

<b>Classification:</b> Open	<b>Decision Type:</b> Key
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<b>Report to:</b>	Cabinet	<b>Date:</b> 08 July 2026
<b>Subject:</b>	Pyramid Park – Remediation Main Works Contract	
<b>Report of</b>	Cabinet Member for Regeneration and Growth	

## Summary

1. The Pyramid Park Remediation Main Works will help unlock and bring a key council-owned, 7.4-acre disused brownfield site forward for high-quality, sustainable residential development in the near future. Situated on the edge of Bury town centre, Pyramid Park has long been identified as a key strategic regeneration opportunity site and is highlighted in the Bury Town Centre Masterplan (2022) as suited for high quality residential development at scale.
2. In order to accelerate the council’s ambitious plans to deliver hundreds of much-needed new homes across the borough over the coming years, the council was successful in securing £1.73 million in grant funding, in late-2023, from the Government’s Brownfield Land Release Fund (BLRF2) programme, which is overseen by One Public Estate (OPE) and supported by the Ministry of Housing, Communities and Local Government (MHCLG). The BLRF2 grant provides for the remediation and de-risking of the Pyramid Park site, which will prepare it for residential redevelopment in the future and improves viability of the site for a developer.
3. The proposed works packages included within the JCT Design and Build Contract (2016) encompasses the delivery of a full land remediation strategy and associated preparatory enabling works at the Pyramid Park site, to be undertaken by the scheme contractor Conlon Construction Limited (Company number 00708997) (“Conlon”). Subject to Cabinet approval, these proposed main works, which received planning consent in 2024 (ref: 70903), are scheduled to commence in July 2026 and last through to completion, which is currently anticipated in autumn 2026.
4. The proposed Remediation Main Works Contract follows on from the current Pre-Construction Service Agreement (PCSA) period between the council and Conlon. Conlon were appointed in 2024 following a mini competition under the North West Construction Hub (NWCH) Low Value Construction Framework Lot 1, which facilitated early contractor involvement in the Pyramid Park remediation scheme.
5. This collaborative PCSA period has ensured the continued viability of the proposed main works and that the remediation scheme remains within the

approved BLRF2 grant funding envelope and to the agreed delivery milestones, as per the Grant Funding Agreement (GFA) with OPE.

6. It should be noted that following remediation works the site must be disposed of to a private developer by 31<sup>st</sup> March 2027, who will lead the delivery of the residential development. Undertaking the remediation works in a timely fashion is therefore vital in ensuring the council complies with the existing Grant Funding Agreement.
7. The agreed enabling and land remediation works packages submitted by Conlon within the proposed main works JCT Design and Build Contract, have been independently market tested and verified by the council's appointed cost consultants, to ensure that value for money has been achieved for the proposed main works scheme.

### **Recommendation(s)**

It is recommended that Cabinet:

8. Authorise the council to appoint and enter into a Schedule of amendments to JCT Design and Build Contract (2016) with Conlon Construction Limited (company number 00708997) as the main contractor to deliver the Pyramid Park Remediation Main Works to unlock the site for residential development, up to a total contract value of £1,554,000.00 including contingency, and term of 90 days.
9. Accept the recommendation that Conlon Construction Limited undertake the Pyramid Park Remediation Main Works as per the estimated contract value set out in this report, subject to the agreement of any outstanding contract amendments and clarifications.
10. Delegate acceptance of the final contract sum up to a total contract value of £1,554,000.00, including contingency, to the Director of Law and Democratic Services in consultation with the Executive Director of Place and Executive Director of Finance, and the council Leader and Cabinet Member for Strategic Growth.

### **Reasons for recommendation(s)**

11. Approval for the council to appoint and enter into contract with Conlon to undertake the remediation and associated main works is required in order for the Pyramid Park scheme to progress to the construction works phase, thus enabling the full defrayment of the BLRF2 grant monies, and which upon completion of the remediation works, will unlock this key opportunity site for comprehensive future residential redevelopment.

### **Alternative options considered and rejected**

12. *Re-run the procurement process for a new main works contractor with a view to securing a lower contract sum:* Starting the procurement process again

through the same (NWCH), or an alternative PCR compliant framework, would result in significantly delaying the start-on-site date for the remediation works, by several months.

