

Update of Major Projects

Over the page is a summary of the Council’s Major projects and contains information reported until mid-November 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 Oct 2025	RAG Nov 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
Electric Vehicle Charging Infrastructure	Transport Board	Amber		N/A
Hyperhubs – Union Terrace	Transport Board	Green		N/A
Hyperhubs – Askham Bar	Transport Board	Amber		N/A
City Leap Accelerator	TBC	Amber	Amber	Same
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

Detailed Updates

Project title	York Central (Funder)										
Reporting period	November 2025										
Description											
<p>York Central is a key strategic development site for the city to enable economic growth and housing delivery. The majority of the land is in the ownership of Homes England and Network Rail. CYC have played an active role in de-risking the site and accelerating delivery with public sector partners. The site and the opportunity it presents have recently been positioned at all levels of Government as a priority site for the delivery of locally led regeneration and development, that will manifest significant benefits for the city. The capacity for the site to accommodate high quality new office accommodation, with new public realm and a new station entrance, alongside a transformed cultural offer at the Railway Museum, is vital to attract inward investment. The contribution York Central will make to the achievement of the local plan housing targets is also a key consideration.</p>											
Overall status previous period (Oct)							Overall status this period (Nov)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Nov											
Oct											
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. 									

	<ul style="list-style-type: none"> Infrastructure delivery milestones have slipped from the original Grant Funding Agreement programme and need to be reset.
<p>Risks Status Explanation</p>	<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.
<p>Issues Status Explanation</p>	<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.
<p>Progress Update</p> <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. 	
<p>Next period</p> <ul style="list-style-type: none"> Main access infrastructure delivery works continue CYC to continue engagement with Homes England and YNYCA on funding and governance issues. Formalise governance arrangements for future EZ receipts with YNYCA. 	

<ul style="list-style-type: none"> 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> <p>Executive July 2017: Project and Partnership Update http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10188&Ver=4</p> <p>Executive November 2017 - Preferred Access Route and Preparation for Planning http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10193&Ver=4</p> <p>Executive March 2018 - York Central Access Construction http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10189&Ver=4</p> <p>Executive June 2018 – Masterplan & Partnership Agreement http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10469&Ver=4</p> <p>Decision Session August 2018 – York Central Design Guidelines http://modgov.york.gov.uk/ieListDocuments.aspx?CId=875&MID=10847#AI49619</p> <p>Executive August 2018 York Central Update – Western Access http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10471&Ver=4</p>

	<p>Executive November 2018 – York Central Enterprise Zone Investment Case http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10474&Ver=4</p> <p>Executive January 2019 York Central Partnership Legal Agreement http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10476&Ver=4</p> <p>Executive July 2019 - York Central Partnership Update http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=11107&Ver=4</p> <p>Executive October 2019 – Update http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=11111&Ver=4</p> <p>Executive July 2020 – Update https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=12295&Ver=4</p> <p>Executive April 2021 – York Central & York Station Gateway Update https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=12510&Ver=4</p> <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	November 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 (Oct)							Overall status this period (Nov)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Nov										
Oct										
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 were submitted at the beginning of July 2025. The statutory planning process is underway.</p> <p>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.</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

The planning application will continue to follow the statutory planning consultation process. Comments received to the planning application will be considered by the planning case officer, prior to a report being prepared for planning committee for determination.

Work on procuring a contract will commence, with the first step in the process being a Pre Market Engagement exercise.

St George's Field

We will continue to progress the revised surface level layout option for St George's Field, as part of the Movement and Place work. Along with trying to align working with the Environment Agency for their recent planning approval.

Castle Mills

Opportunities to bring forward a 100% affordable housing scheme on the Castle Mills site will continue

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	Executive October 2015 - York's Southern Gateway http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MIId=8842&Ver=4

<p>member meeting (e.g. executive, council, a scrutiny committee)</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> <p>Executive November 2025 - Major Projects – Castle and Eye of York Update Report and Next Steps</p>
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Project title	Outer Ring Road Dualling – progress update required									
Reporting period	November 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 (Oct)					Overall status this period (Nov)					
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Nov										
Oct										
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. 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) is currently 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. • 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 November 3rd for both York Outer Ring Road and York Station Gateway budget changes, and is under scrutiny by WYCA for Approval. 	
Next Period	
<ul style="list-style-type: none"> • Procurement and undertaking of detailed design along with pre start 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</p>

[and Proposed Utility Diversions](#) 

Executive July 2025 - [Major Projects \(Station Gateway and York Outer Ring Road Business Case\)](#)

