

Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 11 March 2026
Subject:	Prestwich Village Regeneration Project: Phase 1B & 2 Appointment of Demolition Contractor Part A	
Report of	Leader and Cabinet Member for Strategic Growth	

Summary

- 1.1 The Prestwich Village Regeneration Project will deliver a comprehensive re-development of the Prestwich Village site including the Longfield Centre. The Council has formed a Joint Venture (the JV) with Muse Places to deliver this activity. The project will deliver a new village centre and contribute to the Council's strategic aims (Bury 2030) and 'Let's Do It' Strategy.
- 1.2 Extensive progress continues to be made on the development and delivery of the project. The first phase (Phase 1A Travel Hub) remains on site with construction of the new facility still on schedule to be delivered by July 2026.
- 1.3 Work has continued at an incredibly fast pace to prepare for the delivery of the remaining development phases (Phases 1B and 2). This, as previously explained in the approved Cabinet report 3rd December 2025 is to hit three Greater Manchester Combined Authority (GMCA) milestones by end March 2026 to secure funding from the GMCA. These milestones are – a meaningful start on site of demolition works (of the Longfield Centre), submission of the planning application for the next phase and early contractor engagement.
- 1.4 Further to the approval at Cabinet on 3rd December 2025, preparation work in relation to the meaningful start on site of demolition works has been carried out at pace. This milestone has now reached a point where approval from Cabinet is required for the appointment of the demolition contractor following a Public Contracts Regulations 2015-compliant procurement process through the Pagabo National Framework for Demolition and Land Remediation- Lot 4 (Pagabo Framework for the North) to keep the delivery of the project on track.
- 1.5 Approval at Cabinet is requested due to the value of the current demolition contract (£537,437.14 excluding VAT) requiring a key decision to appoint DSM Demolition Limited (company number 02266325) to carry out the required demolition of the Longfield Shopping Centre, noting that this will be undertaken in two phases as explained further in this report. This is a follow-up report to the one approved in December 2025.

Recommendation(s)

It is recommended that Cabinet:

- 2.1 Accept the tender process that was undertaken via a Public Contracts Regulations 2015 (PCR 2015) was a compliant process, and approve the appointment of DSM Demolition Limited (company number 02266325) to undertake the demolition works package with a total estimated contract value of £537,437.14 excluding VAT subject to the agreement of the contract terms and conditions.
- 2.2 Accept there may be a small adjustment required to fix the above contract sum based on an outstanding R&D (Refurbishment/Demolition) survey that cannot be fully carried out until the Prestwich Library vacates its current location.
- 2.3 Delegate authority to the Director of Law and Governance in consultation with the Executive Director of Place or Director of Regeneration and Project Delivery to finalise contractual arrangements and execution of the contract.

Reasons for recommendation(s)

- 3.1 Approval of the demolition contractor is required for there to be a meaningful start on site of demolition works ahead of the end March 2026 to meet one of the three GMCA milestones to secure funding to deliver the next phase of the Prestwich Village Regeneration Project.
- 3.2 Delegating authority to the Director of Law and Governance in consultation with the Executive Director of Place or Director of Regeneration and Project Delivery will enable the contract to be executed without delay and within the required timeframes.

Alternative options considered and rejected

- 4.1 No alternative way(s) of selecting the demolition contractor has been considered as the tender process was via a framework ensuring procurement was conducted in a fair, transparent and open manner.
- 4.2 Delegation to key senior officers ensures expedient appointment of the demolition contractor to meet GMCA timescales. As there is currently no clear alternative route to external funding for the project, other than that which is on offer from the GMCA, meeting their timescales is essential to the success of the project to secure full project delivery.