This would jeopardise the council being able to bring forward this key strategic town centre site for redevelopment in the short-term and risks the Pyramid Park BLRF2 GFA delivery milestones (e.g., requiring a development agreement to be entered into by 31<sup>st</sup> March 2027) becoming unachievable and subsequently, the timely defrayment of the grant monies, thus risking a full grant clawback by OPE and a potential delay to any capital receipt to be obtained.

Due to the unique nature of the remediation works, it is highly likely that re-running the procurement process would not result in a lower contract value or realise cost savings for the council. Further scheme prolongation, at this point in time, would expose the council to build cost inflation which continues to rise. Additional fees would be incurred by the council's external consultant team and additional internal staff resource would be required to support the new procurement exercise.

Importantly, encountering any unreasonable delay in entering into the main works contract could result in the expiry of Conlon's fixed subcontractor prices, with the resulting risk that the estimated contract value could increase in line with market fluctuations at the time it is retendered. Currently, the prospective works contractor has fixed their tendered contract sum price until the anticipated Cabinet approval decision date on 8<sup>th</sup> July 2026, and it should be noted its subcontractors are unable to fix prices beyond this date.

13. *Other options considered and rejected:*

*Do nothing and / or return the BLRF2 grant to OPE:* There is a high level of need for new and affordable housing across the borough, and as recognised in the Bury Housing Strategy 2021-25, Extra Care Strategy 2026 and Local Housing Needs and Demand Assessment (HNDA), there is a particular shortfall in suitable, town centre housing stock for both younger adults, older people and those with specialist needs.

Pyramid Park holds potential as a highly sustainable, brownfield town centre site, which is well suited to deliver a new, mixed typology, inter-generational housing development. This future residential scheme would realise a significant element of the identified housing shortfall, helping the above cohorts to live independently in a sustainable location, improving outcomes, and complementing wider town centre regeneration activity.

In its current form, Pyramid Park, is a long-term, council-owned, vacant brownfield opportunity site which has lain derelict and overgrown for well over

15 years and regularly attracts anti-social behaviour, which is exacerbated due to poor visibility and a lack of natural surveillance. The site sits at a sunken level compared to its surroundings and there is limited access for pedestrians into the Pyramid Park site from the surrounding town centre area.

By failing to appoint the prospective contractor to remediate the site and thus, defray the outstanding BLRF2 grant monies, in line with the agreed GFA delivery milestones, it would severely affect the long-term viability of the site for realising future residential development and the positive outcomes and improvements associated with it. This is due to the large abnormal costs and complex technical work required to bring the site forward for development, that only the allocated BLRF2 grant could feasibly support.

If the proposed remediation works were not to progress, it would significantly erode confidence in the council's ability to bring forward a key strategic priority site in the borough, which is also critical to supporting the delivery of a number of major, corporate strategies including the HNDA, the Bury Town Centre Masterplan, the Bury Economic Strategy, and the forthcoming redevelopment of Bury Interchange, adjacent to the site. The realisation of the wider economic, social and environmental benefits that the future residential scheme would bring, including the generation of new council tax revenue, would also be jeopardised.

It should be noted that a previous Cabinet report in March 2023 gained approval to dispose of the site for residential use.

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### **Background**

14. At its meeting on 15<sup>th</sup> March 2023, Cabinet authorised the disposal of the long-term disused, council-owned, Pyramid Park brownfield site and approved the pursuance of external funding to remediate and de-risk the site. This approval was required in order to apply to the BLRF2 programme and evidence to the funder (OPE) that the site was surplus to requirements and designated for future residential use, thereby increasing the chances of a successful capital grant funding bid award. The council submitted its full

BLRF2 funding bid for Pyramid Park in late-March 2023, ahead of the submission deadline of 31<sup>st</sup> March 2023.