Project title	City Centre Access & Security (HVM)										
Reporting period	November 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 (Oct)							Overall status this period (Nov)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Nov											
Oct											
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.									
Costs Status Explanation		<ul style="list-style-type: none"> - Further demands on Revenue budget as a result of Executive decisions relating to blue badge access. - Capital budget new (modest) demands due to required changes at Blake Street, although this is a 'new project' on the Capital Programme and funded through other means. - Operational costs (revenue) have increased due to access for blue badge holders being securely managed (staffed entrances currently). 									
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.
Issues Status Explanation	- Christmas market access issues/proposals still being picked up by Project. - Handing over to Operations / BAU.
Progress Update	
<ul style="list-style-type: none"> • All eleven sites complete, with all eight locations with "matador" sliding bollards fully operational. • Stage 3 Road Safety Audit concluded. • Operational duties and roles further clarified, in preparation for transition to Business as Usual by end of 2025. • Urgent arrangements put in place for Christmas Market related to HVM - related to the ATTRO. • Engineering Design team produced outline design for changes to Blake Street and consultation (TRO) commenced. 	
Next Period	
<ul style="list-style-type: none"> • Arrangements for temporary HVM protection at York Minster for New Years Eve. • Advertisement of TRO for Blake Street amendments to one-way and loading ban. • The HVM "Assets" still need to be formally handed over to Asset Management to manage. • The "Operations" aspect still needs to be formally handed over to Highway Management / Traffic Management to manage. 	
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	Executive February 2018: City Transport Access Measures

meeting (e.g. executive, council, a scrutiny committee)

<http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10196&Ver=4>

Executive September 2018: City Centre Access Update and Priority 1 Proposals

<http://modgov.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10472&Ver=4>

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>

Executive February 2020: Phase 1 Proposals (Update)

<https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=11116&Ver=4>

Executive January 2022: Security Measures

<https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=12799&Ver=4>

Exec July 2022: City Centre Access – Action Plan

<https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=13288&Ver=4>

Exec Aug 2022: Security Measures – Update Including Tender Return

<https://democracy.york.gov.uk/documents/s161595/HVM%20Final%20v2.pdf>

Executive Oct 2023: [Consideration of changes to the City Centre Traffic Regulation Order \(Footstreets\)](#)

Executive July 2024 - [MIMA York City Centre Accessibility Findings and Recommendations Report](#)

Economy, Place, Access and Transport Scrutiny Committee, October 2024 [City centre access: reviewing the implementation](#)

Executive Nov 2024: [York Christmas Market 2024 and Blue Badge Access](#)

Executive November 2025 [York Christmas Market 2025: Operation of Temporary Anti-Terrorism Traffic Regulation Order](#)

Project title	Future Library Investment Programme (FLIP)									
Reporting period	November 2025									
Description										
To deliver the library vision for Library Learning Centres with investment of over £4m for Acomb and Clifton.										
Overall status previous period (Oct)					Overall status this period (Nov)					
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Nov										
Oct										
Issues Status Explanation		Issue with resourcing the solar panel project work internally. Currently in the process of looking at alternative external 'turn key' solution to understand if we can carry out the work before the end of March 2026.								
Progress Update										
<u>Acomb</u>										
<ul style="list-style-type: none"> • All mechanical and electrical work complete to support the install of IT, audio and visual items, plumbing for kitchen and toilets and new lighting/switches for fans. • All stud walls erected to create the new toilet cubicle and larger kitchen space. • All new sanitary wear is installed for the toilets. • New doors installation in toilet area. • Plaster work and WhiteRock installation in kitchen. • Old flooring lifted and prepped ready for new to be laid. • Main library space and meeting rooms painted in new colours along with a freshen up of the woodwork. • Final measurements for new library furniture install and all new furniture ordered. • Discussions on options for draft improvements for main entrance. • Discussed the solar panel work with Property Services team to understand the best route to carry out the works 										

- Progress newsletter issues to Acomb customers via Explore staff

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 Library

- Decorate toilet area following install of new sanitary wear.
- Install of toilet fittings including hand dyers, towel and soap dispensers, mirrors and tiles.
- Install all vinyl and carpet flooring throughout and then protect floor coverings with heavy duty vinyl sheeting until final clean.
- New kitchen equipment to be installed.
- Install corner guards.
- Install blackout blinds.
- Beginnings of furniture fit out.
- Look at external 'turn key' solution for the solar panel work to understand if the work can be committed to before March 2026.

