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Planning

Skerton School and Mainway Regeneration - Preliminary Market Engagement

Lancaster City Council

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

Notice identifier: 2025/S 000-070500

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Scope

Reference

DN795733

Description

Lancaster City Council is launching this Preliminary Market Engagement (PME) to seek responses from developers and investors on potential partnership and investment structures to help shape and lead the delivery of two mayor housing schemes. The Council seeks partnership approaches that bring forward investment, delivery expertise, and innovative funding and risk-sharing solutions and bridge viability challenges in the early years of operation. This PME is designed to explore opportunities for partnership that will enable immediate delivery and bring forward the Council's long-term regeneration respectively for:

Skerton School is a planning-approved scheme for around 135 affordable and social homes. It is ready to proceed either as a stand-alone development or as the enabling first phase of the Mainway regeneration. The Council is seeking a partner to lead delivery of

this scheme, providing the additionality and decant capacity needed to support a rolling programme of renewal at Mainway and to establish early delivery momentum.

Mainway Estate Regeneration is a long-term regeneration and investment opportunity. The emerging masterplan envisions up to 400 new dwellings across a mixed tenure development, delivered through phased regeneration with the opportunities to incorporate our Council Housing building ambitions within wider partner-led regeneration and redevelopment of the estate.

Together, Skerton and Mainway present an opportunity for partners lead delivery of a planning-ready scheme and the long-term investment in a transformational regeneration programme

Contract dates (estimated)

- 1 April 2027 to 31 March 2029
- 2 years

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
 - 66000000 - Financial and insurance services
 - 70000000 - Real estate services
 - 71000000 - Architectural, construction, engineering and inspection services
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Engagement

Engagement deadline

12 December 2025

Engagement process description

Suppliers can 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. DN795733 or title 'Skerton School and Mainway regeneration'
4. Select 'express interest in this opportunity.'
- 5 Download the Request for information pack and complete the provided question response form by the deadline date.

The deadline for responses is 12:00 Friday December 2025

Contracting authority

Lancaster City Council

- Public Procurement Organisation Number: PTQG-8236-WVNZ

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Region: UKD44 - Lancaster and Wyre

Organisation type: Public authority - sub-central government