15. In October 2023, the council was notified by the government of its successful BLRF2 grant funding award for Pyramid Park, totalling £1.73 million, to support planning and technical design work, land remediation and associated enabling works needed to create a suitable platform for future residential development, at what is currently an unviable, constrained and long-term, vacant site.
16. Pyramid Park is a 7.4-acre (3 hectare) council-owned, disused brownfield site, situated off Market Street (B6218), to the south of Angouleme Way (A58), in a prominent location on the edge of Bury town centre. The Pyramid Park site is enclosed by major transport infrastructure, with the Metrolink tram line spanning the western boundary, and East Lancashire Railway bordering the southern perimeter. The Market Street arched road bridge also passes through the easterly part of the site at a raised level.
17. The site formerly housed the Knowsley Street railway station and associated goods yard, which originally operated as part of Lancashire and Yorkshire Railways (L&YR).
18. Following the closure of the railway line and station by British Rail in 1970, the site was reclaimed and remodelled as 'Townside Fields' during the 1970s for use as public open space. In recent years however, owing to low usage and issues with anti-social behaviour, exacerbated due poor visibility within and across the site, and the lack of an at-grade access from the surrounding area, it was decided to decommission this informal urban parkland in 2010.
19. Today, the current condition of the site is poor; it has become overgrown with vegetation, is strewn with litter and debris and continues to attract anti-social behaviour, worsened due to the sunken nature of the site.

### **Long Term Vision**

20. Pyramid Park has long been identified as a key strategic regeneration opportunity site, especially given its sustainable town-centre location, adjacent to Bury Interchange and Bury College, and only a short walk away from town centre amenities, such as Bury Market and its new food and events hall, Casewell's, the Mill Gate Shopping Centre and The Rock.
21. The site is highlighted within the 'Southern Gateway' area in the Bury Town Centre Masterplan (2022) and is suited for high quality, high density residential development for a range of needs, including family housing, apartments, extra care / specialist and housing for older people. The principle of residential development is also strongly supported by the planning policy

framework (e.g., PfE, Bury UDP and the Bury Local Plan) given its town centre situation and brownfield status.

22. The realisation of residential development at Pyramid Park is a key objective for the council, aligning with ambitious plans to deliver new, affordable and sustainable homes across the borough, whilst supporting town centre regeneration, economic growth and place making.
23. The first stage of the £85m redevelopment of Bury Interchange, immediately adjacent to the site, will see improvements delivered by Transport for Greater Manchester (TfGM) to the existing Metrolink platforms and the installation of a new pedestrian footbridge, spanning the tram lines across from Pyramid Park to Townside at Knowsley Place (planning ref: 71834).
24. The new Metrolink footbridge will serve as a second, permanent and step-free access route into Bury Interchange and enable permeability through to the Pyramid Park residential site, therefore improving pedestrian access to and from the site to local amenities and services at Knowsley Place.
25. As part of the council's vision for Bury 2030, we are working collaboratively with our communities across the borough to achieve faster growth and reducing levels of deprivation as compared to the national average. Our '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.
26. With this in mind, some residential provision at the site will also be made for care leavers, reflecting the council's commitment to early planning, prioritised access to housing and the delivery of high-quality accommodation.
27. In May 2026, the council also launched its Extra Care Housing Strategy 2026-36, which has a target of delivering accommodation across five sites in the next ten years. The future residential scheme at Pyramid Park will enable the council to deliver one site in a location deemed highly suitable, given its sustainable location and proximity to NHS services and local amenities to those with additional needs.
28. The comprehensive redevelopment and regeneration of the Pyramid Park site fully aligns with the council's Bury 2030 vision, which highlights the need to deliver more, high-quality, low-carbon and affordable homes across the borough, and as part of our 'Building houses that are homes' strategic ambition.
29. The indicative site masterplanning work undertaken to date has established the framework for a vibrant town centre residential scheme mix (of up to 150 units), which blends modern apartments, family townhouses and extra-care /

supported living accommodation, delivered to a high standard of design and access, and ultimately fostering a new cohesive community identity at Pyramid Park.

30. A separate, four-stage procurement exercise seeking a suitable development partner for the delivery of the residential scheme at the Pyramid Park site is currently underway. A further Cabinet report will be submitted upon completion of this process, which will cover the proposed disposal and delivery method.

