

Report to:	Cabinet	Date: 15 December 2021
Subject:	Levelling Up Fund approval of expenditure	
Report of	Leader and Cabinet Member for Finance and Growth	

Summary

This report details the proposed expenditure required to complete the prescribed design development and technical works required to deliver the Radcliffe Hub and Bury Flexi Hall projects in accordance with the programme of works included within the Levelling Up Fund applications.

The works will be completed by the Councils procured construction contractor, Vinci Construction.

Full detailed breakdown of the costs and programme are included in Part B of this report.

Recommendations

That Cabinet:

1. Approve entering into Pre Construction Service Agreements with Vinci Construction for the design and technical development of the Radcliffe Hub and Bury Flexi Hall projects, in accordance with the delivery strategy submitted as part of the Levelling Up applications and detailed in Part B of this report.
2. Approve the additional expenditure to support the delivery of both Levelling Up funded projects as detailed in the capital expenditure forecast submitted as part of the Levelling Up applications and detailed in part B of this report.

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1. Introduction

On 26th May 2021, the Cabinet agreed to develop and submit to Government two Levelling Up Fund applications; one for the development of a new civic hub in Radcliffe and a second for a new market flexi hall in Bury Town Centre.

On 1st Sept 2021, Cabinet agreed to procure a design and build contractor to develop the proposed projects in anticipation of the announcement of successful Levelling Up Fund bids. This outlined the two-stage process of procuring a contractor to complete pre construction technical work and a later stage which fully quantified the construction cost requirement. The full construction costs will be submitted to Cabinet for approval in 2022.

As part of the Government's budget on 27th October 2021 it was announced that both Levelling Up Fund bids had been successful at the maximum amount bid of £20m each.

2. Radcliffe Levelling Up Fund Bid

2.1 The Levelling Up Fund bid for Radcliffe will deliver a new civic and enterprise hub in the heart of Radcliffe, creating a focus for leisure, learning, community and enterprise within the town centre. The project comprises:

- Civic hub - the creation of a new wellness and civic hub will deliver a new leisure centre, as existing temporary leisure facilities are demolished to enable the delivery of a vital new secondary school. Council workspace and the library will be relocated, offering flexible facilities that will provide a focus for skills, adult education and community activities at the heart of Radcliffe town centre.
- Market Chambers – the building will be refurbished to deliver flexible co-working space, whilst also creating a new central venue as a focus for civic, cultural and creative events in Radcliffe town centre.
- Radcliffe enterprise – the relocation of the library into the civic hub will enable the redevelopment of the existing premises to create a business centre as a focus for enterprise, entrepreneurship and innovation.
- Active civic spaces – the public realm will integrate with pedestrian and cycle routes bringing together assets as a vibrant civic quarter.

3. Flexi Hall, Bury Town Centre

3.1 The Levelling Up Fund (LUF) bid for the flexi hall proposes to deliver the following:-

- Market improvement works – to sustain and enhance the market including installation of a new roof, reconfiguration of existing spaces, access improvements and repairs and maintenance.
- Flexi hall - the creation of a high quality, flexible facility at a key gateway to enhance cultural, leisure and hospitality offer. The

facilities will support a range of business and community organisations and will be actively managed as part of a co-ordinated town centre offer.

- Public realm – a new public realm environment will be created to link the Market and adjacent infrastructure including Bury Interchange, Bury College and other civic infrastructure.
- Supporting activities - a range of complementary measures to diversify market demographic, including events, business enterprise and resident support.

4. Pre Construction Service Agreement (PCSA)

2.2 In accordance with the procurement process approved by Cabinet in September 2021 it is proposed to enter into a Pre Construction Service Agreement with Vinci Construction.

2.3 The PCSA will progress technical due diligence, design development and construction methodology along with quantifying final costs.

2.4 A summary of the next stages of work are set out below:

1. Concept Design

- Project Brief
- Architectural Strategic Engineering
- Cost Planning
- Project Strategies
- Outline Specification
- Design Reviews
- Stakeholder engagement
- Design programming
- Pre application planning advice
- Agree route to comply with Building Regulations

2. Spatial Coordination

- Design Studies
- Engineering Analysis
- Cost exercises to test architectural concepts
- Spatially coordinated design
- Updated Cost Plan
- Updated Specification
- Initiate Change Control Procedures
- Review design against Building Regulations
- Conduct public consultation on proposed plans
- Prepare and submit a planning application

It should be noted that the Councils Major Projects (with colleagues from Operations, Planning and Property) will conduct a full, inclusive community and stakeholder engagement process to not only support the planning submission but also to inform the design development stages set out above. The Council is committed to using the Levelling Up funded projects to provide community infrastructure that meets the needs of the people of Bury and Radcliffe and will specify accordingly after public engagement.

Next steps

- 1.2 If approved by Cabinet, Vinci Construction will progress with the delivery of the works outlined at RIBA stages 1-4 within the programme of works included within the Councils Levelling Up Fund applications for both projects.
- 1.3 The technical work and design development will be overseen by Council Major Projects staff and Vinci Construction will be paid for the work completed.
- 1.4 Part B of this report details the full programme of works for each project.

Links with the Corporate Priorities:

Access to monies from the Levelling Up Fund will support the delivery of projects in Radcliffe and Bury, within a timeframe that is strategically aligned to the implementation of priorities outlined in the Let's do It, Bury 2030 plan. The regeneration of Radcliffe and investment in Bury town centre supports delivery of the Let's Do It strategy and the five themes that underpin the plan.

Equality Impact and Considerations:

An Equality Impact Assessment has been conducted on Radcliffe and the Flexi Hall.

Environmental Impact and Considerations:

We need to use every opportunity to ensure that the developments in Radcliffe and Bury on our land is carbon neutral and prioritises active travel.

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
None arising specifically from this report.	

Legal Implications:

A pre-construction services agreement (PCSA) is commonly used to appoint a design contractor before entering into a formal building contract. With a PCSA there is a need to negotiate both a PCSA and a building contract this can increase the work required however the increased contractor involvement during the pre-construction stage can lead to cost savings in the completed project(s). Early contractor's involvement can avoid buildability issues later in the project(s) and increase the transparency of the sub-contractor tendering process.

This PCSA is being drafted on the basis that the parties intend to use an amended form of building contract (the NEC3 ECC Option A Contract) which will be appended to the PCSA. Ideally, following completion of the Pre-Construction Period, these services should be subsumed into the main contract to achieve single point responsibility, making it simpler to identify the contractor's scope of responsibility and deliver rights to third parties if required and leaving only those technical matters that cannot be agreed until the Pre-Construction Services are carried out for final agreement.

Financial Implications:

When the Government Levelling Up Funds were awarded they were awarded with strict funding profiles of when the monies needed to be spent across the respective financial years. For this financial year the council has submitted plans to expend £2,672,915 on the Radcliffe scheme and £4,721,673 on the Bury Flexi Hall and Town Centre scheme. It is recognised that within the Bury scheme initial costs will also include property and site acquisition costs as well as design and technical costs.

Background papers:

No background documents.

Glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning
GMCA	Greater Manchester Combined Authority
MP	Member of Parliament
SRF	Strategic Regeneration Framework
GM	Greater Manchester