and investor opportunities are being assessed alongside the specialist expertise of Living Places and Global City Futures.

Next Period

SEP Options Appraisal / OBC Development: Alongside the consultants, over the next period work will be undertaken to review the options appraisal process to date, and align (where necessary) with the green book process to determine the suitability for the final proposed model. The other workstreams will be feeding in to support with the generation of the Outline Business Case for the proposed Regional Operating Model.

Asset Identification and Project Pipeline: The Project Pipeline drafted across the region is now undergoing further assessment including benefits and risk analysis to support the readiness assessment and project prioritisation methodology to feed into the potential delivery via the Regional Operating Model.

Techno-Economic Modelling: The consultants have reviewed work completed to date and are proposing key gaps and formats to complete to ensure it forms a robust foundation for investor consideration and aligned with the regional strategies. LAEP+ by AI is being explored as a potential alternative to in house TEM for ongoing LAEP strategy and project identification, alongside other tools that could be considered as part of the EGAP programme - this work will be ongoing to March 2026.

Financing Exploration: Work is now focussing on the assessment and formalisation of financing and funding mechanisms to support the regional operating model, determining sector specific investment routes and recycling fund structures across the three authorities. This work will be supported by Bevan Brittan for legal review and validation.

<p>Market Engagement: The scope of market engagement is changing based on the focus on the regional operating model. Specific sector and investor opportunities are being assessed alongside the specialist expertise of Living Places and Global City Futures.</p>	
<p>Reports to</p>	<p>The YNYCA City Leap Accelerator project is being project managed via a core team within the CA as the YNYCA are the primary funding recipient and responsible for the overall delivery of the accelerator project. The YNYCA have recruited a dedicated team of Project Management, Project Officer, Project Analyst and Data Officer support to be the primary team working on the project from inception. North Yorkshire Council (NYC) and City of York Council (CYC) have onboarded dedicated project management and project officer resource to support the CA with LA level project engagement and information gathering.</p>
<p>Exec member</p>	<p>Councillor Jenny Kent</p>
<p>Director responsible</p>	<p>Garry Taylor - Director of City Development</p>
<p>Dependencies</p>	

Project title	P&R Interchanges											
Reporting period	December 2025											
Description												
Work with Park & Ride operators to deliver an enhanced commercially viable service with the aim of increasing the use of Park & Ride buses and develop Park and Ride sites as access hubs for local communities and villages and for inter-urban buses and coaches. Use all tools available including infrastructure design, network management, route planning and car parking charges to drive up patronage and maximise the reliability and efficiency of the Park and Ride services.												
Overall status previous period (Nov)								Overall status this period (Dec)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues		
Dec												
Nov												
Risks Status Explanation		Ongoing budget pressures and increases to scope of works.										
Issues Status Explanation		<ul style="list-style-type: none"> Delays in closing out final design and scope with operators and extended public consultation. Updated consultants appointments to be concluded. 										
Progress Update												
<ul style="list-style-type: none"> A planning consultant has been appointed to deal with submissions and offer advice. Preliminary discussions held on CCTV requirements. Discussions held with HAM/DLO on potential procurement of services. CYC Property Services are now formally appointed to provide technical support on building design. Property Services have reviewed proposed lighting specifications. A number of Mechanical and Electrical Requests for Information's (RFI's) have been closed out. Final consultation meeting held with First Bus. 												

- Revisions/additional funding now incorporated into updated budget and cost report.

Next Period

- Agreeing stage 3 design sign off for the new build at Grimston and submitting for planning.
- Updating budget for Grimston, based on the stage 3 design.
- Agreeing procurement strategy for delivery of the Park & Ride schemes.
- Realignment of budget allocations.
- Updating consultants' appointments with revised programme.

Reports to	
Exec member	Cllr Michael Pavlovic
Director responsible	Garry Taylor - Director of City Development
Dependencies	
Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)	