### **Appointment of Contractor**

31. Following the successful BLRF2 grant funding award announcement in 2023, the council's internal project and external consultant team, alongside Conlon, through the PCSA, have been progressing with further detailed technical design development and site survey work.
32. This has been accompanied by continued, extensive engagement with the local planning authority (LPA) and other key stakeholders such as TfGM and Bury College through the period in order to advance the proposed main works scope, land remediation strategy, construction programme and works methodology.
33. Important conditions that were addressed through this process, included how the Townside Grade B Site of Biological Importance (SBI) which covers the site area, would be dealt with. It was agreed with the LPA that the scheme remediation works would see the SBI habitats, including swamp and marsh, retained and enhanced within an easterly portion of the Pyramid Park site, situated adjacent to Townfields Close. Additional ecological enhancements would also be delivered through off-site compensation measures, in line with Biodiversity Net Gain (BNG) legislation requirements.
34. A non-definitive Public Right of Way (PRoW) also exists through the site, which in consultation with the council's PRoW officer, will be temporarily closed until the scheme works are fully completed.
35. This process culminated in the submission of a full formal planning application for the land remediation and associated infrastructure works on 2<sup>nd</sup> July 2024 (ref: 70903), which received full approval on 19<sup>th</sup> December 2024.
36. Since receiving planning consent in late-2024, the project team has overseen the detailed scheme works tender process which has been managed directly by Conlon, who have engaged with their supply chain for the delivery of the proposed remediation and associated works. The scope of the proposed BLRF2 grant funded, capital works which will address viability issues at the site, include:

- Site set-up, enabling and mobilisation works
  - Preliminaries, management, plant and testing equipment
  - Geotechnical testing and production of verification reports
  - Earthworks, remediation (including removal of the Pyramids) and addressing level changes.
  - Drainage works
  - Demobilisation
37. Over recent months, working alongside the council's external cost consultants, the project team have been progressing with a commercial due diligence evaluation of the contractor's submitted works packages. This is to ensure that value for money is achieved and that the costs of the proposed remediation works scope remains well within the BLRF2 grant funding envelope and considering an appropriate contingency provision.
38. The estimated works contract sum, as detailed in this report, has continued to reduce significantly through the ongoing tender evaluation exercise and commercial discussions with the contractor. The proposed contract sum has the potential to reduce further, subject to the agreement of the remaining clarifications and amendments with Conlon. The commercial due diligence undertaken during the procurement process has meant the remediation works will be delivered within the allotted budget.
39. As such and in view of the strict BLRF2 grant funding delivery timeframes, it is recommended that the final approval of the JCT Design and Build Contract (2016) main works contract value sum, up to an estimated provisional, maximum figure of £1,554,000.00, including contingency, is delegated to the Director of Law and Democratic Services in consultation with the Executive Director of Place and Executive Director of Finance, and the council Leader and Cabinet Member for Strategic Growth.

### **Construction Programme and Stakeholder Management**

40. The enabling and land remediation main works packages are currently scheduled to progress in line with an anticipated Cabinet approval decision date on 8<sup>th</sup> July 2026. The duration of the proposed works programme is estimated at around 15-weeks, starting with enabling and site preparatory works, followed by the main remediation works which will progress from west to east across the site, concluding with demobilisation and handover works in early autumn 2026.
41. The sequencing of the remediation works, and the duration of the programme has been informed by detailed technical design development and site surveys and is intended to deliver the project as efficiently as possible. The council's comprehensive health and safety requirements, given the sites proximity to Bury College and through sustained engagement with college estates staff,

have also been embedded within the construction logistics methodology plan, most notably in the Market Street area.

42. The project team and Conlon have also carefully coordinated the scope and methodology of the remediation works scheme alongside TfGM, and more recently with their appointed contractor for the Bury Interchange redevelopment works, Wilmott Dixon. This partnership approach with TfGM and the council was endorsed in 2023 during the initial BLRF2 funding bid stage, via a Memorandum of Understanding (MoU). This MoU has facilitated ongoing collaboration between both schemes, to date, ensuring that:
- The scope, programme, sequencing and phasing of the main remediation works at Pyramid Park, and future housing development are effective and align optimally with TfGM's redevelopment plans and construction programme at Bury Interchange.
  - Any site constraints are shared and reviewed between parties in order to enable continued scheme deliverability.
  - The planning, design and access requirements between both schemes are mutually baselined and agreed upon, (e.g., the new Metrolink pedestrian footbridge which extends into the Pyramid Park site).
  - The remediation works are carefully planned and coordinated with TfGM to guarantee unhindered access for Metrolink servicing vehicles which use the existing Pyramid Park spur road.
43. There will be regular communications and engagement from the council project team and Conlon, with TfGM, who subject to internal approvals, are due to commence their first phase works in late-summer 2026. Other key stakeholders, such as Bury College will also be continually engaged to keep them updated on the construction programme and wider scheme progress.