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Background

- 5.1 As part of the Council's vision for 2030, Bury Council is working collaboratively with our communities to achieve faster growth than the national average alongside lower levels of average deprivation. The 'Let's do It!' strategy focuses on building a better future for our children and young people, promoting inclusion, improving our environment, and delivering improvements in prosperity and quality of life.
- 5.2 The Prestwich Village Regeneration Project will deliver a framework for modern urban living, working and social enjoyment in Prestwich Village centre. It aims to bring forward a cohesive programme of regeneration that will see the development of a new village centre which is inclusive, sustainable, reflects the needs and aspirations of residents and delivers an attractive urban environment alongside a thriving local economy.
- 5.3 As noted in the Cabinet report of the 12th July 2023, the project has the potential to bring in significant capital investment which will help to deliver multi-faceted regeneration, economic growth, and environmental improvements in Prestwich Village.
- 5.4 To realise the vision, Cabinet approval was given on 13th October 2021 for the Council and Muse Places to legally form the Prestwich Regeneration LLP (the JV) to bring forward a multi-phase mixed use regeneration project. Under this arrangement, Muse Places operate as the developer for the project, delivering construction and development activity on behalf of the JV.
- 5.5 The Prestwich Village Regeneration Project consists of three phases:
- **Phase 1A** – Delivery of a modern Travel Hub facility consolidating parking in a single town centre location and making available land at Rectory Lane for redevelopment.
 - **Phase 1B** – Delivery of new retail units including a market hall, new leisure/community facilities, a modern new home for the Prestwich Library and new attractive public realm.
 - **Phase 2** – Delivery of 248 new homes.

Progress to Date

Phase 1A (Travel Hub)

- 5.6 Since a progress report was provided as part of the Cabinet report 3rd December 2025, significant progress continues with the construction of Phase 1A (Travel Hub), with practical completion still expected July 2026.

- 5.7 Further to approval given at Cabinet 15th October 2025 to undertake a two-stage procurement process for the appointment of an external operator for the Travel Hub, the procurement process is underway through the Crown Commercial Service Framework. Stage One (soft market testing) is complete with a level of interest from third-party operators shown and Stage Two (full competitive tender) commenced on 26th January 2026 with expected completion i.e. appointment of the operator by early-mid April 2026.

Phase 1B & 2 (Commercial and Residential)

- 5.8 As already mentioned, this phase is incumbent on the JV hitting three GMCA milestones by end March 2026 which are:

1. **Planning Permission:** The Planning Application for the project should have been submitted to the Local Planning Authority for validation.
2. **Procurement:** The Bury/Muse Places Joint Venture (JV) should have selected a main contractor, agreeing the relevant Pre-Construction Services Agreement (PCSA).
3. **Demolition:** Plans for demolition activity on the site should be advanced with a meaningful start on site having commenced.

- 5.9 **Planning Permission** – work has been underway at an incredibly fast pace with the support of a planning consultant and architect to achieve the most efficient route to realising full planning permission which as reported in the Cabinet report 3rd December 2025 is to carry out a full EIA Planning Submission for Phases 1B and 2 combined. This is building on designs already developed and approved in full for Phase 1B and reflect any scope changes required to ensure that the project is deliverable alongside Phase 2 that currently has outline planning permission.

The submission of the planning application to the Local Planning Authority was made on 27th February 2026 following a short period of further community consultation.

- 5.10 **Procurement** – through the Pagabo Framework for the North, work is on track to achieve early contractor involvement through a PCSA for the main works contractor. There will be one preferred contractor selected that will deliver both the main works for Phase 1B and Phase 2 to achieve efficiency and value for money.

Progress to date through the framework confirms a very satisfactory level of interest for both contracts. The evaluation process is complete with the resultant tender report pending approval from the JV to enable progression to appointment.

5.11 **Demolition** – all the remaining tenants in the Longfield Centre have been served notice with full vacant possession expected by no later than 7th April 2026. Some tenants previously had to vacate due to the condition of the Longfield Suite roof. The approval of this report will enable the selected demolition contractor to be appointed, and for the required meaningful start of demolition to commence on site before end March 2026. The demolition of the centre will be undertaken in two phases with works complete by Summer 2026:

- Phase 1: End March 2026 – mid May 2026.
- Phase 2: Mid-April 2026 – start June 2026.