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	Clr 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 committee)	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 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	November 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 (Oct)					Overall status this period (Nov)					
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Nov										
Oct										
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	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
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 store rooms and we have gained approvals for the use 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 use amending the drainage design. This has been solved and temporary works designers are involved to put in place suitable means of access and protection. We also came across damaged drainage from the RI building which we are fixing and putting right before the footway is completed. • Drainage works are ongoing outside the portico. We were delayed due to the report coming back from Arup's condemning the portico canopy where works had to stop 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
- 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.
- 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.

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.
- 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.

Package 3

- The Deed of Variation to the contract with LNER is progressing whilst aligning with WYCA stipulated terms.
- The Package 2 / 3 interface has now been resolved with LNER progressing their tender documentation accordingly.

Package 4

- Finalisation of land boundaries and requirements of all stakeholders in terms of the loop road.
- Discussions with Highway Asset Management teams in regard to delivery options.
- Demolition of some structures by NR.

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	Exec November 2018 - Report on Public Engagements https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&Mid=10474&Ver=4 Exec November 2020 – Funding and Delivery

committee)	<p>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>
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Project title	Ousewem Project									
Reporting period	November 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 (Oct)							Overall status this period (Nov)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Nov										
Oct										
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.
- Attendance & Ousewem panel discussion at Yorkshire Post climate change summit.
- Commencement of Geohazards work.

Next Period

- Further work on flood model and water quality model.
- Further delivery of NFM project.
- Future works on living labs and co benefits review.

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&Mid=12793&Ver=4</p> <p>Exec July 2022 - Catchment Flood Management Project PDF 416 KB</p>

Project title	Carbon Reduction Programme										
Reporting period	November 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 (Oct)							Overall status this period (Nov)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Nov											
Oct											
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.									
Progress Update											
<u>Reporting</u>											
<ul style="list-style-type: none"> City-Wide and Corporate emissions reports were published in November following approval from EMDS. 											
<u>Carbon Negative Challenge Fund</u>											
<ul style="list-style-type: none"> The outcome of our Carbon Negative Challenge Fund applications has been determined. Our 4 revenue bids have been unsuccessful while our 3 capital applications have been successful or asked to provide further clarifying information. We are responding to this request. 											

- 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 over £650k to business in York and North Yorkshire for net zero projects. There is an additional £450k in the pipeline and we are expecting the full funding to be allocated by end of November. All projects will need to be delivered by end of March 2026.

Natural Environment

- Green Streets planting in public open spaces and highway verges is complete. Failure rates have been higher than expected due to the warm and dry spring. Replacement trees will be planted in autumn/winter and an enhanced maintenance schedule will be introduced.
- 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 £140k.
- 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"> • Recruitment of new Project Manager. • Delivery of MRF and GB Energy Projects. 	
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	November 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 (Oct)							Overall status this period (Nov)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Nov										
Oct										
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 06 August 2025. Railings and basement level painting is now ongoing to the front of the house in November. 										

- Currently on programme and budget for the whole scheme.
- South elevation scaffold licence variation has been left. The works to this elevation are currently too complex to achieve. These will be revisited in the future. Scaffold is required within a private property to achieve a stable platform. The works do not appear significant enough to warrant that level of disruption at this time of year.

Next Period

Next steps for the project are as below:

- Some external works will now take place (on the rear and north side of the house) from August to November. This is so the contractor can complete all south and east elevation works so that the scaffolding can come down and the house reopen to the public safely and on time. This does not affect the overall programme, works have simply been reprogrammed to accommodate this.
- 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 carriageway under the arch began in mid September for a period of approximately 6 weeks. This will restrict access to the Guildhall but will not prevent it. Some works have failed and need further time. To complete by end of November.
- 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.
- Rear compound remains until end of November 2025.
- External works complete 11 November 2025.
- Internal Works complete end of November 2025.
- Handover is 05 December 2025.
- 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.
- Excluding the south elevation and final decision made, we are not expecting a significant increase in costs beyond what can be covered by contingency.
- Works progress to completion.

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		November 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 (Oct)				Overall status this period (Nov)						
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Nov										
Oct										
Risks Status Explanation		Currently there are 7 open and edited risks. All of these risks are undergoing mitigation.								
Progress Update										
The consortium achieved the following:										
<ol style="list-style-type: none"> 1. Demo home 2 work is complete. 2. Demo home tours are taking place at both properties. 3. HED modelling, virtual demonstrator and videos added to the website. 4. Plans progressing for launch event in November - final push for attendees. 5. Final M&E report survey, meetings and data gathering taking place. 6. Additional funding secured for discussions for commercialisation and the running and expansion of YorEnergy post project to continue. 7. Finance options are in place, ready for consumers and live on the website. 										