## **Social Value**

44. The prospective works contractor, Conlon, will be delivering various agreed social value outcomes, as previously established through their qualitative submission for the Pyramid Park scheme on the NWCH framework. To note, this includes the extensive use of the local supply chain, with local Bury-based firm, Cheetham Hill Construction, subcontracted to undertake the main land remediation element of the scheme works.
45. The scheme will realise work experience opportunities for Bury College students, apprenticeship opportunities, and employing ex-service personnel via Project RECCE. Such opportunities and associated targets will be baselined in coordination with the contractor, Conlon, and will form part of the JCT Design and Build contract, which will be regularly monitored throughout the scheme duration.
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## **Links with the Corporate Priorities:**

46. The Pyramid Park Remediation Main Works supports the delivery of the Bury 'Let's Do It!' strategy and the four Bury 2030 principles that underpin it:

**Local Neighbourhoods:** The Pyramid Park Remediation Main Works will support the local neighbourhoods strategy by enabling future housing development at a core town centre, sustainable brownfield site. A new urban residential community will be fostered at Pyramid Park through the forthcoming development, which will deliver circa.150 new, affordable and sustainable homes, whilst also supporting the council's wider objectives for regeneration, economic growth and place making. This new neighbourhood will deliver new, high-quality housing serving a range of needs, with family housing, apartments, extra care / specialist accommodation and housing for older people planned at the site.

**An Enterprising Spirit:** Our spirit of enterprise and innovation will be harnessed through the Pyramid Park remediation works, which will transform what is currently an unviable, constrained and vacant town centre site, into a new, inter-generational residential community. The scheme will support development and good growth, through investment in physical infrastructure. A new pedestrian link will be facilitated through from the town centre across to Bury Interchange, adjacent, which is currently undergoing a multi-million-pound overhaul to deliver a modern and integrated transport facility. The council's project team continue to work closely with TfGM, who are overseeing the redevelopment of Bury Interchange, in order to maximise outcomes for both schemes and for the wider borough. We will connect local people to new opportunities via the remediation scheme and through the future residential development. Work experience, apprenticeships, placements and skills enhancement with local education providers, such as Bury College, will be realised.

**Delivering Together:** The remediation scheme and future residential development will foster a new community at Pyramid Park, allowing new relationships and connections to grow. The future housing development will deliver new sustainable homes and high-quality public realm, which will support community uses and strengthen connectivity and permeability to existing communities at Town Fields Close and in east Bury. We will continue to engage and update key stakeholders and local residents on the construction scheme progress.

**A Strengths-Based Approach:** We will value and build on the strengths of our residents and communities by continuing to engage, listen and empower, through the duration of the remediation works and via the realisation of social value outcomes. The strengths, successes and expertise of our Bury based business will be harnessed through the extensive use of the local supply chain. The future residential scheme at Pyramid Park will take an evidence-

led approach to intervention, by delivering much needed town centre housing for identified groups, including extra / specialist care accommodation provision.

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### **Equality Impact and Considerations:**

47. An initial equality impact screening has been carried out. This showed that there are unlikely to be any equality impacts on people or organisations arising from this activity. Equality impacts will be continually reviewed as the development progresses however there are no equalities concerns at this stage.
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### **Environmental Impact and Considerations:**