Demolition activity on the site is permissible under the existing Planning Application granted in July 2024. All discharge of planning conditions in relation to demolition from this approval are complete.

Procurement Process

Pre-tender Process

5.13 Due to the demanding timescales associated with the three milestones and to demonstrate that a PCR 2015 compliant process was followed, as well as ensuring an expedient route to market was achieved, two frameworks were initially explored – the Salford Demolition Framework that all GM councils have access to and the Pagabo Framework for the North.

5.14 The Salford Demolition Framework was discounted in favour of the Pagabo Framework for the North as the priority is timescale. Although the former was accessible and compliant, the latter had a shorter timeframe. Both frameworks had suitable demolition contractors on them and are viable routes to market.

5.15 The Pagabo Framework for the North has eight demolition contractors on it who all have the ability and technical experience to successfully and safely carry out the required demolition works.

5.16 An Expression of Interest was issued to the contractors on 22nd January 2026 and seven out of the eight confirmed an intention to participate in the tender process. Tender documents were then issued to the seven parties on 29th January 2026 with a tender return date of 18th February 2026. All seven parties completed a tender return but some of the returns were incomplete.

Procurement Route

5.17 The main objective of the procurement route was to quickly ascertain a good price and demonstrate value for money as well as confirming that best value had been achieved by quality (methodology, mobilisation, timescale etc). On

this basis, a quality and commercial scoring assessment was used with a 70% (Quality) / 30% (Commercial i.e. price) split respectively.

5.18 The 70% Quality criteria breakdown consisted of:

- Schedule of Amendments (a document used in construction to record, organise and agree changes to standard contract terms to ensure clarity, risk allocation and legal validity).
- Project Team CVs.
- Case studies.
- Social Value.

5.19 To achieve a strong level of competition, a single stage competitive tender was used which resulted in seven tender returns being received.

Evaluation

5.20 Following tender evaluation, tender adjudication and a moderation session, DSM Demolition Limited were the ***Most Economically Advantageous Tender*** achieving the highest score against the tender criteria. Although they ranked second on Quality (64% out of 70%) and third on Commercial (25.92% out of 30%) achieving a combined total of 90.32%; second place overall scored 87.59%.

5.21 DSM Demolition Limited have priced within the value approved at Cabinet on 3rd December 2025 (£1m). This is below the expected cost and is a current tender adjudicated price of £537,437.14 excluding VAT. However, there may be a further small adjustment required to fix the contract sum based on an outstanding R&D (Refurbishment/Demolition) survey that locates all asbestos-containing materials before demolition commenced. This cannot be fully carried out and completed until the Prestwich Library vacates its current location in the Longfield Centre. This adjustment will not exceed the £1m approval.

5.22 DSM Demolition Limited also submitted a fully compliant and well-ordered tender, followed tender instructions properly and were the only contractor to show a start on site within the required timescale.

5.23 The Part B report contains a copy of the full tender analysis and report which is commercial sensitive and is restricted under Schedule 12A of the Local Government Act 1972.

Social Value

6.1 The project has a Social Value Vision Statement that quantifies the overall Social Value that it has the potential to bring to the local community in terms of new jobs and additional local spend, as well as the broader social, economic

and environmental value benefits. This was previously established alongside Bury Council's Social Value Strategy to identify priorities.

- 6.2 There will also be a Prestwich Village Construction Social Value Action Plan (as there is for Phase 1A) that covers the expected outcomes, measures, associated monetary values and delivery mechanisms to ensure that all construction phases meet their stated objectives. Such outcomes and associated targets will be discussed with the selected contractor and form each action plan that will be part of the contract and regularly monitored.
- 6.3 Both documents will be in line with the Council's Social Value Strategy.

