

OFFICER DELEGATION SCHEME RECORD OF DECISION

Date: 13 th March 2026	Ref No: PLACE BGI227
Responsible Officer: Richard Spensley (Major Projects Manager, Business, Growth and Infrastructure)	
Title/Subject matter: Northern Gateway Western Access scheme - (Balfour Beatty Civil Engineering Ltd) Approval to raise a Purchase Order for Balfour Beatty SCAPE Stage 2B works (OBC Finalisation / Preliminary Designs).	
Budget/Strategy/Policy/Compliance:	
(i) Is the decision within an Approved Budget?	Yes
(ii) Is the decision in conflict with the Council's policies, strategies or relevant service plans?	No
(iii) Does the decision amend existing or raise new policy issues?	No
Is publication still required? (see guidance)	Yes

Item for decision:

The Western Access scheme (Pilsworth Road Corridor Improvements) will provide the necessary off-site, highway and transportation infrastructure required to access the early development phases of the Northern Gateway Investment Zone (IZ) site (JPA 1.1 allocation). The construction of the Western Access scheme will create the potential capacity to unlock circa 3.5M sq/ft – 4M sq/ft employment generating uses, including advanced manufacturing commercial floor space.

Balfour Beatty Civil Engineering Ltd were procured via the SCAPE Framework in November 2024 in line with a two stage Design & Build (D&B) contract approach, and in full compliance with the Council's Corporate Procurement and Contract Procedure Rules, and the Public Contracts Regulations 2015, and in alignment with the approved Western Access Procurement Strategy.

The two stage D&B contract arrangement secures the main Contractor for the full duration of the Western Access project lifecycle. The first stage of the D&B contract arrangement encompasses the Western Access scheme's pre-construction stage (ie. OBC / RIBA 3 planning phase, followed by the FBC / RIBA 4 technical design phase).

Following Cabinet's approval on 12th February 2025, an initial Pre-construction contract was entered into on 6th May 2025 with Balfour Beatty, utilising an industry standard NEC 4 Engineering and Construction Short Contract (ECSC) form of agreement. The scope of this initial ECSC contract covers Scape Stage 2A activities (ie. preparing draft Outline Business Case, scheme design optioneering and transport modelling, preparation of Concept Designs). Stage 2A has now been completed by Balfour Beatty and the cost of undertaking Scape Stage 2A has been paid for by utilising part of the IZ Year 1 grant (£800,000) which was released to Bury Council by Greater Manchester Combined Authority (GMCA) in February 2025.

Having completed Stage 2A, on 3rd December 2025 Cabinet approval was received to accept a final contract sum up to a maximum value of £2,830,403 covering the pre-construction stage activities for the next phase of the Western Access scheme development work (ie. Scape Stage 2B which includes finalisation of the Outline Business Case, transport modelling, comprehensive survey programme and preparing scheme RIBA 3 Preliminary Designs). Linked to this, Cabinet also approved to delegate finalisation and sealing of the associated pre-construction services contract, including any clarifications to the Director of Law and Democratic Services in consultation with the Executive Director of Place and the Council Leader and Cabinet Member for Strategic Growth.

To progress this work, an industry standard NEC 4 Engineering and Construction Contract Option C X22 Main Contract (NEC4 ECC Option C X22) will be used. Amongst other protective clauses and to help minimise commercial risk, this pre-construction stage contract includes a break clause that would allow the Council to terminate the contract without incurring any contract penalties if, in the unlikely event, scheme circumstances were to change, or if for example, the

contractor and / or its multi-disciplinary team, were to fail satisfying key performance indicators as specified in the contract particulars.

The ECC Main D&B contract start date is mid-March 2026 and the Stage 2B phase completion date is currently March 2027.