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

Next Period

1. Complete project.
2. Final report drafted.
3. Final claims uploaded.
4. IAR completed.

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	November 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 (Oct)							Overall status this period (Nov)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Nov											
Oct											
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"> • Review Consultation responses. 											

- Co-ordinate feedback into a summary report.
- Input resident feedback information received from Consultation into design review.
- Prepare Executive Member report.
- Draft the wording for the Experimental Traffic Regulation Order (ETRO).
- Summary report for Executive Member review.

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	November 2025										
Description											
This project aims to implement a centralised Customer Relationship Manager (CRM) system to replace the previous solution.											
The CRM system is required to:											
<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. 											
Overall status prev period (Oct)							Overall status this period (Nov)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Nov											
Oct											
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.									
Resources Status Explanation		Status remains at amber until as a minimum the short term resource has joined and the project is on track.									
Tasks & Milestones Status Explanation		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.									

	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.
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	Issues are currently at Amber status, due to resource plan not yet finalised however is in progress. This status will return to green once the plan has been approved.
Progress Update	
<p>The project has progressed well through the initiation restart phase, with strong engagement from ICT and Digital teams. Technical action plans are in motion, with high priority items on track for completion by mid-November. Business analysis work continues across key service areas, with most Highways processes approved and Waste/Public Realm nearing completion pending final approvals.</p> <p>The board has agreed on a pragmatic approach to SLA reviews and customer experience improvements, ensuring Phase 1 remains focused on migration while capturing opportunities for future enhancements. Consultant onboarding has been approved in principle, with timing to be aligned with readiness and knowledge transfer needs.</p>	
Next Period	
<p>The focus for the next period will be on completing outstanding approvals for process maps and finalising fieldwork across remaining service areas. The team will also clarify the service direction for medical waste/sharps to inform form design decisions.</p>	

Planning has commenced for onboarding the Granicus consultant, including defining the work package and aligning timing with project readiness. Customer Services will continue developing policy documentation to support future board decisions. Preparations will be made for the next board meeting scheduled for 26th November.

The project board will continue to monitor the overall project status and will advise on when satisfied to transition to green.

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	November 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 (Oct)							Overall status next period (Nov)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Nov										
Oct										
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		Project risks are at Amber status, this is due the risk associated with the project milestones and time restraints, there are mitigating actions in place								
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 temporary lighting to be installed before the darker nights set in.

CCTV at The Clifton Gypsy and Traveller Site.

Installation of CCTV to Clifton's entrance, has been approved on 10/10/2025. CCTV installation was due to take place, on 27th November, but has been postponed due to the requirement for a temporary traffic signal system.

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.

Osboldwick / Outgang Lane

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

CCTV at The Clifton Gypsy and Traveller Site:

The Information Governance Team are now communicating with contractors to install CCTV as soon as possible.

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	Executive March 2024 - Delivering additional Gypsy and Traveller Accommodation and improving existing facilities Executive May 2024 - Gypsy and Traveller Action Plan Decision Session Combined Executive Member Decision Session June 2025 Gypsy and Traveller Action Plan – Annual Update

Project title	Lowfield Green										
Reporting period	November 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 (Oct)							Overall status next period (Nov)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Nov											
Oct											
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

- All diversions confirmed and being booked in.
- S278 tender pack updated in line with expanded scope.

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	November 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 (Oct)					Overall status next period (Nov)					
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Nov										
Oct										
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 are levying 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. • Two compensation events are pending. 								
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 there 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"> • Commercial unit to handover to CYC. • Completion of vinyl flooring. • Commence levelling screed to sale plots. • Prepare for tenants to move into properties. • Meeting to discuss party wall repairs for Persimmon boundary wall. 	
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 Duncombe Barracks, Burton Stone Lane</p> <p>Executive September 2019 Housing Delivery Programme Update</p> <p>Executive October 2020 Phase 2 of the Housing Delivery Programme</p> <p>Executive October 2021 Housing Delivery Programme Update</p> <p>Executive March 2022 Housing Delivery Programme Update – Delivering Affordable Housing on Council Land</p>