48. A full planning strategy, which addresses the ecological and environmental impacts of the Pyramid Park Remediation Main Works has been approved by the local planning authority. This strategy has fully considered and evaluated the environmental impacts of the proposed scheme works, in line with local and national planning policy legislation requirements.
49. The remediation scheme will help unlock and bring a disused brownfield site forward for high-quality, sustainable residential development. Noting the interface between the proposed remediation works, and the future residential scheme development (separate to this Cabinet paper topic), a phased, joint approach to biodiversity and ecology matters at the site was agreed with the LPA and the Greater Manchester Ecology Unit (GMEU). This approach ensures that through the remediation works, and considering the separate future residential scheme, that a 10% BNG uplift and a sufficient provision for the long-term management of these improved habitats is secured.
50. Specifically, the habitat characteristics that define the Townside Grade B SBI, which falls within the site area, will be enhanced both through the partial re-provision across a section of the Pyramid Park site and through some off-site BNG gain. This approach was agreed following prolonged consultation with the LPA and GMEU. Some off-site biodiversity gain was required as it would not have been possible to deliver the full BNG uplift entirely on-site without significantly compromising the developable space and viability of the future residential scheme. The unique species that could not be re-provided within the Pyramid Park site area, including some mixed scrub, lowland meadows and fens, have been augmented and improved elsewhere, at a habitat bank located nearby within the Manchester Pennine Fringe National Character Area and managed by a trusted national provider of off-site biodiversity areas.

51. Through the remediation excavation and earthworks, it is anticipated that there will be some recovery and re-use of site-won materials, but that there will also be some excavated materials that will be unacceptable for re-use (e.g., due to potentially contaminated soils). Any contaminated soil discovered will need to be removed from site. There may also be a requirement to import fill material required to make up the levels on-site. Any reuse of materials generated on the site will be subject to a Materials Management Plan (MMP) prepared in accordance with the Definition of Waste Code of Practice (DoW CoP) and CL:AIRE protocols. This will need to be submitted to the Environment Agency by a nominated Qualified Person (QP). Monitoring during the works will be required and a verification report prepared upon completion of the works. Conlon have included within their tender submission, allowances for the preparation, monitoring and discharge of the MMP, in connection with these works.

**Assessment and Mitigation of Risk:**

<b>Risk / opportunity</b>	<b>Mitigation</b>
Reputation risk – erosion of confidence in the ability of the council to successfully deliver the remediation main works scheme	<p>An expert and experienced project delivery team with effective project management and governance structures</p> <p>Appropriate contingency provision and risk management strategy</p> <p>The procurement of Conlon under a PCR compliant framework (via the NWCH).</p>
Permissions risk – delay in discharging pre-commencement planning conditions that affect a start on site and during construction	<p>Scheme planning consent granted in 2024</p> <p>Pre-commencement conditions already discharged or part discharged.</p>
Delivery risk – site conditions, including unforeseen conditions resulting in cost increases.	Site investigations, appropriate cost planning and contractor engagement, form of contract, warranties etc.
Delivery risk – build risk associated with contractor management.	Effective contractor management through regular contract meetings and contract retentions.
Delivery risk – supplier risk i.e. availability of specialist sub-contractors.	Effective procurement strategy and robust contractual arrangements including due diligence.

<p>Financial risk – increase in costs during construction</p>	<p>Early contractor involvement (via the PCSA) to ensure a robust cost plan is adhered to that will be regularly monitored throughout the contract</p> <p>Tender price due diligence and evaluation of the contractor’s submitted works packages</p> <p>Appropriate contingency provision sums to cover inflation, risk, asbestos etc</p> <p>Effective financial monitoring / management systems will be in place.</p>
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**Procurement Implications:**

- 52. Award tendered via compliant framework. – No further implications

**Legal Implications:**

- 53. The NWCH Low Value Construction Framework and mini-competition expressly permitted a two-stage process, allowing for the direct award of the main works following satisfactory completion of pre-construction services. Therefore, this award is lawful provided it is made strictly in accordance with those terms and without material change to scope, value or risk allocation.
- 54. Failure to appoint a contractor to undertake the remediation works at Pyramid Park in a timely manner may jeopardise the drawdown and retention of BLRF2 funding and the achievement of GFA delivery milestones. This in turn could materially impact the long-term viability of the site and undermine its redevelopment as a sustainable brownfield town centre location. While these risks are capable of being material considerations, they do not displace the requirement to follow a compliant procurement route; rather, they underscore the importance of ensuring any direct award is properly justified within the framework structure or otherwise regularised.
- 55. In progressing the scheme, the Council is exercising its broad powers to promote economic development, regeneration and housing delivery, including through the Localism Act 2011 and section 111 of the Local Government Act 1972. The proposals align with wider strategic objectives to bring forward brownfield land and deliver mixed, inter-generational housing. In doing so, the

Council must continue to comply with its statutory duties, including the best value duty, equality obligations under the Equality Act 2010, and any applicable subsidy control and procurement requirements. Robust governance and decision-making arrangements are essential to mitigate legal, financial and reputational risk.

