

**OFFICER DELEGATION SCHEME
RECORD OF DECISION**

Date: 24/04/2026	Ref No: PLACE BGI246
Responsible Officer: Suzanne Kinder	
Title/Subject matter: Subsidy Control Assessment: Disposal of land at Chamberhall Business Park	
Budget/Strategy/Policy/Compliance:	
(i) Is the decision within an Approved Budget?	Yes/ No
(ii) Is the decision in conflict with the Council's policies, strategies or relevant service plans?	Yes/No
(iii) Does the decision amend existing or raise new policy issues?	Yes/No
Is publication still required? (see guidance)	Yes/ No
Is there any implications with 3 rd party spend?	Yes/No If yes, please contact procurement via CorporateProcurement@bury.gov.uk
Is there any IT implications i.e. Additional hardware, new software, changes to systems	Yes/No If yes, please contact IT via servdesk@bury.gov.uk

Item for Decision:

Cabinet, on 15 January 2026, approved the disposal of the two plots of council land at Chamberhall to Crown G&P to facilitate the delivery of a new head office facility on plot 1 and industrial development on plot 2, subject to the Council carrying out an assessment of the subsidy's compliance with the subsidy principles set out in Schedule 1 of the Subsidy Control Act 2022, and subject to the Council making the decision that the subsidy is consistent with those principles.

In addition, Cabinet delegated the making of required entry on to the Subsidy Database to the Assistant Director for Corporate Assets and Facilities Management.

The outcome (assessment of scale and likelihood) of the Subsidy Control Assessment is as follows:

The Council has considered both the scale and likelihood of the identified benefits and harms.

- The benefits are considered to be highly likely to occur, as they are linked to a specific development proposal with a committed occupier and subject to contractual delivery conditions.
- The benefits are also considered to be material in scale, as they relate directly to addressing identified inequalities in employment and economic opportunity within the borough.

In contrast:

- the negative effects on competition are considered limited in scale, given the one-off and site-specific nature of the subsidy
- the risk of displacement is possible but moderate, and not sufficient to outweigh the local benefits of the development
- wider impacts on trade and investment are considered negligible

The Council notes that it is not proportionate to quantify all these effects in monetary terms. Based on the available evidence, the Council considers that the qualitative assessment is sufficient to support a reasoned judgement.

Having regard to the above, the Council considers that the benefits of the subsidy in achieving its specific policy objective outweigh the identified negative effects.

In particular, the Council considers that:


- the subsidy enables development that would otherwise be unlikely to proceed
- the benefits are directly aligned with addressing identified inequalities in labour market outcomes
- the potential negative effects are limited in scale and duration and have been mitigated through the design of the subsidy, including its one-off nature, targeting and associated conditions

The Council therefore concludes that, on balance, the subsidy is justified and that it is appropriate to proceed, notwithstanding the residual distortions to competition and investment and can proceed to dispose of the land on the terms as set out in the Cabinet Report, subject to entry on the Subsidy Database.

Following the completion of the Subsidy Control Assessment approval is required to make entry on to the Subsidy Database in line with due process.

Approval to recruit to newly created vacancies
 NB: Chief Officer graded roles require AD HR and AD Finance approval

Yes/No/Not Applicable

Decision made by:	Signature:	Date:
Assistant Director:		29/4/26
Advised by HR Business Partner		
Advised by Finance Business Partner		
Chief Officer graded roles: Assistant Director of HR		
Chief Officer graded roles: Advised by Assistant Director Finance / Chief Accountant		
Member Consulted (only if applicable) [see note 4 below]		

Notes

1. In most cases a single signature is required in accordance with the Table below.
2. The form must be published if expenditure is over £100K. However, this must be after all the required contract documentation has been completed. This is to avoid publishing exempt confidential information.
3. A report to Cabinet must be made if expenditure is over £500K.
4. In a small number of cases in accordance with the requirements of the Officer Delegation Scheme, consultation is required from the appropriate Cabinet Member who must sign the form to confirm that they have been consulted and that they agree with the proposed action. Please refer to the Guidance.
5. This form must not be used for urgent decisions.
6. Where there is any doubt officers should always err on side of caution and seek advice from Democratic Services, the Monitoring Officer or Corporate Procurement where applicable.

EXPENDITURE APPROVAL TABLE

Approval Limit	Approval By (in consultation with Finance & HR Business Partner)
Over £500,000	Cabinet.
Over£250,000 to £500,000	Chief Executive
Over£100,000 to £250,000	Executive Director
Over £50,000 to £100,000	Director/Assistant Director
Over £10,000 to £50,000	Head of Service
Up to £10,000	Service Lead

For Chief Officer Graded Roles:

Assistant Director HR Approval

Assistant Director Finance / Chief Accountant Approval