Project title	Local Plan – Supplementary Planning Documents										
Reporting period	December 2025										
Description											
To deliver 6 Supplementary Planning Documents to support the implementation and delivery of the adopted Local Plan. These will provide further guidance as to how policies in the plan should be delivered to aid clarity and consistency of approach.											
Overall status previous period (Nov)							Overall status this period (Dec)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Dec											
Nov											
Resources Status Explanation		<ul style="list-style-type: none"> – Competing priorities, including the CIL examination, has impacted speed at which progression on SPDs has been made. – Production is also alongside other key workstreams, which must be prioritised against statutory timescales. 									
Risk Status Explanation		<p>Draft guidance for Planning Policy reform released end of November 2025 to support implementation of the new plan-making regime. This indicates timescales for the preparation of existing SPDs and their significance in the new system. New NPPF from December 2025 out for consultation and may impact on issues required to be covered.</p> <p>Key risks</p> <ul style="list-style-type: none"> • Working to timeline with competing priorities within the team • Ensuring priority in wider CYC teams departments for technical input • Being overtaken by national policy changes. 									
Issues Status Explanation		Timescales for adoption are provisionally by July 2026 as per new national guidance. This timetable will need to be met to ensure the SPDs have due weight to support the Development Plan.									
Progress Update											
<ul style="list-style-type: none"> • Executive decision in September 2024 to prioritise SPDs for production. • Officers have refined each SPD scope and timescale. 											

<ul style="list-style-type: none"> Partnership working underway for the Healthy Places and Housing SPD. Officers reviewing draft Climate Change SPD previously halted pending adoption for the Local Plan. 	
Next Period <ul style="list-style-type: none"> Reviewing provisional new national requirements for SPDs. Continuing production of SPDs. 	
Reports to	Executive
Exec member	Cllr Michael Pavlovic
Director responsible	Garry Taylor - Director of City Development
Dependencies	Deliverability of York Central
Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)	<p>Executive September 2018 Supplementary Planning Documents to support the emerging York Local Plan https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10472&Ver=4</p> <p>Executive March 2019 – Update https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10479&Ver=4</p> <p>Executive December 2021 - City of York Planning Policy Housing Delivery Action Plan (HDAP) https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=12798&Ver=4</p> <p>Executive January 2023 – Update https://democracy.york.gov.uk/documents/s165049/Report%20-%20Local%20Plan%20Modifications.pdf</p> <p>Executive September 2024 - Prioritising Supplementary Planning Documents https://democracy.york.gov.uk/documents/s178206/Prioritising%20Supplementary%20Planning%20Documents.pdf</p> <p>Extraordinary Council Meeting 27 Feb 2025 - Adoption of the City of York Local Plan</p>

Project title		Housing Plan including RP affordable Homes								
Reporting period		December 2025								
Description										
Executive approval to dispose of multiple sites to Registered Providers (RP's) for 100% affordable housing delivery – includes Morrell House, Lowfield Plot B, former Clifton Without Junior School site, 68 Centre and Woolnough House.										
Overall status this period (Nov)				Overall status next period (Dec)						
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Progress Update										
<ul style="list-style-type: none"> • Clifton without junior school - Pre planning application submitted, Heads of terms under negotiation. • Plot B Lowfield - Procurement and Legal reviewing all past procurements and pre market engagements. • Woolnough House - Pre planning application submitted, Heads of Terms and Licence being drafted. • 68 Centre - Pre planning application submitted, Heads of Terms and Licence being drafted. 										
Next Period										
<ul style="list-style-type: none"> • Clifton without junior school - await results of pre planning application submitted, agree Licence to allow topographical surveys to be arranged. • Plot B Lowfield - meeting arranged for working group for January 6th to review all past information and discuss next steps. • Woolnough House - await results of pre planning application submitted, agree Licence to allow topographical surveys to be arranged. 										

<ul style="list-style-type: none"> 68 Centre - await results of pre planning application submitted, agree Licence to allow topographical surveys to be arranged 	
Reports to	This project team feeds into the Housing Delivery and Asset Management Board, which consists of senior officers and managers. Decisions will be taken by the Council Management Team followed by Executive.
Exec member	Cllr Michael Pavlovic
Director responsible	Pauline Stuchfield - Director of Housing and Communities
Dependencies	None
Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)	