Project title	Burnholme									
Reporting period	November 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 (Oct)					Overall status next period (Nov)					
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Nov										
Oct										
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. Additional cost may also be incurred to rectify a defective element of design and highways issues that have arisen from ambiguity in civils drawings.</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 22/12/2025 and completion 03/03/2026. 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.
Issues Status Explanation	Defective canopy design will require rectification post-handover to prevent future algae growth and potential damage to brickwork.
Progress Update	
<ul style="list-style-type: none"> • Groundworks ongoing within Phases 1 and 2 areas. • Phase 1: Terraces 8 & 11, issues raised by CYC being closed out by Caddick • Phase 2: Terraces 6, 7, 9, 10, 12, inspections and snagging ongoing • Phase 3: Terraces 2 & 4, M&E second fix and joinery ongoing • Phase 4: Terrace 1, joinery, M&E and decoration ongoing 	
Next Period	
<ul style="list-style-type: none"> • Phase 1: Terrace 8 & 11, Caddick to close out CYC items and issue confirmation. • Phase 2: Terrace 3, 6, 9 Caddick to close out CYC items and issue confirmation. Terraces 7 & 10, Caddick to snag. Terrace 12, CYC to carry out first inspection. • Phase 3: Terrace 4, sanitary ware and decoration to complete. Terrace 2, Joinery and M&E 2nd fix to complete. Snagging to commence. • Phase 4: Terrace 1, decoration to progress. Joinery 2nd fix, M&E 2nd fix and tiling to complete. Snagging to commence. 	
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 September 2019 Housing Delivery Programme Update</p> <p>Executive October 2020 Phase 2 of the Housing Delivery Programme</p> <p>Executive October 2021 Housing Delivery Programme Update</p> <p>Executive March 2022 Housing Delivery Programme Update – Delivering Affordable Housing on Council Land</p>

Project title	Ordnance Lane										
Reporting period	November 2025										
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.											
Overall status this period (Oct)							Overall status next period (Nov)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Nov											
Oct											
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 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"> • Agree scope of work for VE process with Lovell. • Discharge pre-commencement planning conditions. 	
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	November 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 (Oct)							Overall status next period (Nov)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Nov											
Oct											
Costs Status Explanation		This is an area that requires careful ongoing monitoring to ensure the project stays within budget. This scheme is currently being costed following value engineering measures.									
Tasks & Milestones Status Explanation		Proceeding as per the programme but grant is involved with milestones attached.									
Risks Status Explanation		Active risk management is ongoing.									
Progress Update											
<ul style="list-style-type: none"> • Demolition planning application has been submitted 28.11.25. • Enabling works 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 is taking place and client comments have been returned to the design team to amend for detailed planning application. 											

- Successful Walmgate and Willow House engagement evening with residents where we were able to capture detailed feedback.

Next Period

- Continue the land assembly process.
- Prepare the enabling works package for demolition in spring.
- Prepare for detailed planning submission for the Willow House scheme.

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	November 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 (Oct)							Overall status next period (Nov)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Nov											
Oct											
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. Incoming costs now received for foul & surface water drainage, and internal damp proof works. Costs received for external works package within period. 									
Financial Benefits Status Explanation		<ul style="list-style-type: none"> 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 will be handed over in line with the most recent programme on the 24th November. 									

**Risks Status
Explanation**

Detailed risk register has been formulated to identify all key risks, assign responsibilities, and determine potential mitigation measures.

Progress Update

- 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. Handovers delayed due to this.
- Block 02 – Scheduled for handover 24/11/2025. Internal decoration completed to all plots. Snagging inspection to take place 18th November. This will be the first block to be handed over.
- Block 03 – Kitchens fitted to all 8 plots, joinery 2nd fix carried out in all plots. Decorator has commenced with preparation of the walls. Render base coat to rear of 2 plots and the other 2 plots have render completed.
- Block 04 – Metal frame ceilings and walls are erected in the rear extensions and the 1st fix M&E is nearly complete. Insulation has commenced to the ground floor extension ceilings.
- Block 05 – External works not progressed. Plastering completed in all 8 plots. Bricklayers are complete with the exception of the gable blockwork to cut in when trusses are on. Trusses are erected and work has commenced to the main roof with new fascias. Plumbing second fix completed.

Next Period

- Handover to be taken for Block 2, and practical completion to be issued following building control sign off. Homes to be allocated to residents.
- Water connection to be completed for Block 1 and air source heat pumps to be commissioned.
- Render to be installed to Block 3 and scaffold to be taken down.
- Internal fit outs and painting to be continued to Block 4.
- Internal plastering to be completed for Block 5.

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

Project title	Lowfield Plot A Specialist Housing										
Reporting period	November 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 (Oct)							Overall status next period (Nov)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Nov											
Oct											
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. We are preparing for 2 engagement events in December to inform the design process. Site Investigation has been instructed and due to be onsite this month. Analysis of pre-market engagement has taken place and learnings have been incorporated into the revised brief. 											
Next Period											
<ul style="list-style-type: none"> Start pre-market engagement (PME) with contractors to ensure we choose the best procurement path and successfully tender the right contractor to deliver to grant deadlines. Continue to develop the RIBA 2 designs. 											