Links with the Corporate Priorities:

- 7.1 The redevelopment of Prestwich Village supports delivery of the 'Let's Do It!' strategy and the four principles that underpin it as they all have a correlation to how the Council will design the future of our towns:

Local Neighbourhoods: The delivery of the project will support the Council fulfil the aims of the neighbourhood delivery model, making the borough a safe place to live, putting the borough on track for carbon neutrality and building houses that are homes.

In summary, the project will:

- Provide a new community hub that will re-provide a modern-day library, adult learning provision, community space and health related services which will be a true connection to the community and integrated public service teams in the village centre.
- Build new homes will endeavour to meet the eco-homes standard and be high quality, carbon neutral and affordable.
- Promote active travel – provision of a travel hub and walking and cycling routes that will connect people with local amenities. Design a new village centre that will include 'secure by design' principles to allow people to feel safe and secure.

Enterprise to drive economic growth and inclusion: The project will:

- Create more flexible and innovative/digital workspaces for local entrepreneurs to grow.
- Modern retail space to encourage more new and independent businesses to open and remain in Prestwich.
- Invest in the physical infrastructure and work with key stakeholders such as Transport for Greater Manchester to enable local people to access employment and training opportunities to contribute to the growth of the local economy.

Delivering Together: The project will:

- Make sure that everyone's voice is heard via community engagement/consultation at various stages of the development of the project and through a variety of media platforms, including a dedicated website.
- Develop new buildings which will promote the use of them as community assets i.e. community hub, market hall and public realm which will in turn, support community involvement and organisations and connect people to them.
- Provide the opportunity to drive digital inclusion using the latest technology in the new buildings.
- Provide better transport connectivity through its design and involvement of the Active Travel agenda.

A Strength-Based Approach: The project will:

- Promote community wealth building and community capacity as community groups have and will continue to be encouraged to be part of the community engagement/consultation processes.
- Build on previous links to development the project that have been made with Bury VCFA.
- Provide flexible community space in the community hub and outdoor space for events that will promote community inclusion within the village.
- Recognise the importance of population health due to the likely relocation of the existing NHS services into the community hub building, as well as providing the opportunity to increase health provision in the village.

Equality Impact and Considerations:

- 8.1 A full Equality Impact Assessment was completed by a third party as part of planning permission for the Prestwich Regeneration project. This identified some potential temporary negative impacts with mitigations during the demolition and construction phase resulting in reduced or eliminated negative impacts during this phase.
- 8.2 There are no outstanding equalities concerns or considerations at this stage.

Environmental Impact and Considerations:

- 9.1 One of the project's objectives is to deliver a sustainable development. As noted in the report to the 12th July 2023 Cabinet, delivering sustainable developments is now a primary goal for the Prestwich Regeneration LLP. It has adopted Muse Places' Sustainability Strategy which includes a Sustainable

Development Brief and Sustainable Action Plan which will be utilised on the project – both making up the Sustainable Development Strategy.

- 9.2 The Planning and Regeneration Statement submitted as part of the hybrid planning application provides summary detail on the environmental impact of the project, including carbon emissions and biodiversity. It states that:

“The project will be low and net zero carbon by design – sustainability and carbon reduction are fundamental to the proposals. Proposed measures include new energy and water efficient buildings to minimise carbon in operation, the use of sustainable building materials to reduce upfront embodied carbon, photovoltaic panels and air source heat pumps.”

“The proposals for Prestwich Village will secure a significant increase in biodiversity when compared with what is on the site at the moment. The proposals will uplift biodiversity by more than 40%. This will be supported by significant levels of new tree planting, open spaces and public spaces where people and nature can thrive.”