Project title		Haxby Station								
Reporting period		December 2025								
Description										
Haxby Station will be a new unmanned (two-platform) station located just over 4 miles to the north of York (on the York-Scarborough line, between the existing York and Malton stations) in the town of Haxby, to serve the nearby suburban and semi-rural areas to the north-east of York, where there are over 20,000 residents as potential customers.										
Overall status prev period (Nov)							Overall status this period (Dec)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Nov										
Scope Status Explanation		Scope remains unchanged (at this time). <i>Minimum Viable Product</i> identified during design stage, but DfT may pressurise project into cost savings by reducing scope (tbc).								
Costs Status Explanation		<ul style="list-style-type: none"> Chancellor announcement (July '24) that the funding stream which was expected to fund the station had been cancelled. New Government announcement (July '25) that the project would, once again, be funded to delivery. Cost estimate circa £23m/£24m (full project) but this is two/three years old. Costs benchmarked against comparable projects and deemed realistic. However now subject to inflation. CYC contribution of £4.3m match-funding identified. 								
Resources Status Explanation		<ul style="list-style-type: none"> Network Rail are reassembling their project team to progress ES5 Design stage, following it being on hold for over a year, but this is likely now not going to get underway in earnest until early 2026. Highways Engineering Design team pencilled in to design and construct CYC Highways elements of project (~£1m of works). 								
Tasks & Milestones Status Explanation		<ul style="list-style-type: none"> Funding uncertainty had led to NwR pausing activity (ES5 stage). Programme has undoubtedly slipped by potentially two years. Planning application submission was delayed; a number of statutory consultees had objections to the scheme as it stood, leading to further delays whilst these concerns were considered / addressed. 								

	<ul style="list-style-type: none"> • Determination (Planning Committee) delayed and likely to go to Committee in 2026.
Risks Status Explanation	<ul style="list-style-type: none"> • Largest risk to project is funding - now once again confirmed, but subject to the whims of the government of the day. • Other major risk is granting of planning consent (delay in achieving this).
Issues Status Explanation	<ul style="list-style-type: none"> • Majority is time and funding related. • PLEASE NOTE: That the Project is a partnership of CYC & NwR (& DfT). Thus, approvals for, and construction of, the new station is now mainly NwR's responsibility.
Progress Update	
<ul style="list-style-type: none"> • Project team has been re-assembled to enable renewed progress on this scheme. • Planning application pending since February 2024. Determination now expected early 2026. • Deed of Easement with third party landowner for path / access across their land, to western platform, now complete. • Cost estimate total £23m/£24m for new station and associated works (i.e. Highways), albeit estimate is two/three years old. However, delays may have applied inflationary pressures on this figure going forward. • Our project partners Network Rail are leading on the implementation of this project (main Station elements). CYC responsible for delivery of Highways elements of the project. • Overall programme delayed due to above. Station completion projected late 2027. Brought into service (during timetable changes) best estimate May 2028, or Dec 2028. 	
Next Period	
<ul style="list-style-type: none"> • Steering Group with DfT. Clarify funding requirement / commitments. • Network Rail to appoint a Principal Designer (PD). • Continue to close out Planning actions / queries, where possible (until PD appointed). • Progress proposals for associated highways works. 	
Reports to	NSF Board (DfT; Network Rail etc.), Executive (CYC)

Exec member	Cllr Ravilious
Director responsible	Garry Taylor - Director of City Development
Dependencies	
Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)	<p>Exec September 2021 - Haxby Station – Update and Land Acquisition https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&MId=12795&Ver=4</p> <p>Executive December 2021 - Haxby Station – Site Selection https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&MId=12798&Ver=4</p> <p>Executive October 2022 - Haxby Station Update & Next Steps https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&MId=13291&Ver=4</p>

Project title	Crematorium Expansion									
Reporting period	December 2025									
Description										
The aim of the project is a £0.6m expansion of the current customer facilities, this will incorporate a new modular waiting area, complete with toilet and accessible provision within the grounds and opposite the existing waiting area in an open patch of land.										
Overall status prev period (December)										
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Dec										
Risks Status Explanation		At present all risks are managed or have adequate mitigation. these will develop as the project progresses.								
Progress Update										
Financial approval for the project was completed at the February 2025 Full Council budget session. Appointment of the project management team at Turner & Townsend then occurred following procurement from April to June. From July 2025 design and survey work has progressed to allow a planning application and procurement tender for the project to be completed.										
The planning application was submitted in November and validated at the start of December 2025. Decision is advised by end of January 2026.										
Procurement was launched on the 2 nd December following the completion of the final ecological surveys and the tender is expected for completion and contract award in February 2026. Tender submissions are due by the end of January 2026.										

The project will only go forward if:

- Planning is approved for the design and working limitations needed for the continued and uninterrupted operation of the site.
- Tenders are submitted that meet the financial limitations approved.

Delivery of the physical build is timed from 1st June to 1st September 2026.

Next Period

Items for the next period are:

- Planning Award end of January 2026.
- Assessment of tenders January 2026.
- Contract award for the construction and delivery works February 2026.
- Site delivery from 1st June 2026.

Reports to	Crematorium Expansion Project Board
Exec member	Cllr Kilbane
Director responsible	Pauline Stuchfield - Director of Housing and Communities
Dependencies	
Link to paper	