- Arrange a meeting for people with lived experience to feedback on progress and work with to develop the designs.

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	Electric Vehicle Charging Infrastructure										
Reporting period	October 2025										
Description											
Replace all existing life expired EV charging equipment in order to bring the sites into a service that is reliable, safe and accessible. Install additional standard chargers at existing long stay and park and ride sites so that 5% of parking spaces can be used for EV charging.											
Overall status previous period (Sept)						Overall status this period (Oct)					
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Oct											
Sept											
Resources Status Explanation		Gaps in resourcing likely to prevent handover to BAU once site is open to public. These will hopefully be addressed in departmental restructure.									
Financial Benefits Status Explanation		EV network is cost neutral by design, with day to day running costs borne by the user through the charging tariff. There has historically been a lack of visibility of electricity costs from Npower, and this combined with role capacity in CYC, has meant tariffs are being estimated using incomplete cost data.									
Tasks & Milestones Status Explanation		BP cancelled planned work at Monk Bar and are now looking to reschedule.									
Risks Status Explanation		Further delays for NPG to install new substation which will delay charger activation.									
Issues Status Explanation		<ul style="list-style-type: none"> Preparation is ongoing to procure a new back office, O&M and installer ASAP. NPG are unable to redesign the new power supply for Monk Bar chargers in their originally selected location. BPP will not have time to restart the scheme before they wrap up installation services in the UK. Monk Bar scheme will resume once new supplier is appointed. Resourcing issues have prevented hand over to BAU, so operational issues continue to be reported under this project. 									
Progress Update											

<ul style="list-style-type: none"> Continued to develop the tender package for new CPO and supplier to be tendered through Oxford EV DPS. Delays from procurement in providing the specific documentation required by the framework. 	
Next Period <ul style="list-style-type: none"> Complete tender documents which is dependent on available support from Procurement. 	
Reports to	The project will report into the Transport Board who will provide oversight and guidance. Transport Board is chaired by the Assistant Director for Economy and Place who will take ultimate accountability for delivery of the project.
Exec member	CLlr Ravilious
Director responsible	Garry Taylor - Director of City Development
Dependencies	Hyperhubs, LEVI
Link to papers	<p>Executive March 2020 - Electric Vehicle Charging Strategy https://democracy.york.gov.uk/ieListDocuments.aspx?Cid=733&MId=11117&Ver=4</p> <p>Decision session Sept 2020: Approval to award the contract for the delivery of Hyper Hubs Project https://democracy.york.gov.uk/mgIssueHistoryHome.aspx?IId=60718&Opt=</p>

Project title	Hyperhubs - Union Terrace									
Reporting period	October 2025									
Description										
<p>Installation of 'Ultra Rapid Charging Hub' for electric vehicles to comprise of 8 no. charging units with solar photovoltaic canopy and 4no. 7kw charging pillars to existing parking bays. Erection of battery storage unit and substation with temporary construction compound.</p> <p>These provide an alternative for residents without off-street parking, by providing access to Ultra Rapid facilities which can be used as an alternative or as a supplement to public fast charging facilities.</p> <p>Hyper Hubs will provide residents, visitors and through traffic with a convenient charging solution, which will in turn help to persuade more people to switch to an Electric Vehicle. Replacing petrol and diesel vehicle with EV will be beneficial for air quality.</p>										
Overall status previous period (Sept)							Overall status this period (Oct)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Oct										
Sept										
Risks Status Explanation		<p>Main project risks are;</p> <ul style="list-style-type: none"> • Insufficient budget due to price increases since previous quote in 2021. • Delays delivering upgraded power supply. 								
Progress Update										
<ul style="list-style-type: none"> • Costing and construction planning has continued. 										

<ul style="list-style-type: none"> Substation application has been reviewed and design team are preparing some additional information that has been requested by the Distribution Network Operator (DNO). before the price is finalised. 	
Next Period <ul style="list-style-type: none"> Complete pricing, construction plan and Substation application process. Complete contract and begin direct award process. 	
Reports to	The project reports to the Transport Board. This is an internal board that is chaired by the Head of Transport and Highways.
Exec member	Cllr Ravilious
Director responsible	Garry Taylor - Director of City Development
Dependencies	EV Charger Asset Renewal (EVCAR)
Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)	<p>Executive March 2020 - Electric Vehicle Charging Strategy https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=11117&Ver=4</p> <p>Decision session Sept 2020: Approval to award the contract for the delivery of Hyper Hubs Project https://democracy.york.gov.uk/mgIssueHistoryHome.aspx?IId=60718&Opt=0</p> <p>Executive July 2023 LEVI Pilot Funding for Askham Bar HyperHub</p>