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
<p>Financial – the Council are yet to receive a Grant Funding Agreement (GFA) to secure the required funds from the GMCA.</p> <p>The Council have been given comfort at a senior level by the GMCA that funds will be assigned following the completion of the three milestones and for the purposes of this report, a start on site of demolition.</p> <p>Council monies previously committed as underwrite costs remain considered ‘<i>at risk</i>’ until the GFA is complete. Should the GMCA funds not be made available, the cost will fall on Bury Council in its entirety.</p>	<p>The delivery plan for the milestones is on track and will be achieved in the timescale scheduled by GMCA.</p> <p>Collaborative activity between the JV and Council officers is on-going at pace with regular reporting to the GMCA who is fully sighted on progress and have no concerns.</p> <p>Significant comfort has been given to Bury Council and the Prestwich JV from the GMCA in terms of funding availability.</p> <p>Cabinet gave approval 3rd December 2025 for the underwriting of costs to enable the milestones to be met to secure the funding.</p>
<p>Financial – the cost of demolition exceeds the approved cost underwrite figure of circa £1m (Cabinet report 3rd December 2025).</p>	<p>The preferred demolition contractor sum is £537,437.14.</p>

Risk / opportunity	Mitigation
Delivery – site conditions, including unforeseen conditions resulting in cost increases.	Site investigations, appropriate cost planning and contractor engagement, form of contract, warranties etc.
Delivery – supplier risk i.e. availability of specialist contractors.	Effective procurement strategy and robust contractual arrangements including due diligence.
Permissions – delay in discharging pre-commencement planning conditions (demolition) that effect a start on site.	Regular meetings pre-contract have taken place to ensure timescales are met. The application to discharge the conditions linked to demolition (under the full planning permission previously granted for Phase 1B) has been made and all conditions have been discharged.

Legal Implications:

- 10.1 As a contracting authority, the Council is required to adhere to relevant procurement law in procuring goods, works and services, in addition to following its own Contract Procedure Rules. Both the Procurement Act 2023, and its predecessor the Public Contract Regulations 2015 provide for the utilisation of a Framework as a compliant route to market.
- 10.2 Pagabo Framework for the North was published in November 2021 and is therefore governed by the Public Contract Regulations 2015. The award that the Council now seeks to make to DSM Demolition Limited has followed a compliant route to procuring of these works.

Financial Implications:

- 11.1 In the December 2025 Cabinet report on the Prestwich Village Regeneration Project: Phase 1B and 2 Development Strategy, the Council agreed to underwrite the demolition costs of up to £1m, to be reimbursed from the GMCA Growth Fund (subject to a successful bid). The cost detailed within this report of £0.537m falls within that funding envelope.
- 11.2 The December report assumed that the bid would be successful and the Council would not have to underwrite the demolition costs. If the bid is unsuccessful, the Council will incur unbudgeted, on-going revenue costs associated with this expenditure.
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Appendices:

Tender Report – Part B.

Background papers:

- Prestwich Regeneration – Joint Venture (Parts A and B) October 2021.
- Prestwich Village Regeneration – Progress Update and Draft Development Plan July 2023.
- Prestwich Village Regeneration Scheme: Delivery of Phase 1A (Travel Hub) – Legal Structure and Funding Approval (Parts A and B) July 2024.
- Prestwich Village Regeneration Scheme: Phase 1B and 2 Development Strategy December 2025.

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning
Prestwich Regeneration LLP (JV)	The Joint Venture company that comprises of Bury Council and Muse Places Ltd that has been established to deliver the Prestwich Village Regeneration Project.
GMCA	Greater Manchester Combined Authority – made up of the ten Greater Manchester councils and the Mayor who work with local services, businesses, communities and other partners to improve the city region.
PCR 2015	The Public Contracts Regulations 2015 is the primary legislation governing public sector procurement in the UK for contracts above certain thresholds, ensuring processes are fair, transparent and competitive.
Expression of Interest	A formal document used in procurement to express interest in a project. It acts as a preliminary/pre-qualification step before a full proposal is requested.
PCSA	Pre-Construction Services Agreement – a contract that allows for the appointment of a contractor to undertake pre-construction services in advance of the main Building Contract.
VP	Vacant possession – when a property is delivered empty of people and possessions by an agreed date.
EIA	Environmental Impact Assessment – this is a mandatory procedure for large-scale development projects likely to have environmental effects. An Environmental Statement is submitted with the planning application.