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**Financial Implications:**

56. A RICS red book valuation of the site will be undertaken to help inform the separate, four-stage procurement exercise for a suitable development partner for the delivery of the residential scheme, that is currently underway. This valuation will also be used to benchmark future offers at the point of disposal to third-party developers, which will be subject to separate approval(s) later in 2026.
57. The Remediation work is to be fully funded from the grants received and there are no revenue implications resulting from this.

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**Appendices:**

None.

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**Background papers:**

- March 2023 Cabinet Paper  
(<https://councildecisions.bury.gov.uk/documents/s34600/Proposed%20Disposal%20of%20Pyramid%20Park.pdf>)

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

<b>Term</b>	<b>Meaning</b>
Biodiversity Net Gain (BNG)	To ensure new development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development, schemes must deliver a BNG uplift of 10%. BNG became mandatory in February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
Brownfield Land Release Fund (BLRF2)	The BLRF2 programme has provided up to £60m in capital funding to enable local authorities across the

	<p>country to release council-owned sites on brownfield land for housing development.</p> <p>BLRF2 enables councils to take a brownfield-first approach to development by unlocking otherwise unviable brownfield sites for new homes, whilst supporting regeneration, economic growth and place making.</p> <p>The programme is funded and supported by the Ministry of Housing, Communities and Local Government (MHCLG); and delivered by One Public Estate (OPE).</p>
Bury Unitary Development Plan (UDP)	<p>The Bury Unitary Development Plan UDP was adopted by the Council on 29th August 1997 and acts as a guide for the future development or protection of land in the borough and together with other adopted Development Plan Documents its policies and proposals form the basis for the Council's decisions on planning applications. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue be used to make planning decisions.</p>
Grant Funding Agreement (GFA)	<p>A legally binding contract that outlines the terms under which a funder provides grant funding to a recipient and responsibilities of the grant recipient in meeting those terms.</p>
Greater Manchester Ecology Unit (GMEU)	<p>The GMEU provides specialist advice to, and on behalf of, the ten district councils that make up Greater Manchester Combined Authority on biodiversity, nature conservation and wildlife issues.</p>
Joint Contracts Tribunal (JCT)	<p>The Joint Contracts Tribunal is the UK's leading provider of building contracts. A JCT contract is a standard form agreement which provides clear, legally tested terms for construction works. These contracts allocate responsibilities, risks, and payment obligations between the employer (client) and the contractor. They streamline project delivery by using recognisable clauses that cover design, procurement, quality standards, and dispute resolution.</p>
Memorandum of Understanding (MoU)	<p>A Memorandum of Understanding sets out the general terms and objectives of a partnership between two or more parties in a formalised but non-legally binding agreement.</p>

<p>North West Construction Hub (NWCH)</p>	<p>The North West Construction Hub is a leading public sector construction procurement framework provider serving the North West of England.</p>
<p>One Public Estate (OPE)</p>	<p>One Public Estate is a partnership between the Office of Government Property (OGP) in the Cabinet Office (CO), the Local Government Association (LGA), and MHCLG. Their aim is to bring public sector bodies together in place in order to create better places; to use public assets more efficiently; to create service and financial efficiencies; and to release land for development to create new homes and provide jobs for communities.</p>
<p>Places for Everyone (PfE)</p>	<p>Places for Everyone (PfE) is the joint statutory development plan for nine Greater Manchester authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes and sustainable growth.</p> <p>It sets out where we will build the new homes we need, where our businesses will locate to sustain and create jobs for our people, what infrastructure is needed to support the development and to protect and enhance our towns, cities and landscapes. It covers a timeframe up to 2039.</p>
<p>Pre-Construction Services Agreement (PCSA)</p>	<p>A form of contract that allows for the appointment of a contractor to undertake pre-construction services in advance of the main building contract.</p>
<p>Public Rights of Way (PRoW)</p>	<p>Public Rights of Way are public highways protected in law. They include footpaths, bridleways, restricted byways and byways used for travel, exercise and leisure.</p>