Project title	Hyperhubs – Askham Bar									
Reporting period	October 2025									
Description										
This project aims to deliver a 4th HyperHub in the city centre at Askham Bar Park and Ride. The site would consist of 4 ultra-rapid 150-175kW chargers and 4 Rapid 50kW chargers, installed around a central island and covered by a canopy. 56 dual socket 7kw fast chargers would be installed in the car park adjacent to the Hub.										
Overall status previous period (Sept)							Overall status this period (Oct)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Oct										
Sept										
Tasks & Milestones Status Explanation		CYC Legal continue to chase for a response to the proposed overage changes.								
Issues Status Explanation		<ul style="list-style-type: none"> • Permission from previous landowners must be obtained before project can continue. • Awaiting response from solicitor regarding the proposal for changes to overage which would permit the construction of a new substation on site. • As part of the design package the possibility of bringing in power from a nearby substation that lies outside of the overage area will be investigated. 								
Progress Update										
<ul style="list-style-type: none"> • NEC 4 contract awarded • Design work commenced • Overage - Landowners solicitor has asked us to engage with their surveyor over a number of queries. CYC legal to arrange meeting which will also include CYC property. 										
Next Period										

<ul style="list-style-type: none"> • Surveys • Continue design work • Meet with Surveyor 	
Reports to	The project reports to the Transport Board. This is an internal board that is chaired by the Head of Transport and Highways.
Exec member	CLlr Ravilious
Director responsible	Garry Taylor - Director of City Development
Dependencies	EV Charger Asset Renewal (EVCAR)
Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)	<p>Executive March 2020 - Electric Vehicle Charging Strategy https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=11117&Ver=4</p> <p>Decision session Sept 2020: Approval to award the contract for the delivery of Hyper Hubs Project https://democracy.york.gov.uk/mgIssueHistoryHome.aspx?IId=60718&Opt=0</p> <p>Executive July 2023 LEVI Pilot Funding for Askham Bar HyperHub</p>

Project title	City Leap Accelerator pilot project									
Reporting period	November 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 (Oct)							Overall status this period (Nov)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Nov										
Oct										
Scope Status Explanation		<ul style="list-style-type: none"> – Currently, the scope for this phase of the project is to complete an Outline Business Case and Full Business Case for a Strategic Energy Partnership model for the YNYCA. The programme is highly likely to be extended to August 2026 and the consultants have a comprehensive project plan for expediting stakeholder engagement and delivery. The project delivery has been replanned to this deadline. – The consultants are very early in being onboarded so a clear and realistic plan to complete all aspects of the project by August 2026 is still in work so remaining at "At Risk" status. 								
Non-Financial Benefits Status Explanation		<p>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.</p>								

Tasks & Milestones Status Explanation	<ul style="list-style-type: none"> – Consultants are now being onboarded to support across workstreams. Working in parallel across the project and consultancy teams to meet deadline. Remaining at "At Risk" status until consultants have provided a clear and viable plan to deliver by the deadline. – Internal engagement across finance and legal teams has been delayed due to the options analysis taking longer than expected. Individual authority scrutiny processes are being planned and lead times included in the project plan. Route for governance decisions for CYC has been confirmed but need to be aligned with NYC/CA governance, also taking into considering incoming consultant expertise.
Risks Status Explanation	<p>Risk levels have reduced having completed the consultancy award to support to the end of the project. Remaining at "At Risk" until consultants fully onboarded and benefit being realised.</p>
<p>Progress Update</p> <p>Consultants have now been awarded a contract and expecting signature shortly. The consultancy is a consortium of 4 business entities with specialist expertise to support across all workstreams of the project. The primary focus will be on working to agree a model option to finalise the business case, and identify anchor and pipeline projects to support the initial definition of the proposed model.</p> <p><u>SEP Options Appraisal:</u> The Project has completed a phase of analysing the long list of Strategic Energy Partner (SEP) model options for the YNYCA, including input from stakeholders across the Local Authorities. A shortlist of options has been defined to assess in detail, alongside consultancy support, and determine the most viable option for the 3 authorities to take forward to business case.</p> <p><u>Asset Identification and Project Pipeline:</u> 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. An initial draft of projects in the pipeline have been documented but with more work required to refine and formalise with the purpose of including in a potential prospectus. Existing decarbonisation projects have been formalised into a pipeline database and will be refined alongside consultancy support to identify regional opportunities.</p>	

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. Further work is nearing completion to create several visual representations of the outputs including GIS and investment process flow. LAEP+ by AI is being explored as a potential alternative to in house TEM for ongoing LAEP strategy and project identification.

