

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/054546-2025>

Planning

Lancaster Canal Quarter: Coopers Fields - Pre Market Engagement

Lancaster City Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-054546

Procurement identifier (OCID): ocds-h6vhtk-059591

Published 8 September 2025, 10:43am

Scope

Description

Lancaster City Council has issued a pre-market engagement notice and a Request for Information (RFI) to understand the market interest and capacity of interested parties in taking forward the 0.9ha Coopers Fields site within Lancaster's Canal Quarter regeneration area to deliver a mix of affordable and social housing in line with its adopted objectives. The council is particularly keen to hear from Registered Providers (RPs), developers with registered provider status in their business group, those with demonstrable capacity to partner with RPs, or those who are interested and may not fit in the above categories but would still be capable of delivering the same outcomes.

The regeneration of the Canal Quarter area is critical to enhancing Lancaster's role as a sub-regional centre and boosting its housing, commercial, cultural and leisure offer. Our ambitious vision is for a vibrant, sustainable and active Canal Quarter, integrated with the Lancaster Canal and served by areas of new public open space. A Quarter where contemporary development and hidden heritage can combine to create a diverse residential, commercial, cultural and recreational neighbourhood.

Feedback is required to assist in identifying the site's potential opportunities, risks and

constraints, with the intention of informing a future procurement and / or disposal strategy to secure the best delivery model for a successful outcome.

Contract dates (estimated)

- 1 April 2027 to 31 March 2030
- 3 years

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 71200000 - Architectural and related services

Contract locations

- UKD4 - Lancashire

Engagement

Engagement deadline

17 October 2025

Engagement process description

Lancaster City Council has issued a pre-market engagement notice and a Request for Information (RFI) to understand the market interest and capacity of interested parties in taking forward the 0.9ha Coopers Fields site within Lancaster's Canal Quarter regeneration area to deliver a mix of affordable and social housing in line with its adopted objectives. The council is particularly keen to hear from Registered Providers (RPs), developers with registered provider status in their business group, those with demonstrable capacity to partner with RPs, or those who are interested and may not fit in the above categories but would still be capable of delivering the same outcomes.

Feedback is required to assist in identifying the site's potential opportunities, risks and constraints, with the intention of informing a future procurement and / or disposal strategy to secure the best delivery model for a successful outcome.

The Pre Market Engagement Information Pack is available on the Proactis ProContract web portal 'The Chest'. Interested parties who meet the criteria above, are invited to download and engage with this pre market engagement by:

1. Going to <https://procontract.due-north.com/Opportunities>
2. Select 'Lancaster City Council' from the Organisation list
3. Search for Project ref. DN783396 or title 'Lancaster Canal Quarter: Coopers Fields - Pre Market Engagement'
4. Select 'express interest in this opportunity'.
5. Download the Market Engagement Information Pack and complete the attached question response form by the deadline date.

The deadline for responses is 17:00 Wednesday 15th October 2025.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Contracting authority

Lancaster City Council

- Public Procurement Organisation Number: PTQG-8236-WVNZ

Lancaster Town Hall, Dalton Square

Lancaster

LA1 1PJ

United Kingdom

Contact name: Miss Kate Smith

Email: kmsmith@lancaster.gov.uk

Website: <http://www.lancaster.gov.uk>

Region: UKD44 - Lancaster and Wyre

Organisation type: Public authority - sub-central government