Financing Exploration: Work is continuing to further explore private financing and investment models identified in the options appraisal with investor engagement planning works being undertaken. Taking learning from authorities that have completed similar engagement, the project team are hoping to fast-track engagement focussing on a small number of partnership model options and financing structures, with a clear prospectus of types of project. Work to proceed will depend on final model selection.

Market Engagement: An early market engagement webinar took place on 3rd September introducing the project and SEP opportunity to the market. Feedback from this engagement has been consolidated and is feeding into the options appraisal workstream as market driven considerations. Work is currently paused on further market engagement until a final model option is defined.

Next Period

SEP Options Appraisal: The primary focus for the next 1-2 months will be to refine and finalise a workable model for the 3 authorities in the region. The aim is to have this formalised into an outline business case and processes through governance processes of the 3 authorities by January/February.

Asset Identification and Project Pipeline: Ongoing asset maintenance and project pipeline updates. The focus for the next month will be exploring the regional assets and pipeline of projects, alongside the consultants, to formalise an investible proposition for a potential partner (model dependant)

Techno-Economic Modelling: Review to take place of current TEM works with the consultants. They will then be building upon the work to date and developing full financial models to enable business case development across a key set of asset classes.

Financing Exploration: Financial mechanisms relevant to the shortlist of partnership options will be explored in detail alongside the consultants, to determine which models fit best with the regional risk appetite and funding potential across the 3 authorities. The aims will be to identify the required financial mechanisms to feed into the outline business case for the final partnership model.

Market Engagement: No formal market engagement activities are planned for the next period while the consultants are onboarded and work is delivered to finalise the partnership model.

Internal Governance: It is expected that internal CYC stakeholders are more broadly engaged over the next 6 months to input and support the finalisation of the partnership model structure.

Reports to	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.
Exec member	Councillor Jenny Kent
Director responsible	Garry Taylor - Director of City Development
Dependencies	

Project title	P&R Interchanges										
Reporting period	November 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 (Oct)								Overall status this period (Nov)			
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Nov											
Oct											
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 CYC executive. 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. 											

<ul style="list-style-type: none"> Revisions/additional funding now incorporated into updated budget and cost report. 	
<p>Next Period</p> <ul style="list-style-type: none"> Update on budget for Park and Ride - Cost Management based on finalised scheme designs. Agree revised consultants' appointments. Formally close out scheme design scope with operators and CYC executive (Conclusion of RFI's). Progress into RIBA stage 4 detailed design. Further meeting to be held with CYC procurement, legal and cost management teams to review budgets tender options (available frameworks). 	
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	November 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 (Oct)							Overall status this period (Nov)				
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues	
Nov											
Oct											
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.</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. 									
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. • Partnership working underway for the Healthy Places and Housing SPD. 											

<ul style="list-style-type: none"> Officers reviewing draft Climate Change SPD previously halted pending adoption for the Local Plan. 	
Next Period Preparation ongoing.	
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)	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 Executive March 2019 – Update https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10479&Ver=4 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 Executive January 2023 – Update https://democracy.york.gov.uk/documents/s165049/Report%20-%20Local%20Plan%20Modifications.pdf Executive September 2024 - Prioritising Supplementary Planning Documents https://democracy.york.gov.uk/documents/s178206/Prioritising%20Supplementary%20Planning%20Documents.pdf Extraordinary Council Meeting 27 Feb 2025 - Adoption of the City of York Local Plan

Project title		Housing Plan including RP affordable Homes								
Reporting period		November 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 (Oct)				Overall status next period (Nov)						
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Nov										
Oct										
Progress Update										
<ul style="list-style-type: none"> • Clifton without junior school - Pre planning application submitted, Heads of terms under negotiation. • Plot B Lowfield - submissions received from pre market engagement. • Woolnough House - Heads of Terms being drafted. • 68 Centre - Heads of Terms being drafted. 										
Next Period										
<ul style="list-style-type: none"> • Clifton without junior school - legal works to continue including Heads of Terms, licence for investigation and lease, await results of pre planning application. • Plot B Lowfield - Pre market engagement submissions to be reviewed. • Woolnough House - Legal works to continue. • 68 Centre - Legal works to continue. 										

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		November 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 (Oct)				Overall status this period (Nov)						
	Scope	Quality	Costs	Resources	Financial Benefits	Non-Financial Benefits	Tasks & Milestones	Climate Change	Risks	Issues
Nov										
Oct										
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. • Further ecological surveys now complete as part of the planning application. 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"> • Continue to close out Planning actions / queries. • Clarify funding requirement / commitments. • 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>