Previous Op Dec Approvals:

An Op Dec was approved by the Executive Director and Director of Regeneration on 2nd May 2025. This Op Dec approved the raising of an initial Purchase Order (value £211,002.69) to cover the initial forecast costs of the ECSC Stage 2A works which Balfour Beatty and its Design Partner would undertake. The ECSC contract was further extended due to the requirement by Transport for Greater Manchester for additional transport modelling and associated optioneering works, and as a consequence of this, a Purchase Order was required to cover payments to Balfour Beatty and its Design Partner (Sweco) for a limited period to November 2025 for a value of £306,578.14. A subsequent Purchase Order was then raised in December 2025 to cover final Stage 2A works to March 2026 for a value of £212,868.09 as the scheme Preferred Way Forward was finalised following the additional design options being proposed by stakeholders.

Now that the ECSC contract will be superseded by the Main Contract (D&B) in March 2025, and as the scheme enters SCAPE Stage 2B, a further Purchase Order is now needed to cover these works. In line with the Cabinet approval on 3rd December 2025 that included Cabinet's acceptance of a final contract sum up to a maximum value of £2,830,403, this Op Dec is now seeking approval to raise a Purchase Order for this amount.

This figure encapsulates the proposed Stage 2B contract sum of £1,847,812.50, which will cover the costs and fees of Balfour Beatty and their design partner, Sweco during Stage 2B. The Stage 2B contract sum is in line with the Scape Framework's tendered rates. An additional budgeted maximum value of £976,812.19 will also be reflected in the Purchase Order total value covering a proposed series of provisional works that are anticipated to be required to be undertaken during Stage 2B but whose respective scopes at the present time continue to be defined and finalised by Balfour Beatty and Sweco. These proposed provisional works items relate to a comprehensive programme of surveys and investigations that will be required to be carried out during Stage 2B in order to help inform the development of the scheme Preliminary Designs and finalisation of the scheme Outline Business Case. Once each of these proposed provisional works have been confirmed and agreed with the Council during the initial period of the Stage 2B phase, they will be instructed as Compensation Events utilizing the tried and tested NEC 4 ECC contract mechanisms. It should be emphasised however, that the above £976,812.19 represents a maximum budgeted value that will not be exceeded.

The table below summarises the totality of the above costs and values which will be reflected in the Stage 2B Purchase Order:

Preconstruction Budget	Stage 2B Budget- March 2026
Pre-construction services Stage 2B	
Pre-construction Total (Stage 2B)	£420,900.55
Design – Stage 2B	
Design Total (Stage 2b)	£1,426,911.95
Surveys (Stage 2B) – Provisional Items	
Existing Lighting Survey and Electrical Inspections	
Existing Carriageway Pavement Cores	
Drainage CCTV	
Traffic Signal Survey	
Ecological Surveys	
Ground Penetrating Radar	
Traffic Management	
Archaeological – Desktop	
Ground Investigation	
Existing Asset Inspection	
Investigation of Overbridge supports	
Surveys (Stage 2B) – Proposed Provisional Items Total	£976,812.20
Total Pre-construction Stage 2B (Incl. Provisional Sums)	£2,824,624.70

Funding for this work will come from a £10M Investment Zone grant funding allocation which is administered by the Greater Manchester Combined Authority (GMCA). This grant funding will specifically support Western Access scheme delivery over a 5-year funding period between 2024/5 and 2028/9.

An associated Grant Funding Agreement (GFA) was agreed by Bury's Cabinet in November 2024 and has been signed between the GMCA and Bury Council (as the accountable body). The GFA covered the first-year tranche of £800k grant allocation for 2024/25. Acceptance of this initial grant funding tranche was agreed at Bury Council's Cabinet meeting on 6th November 2024. As of Q3 FY 2025/26 the full £800k grant allocation has been expended. The second tranche of grant allocation of £700k for 2025/26 has been made available for Bury Council to draw down as necessary and a Deed of Variation to the original GFA was signed between the Council and GMCA during September 2025. In addition to this, in November 2025, GMCA also provided its written confirmation that GMCA financial capacity will be used to fund the continued pre-development cost requirements for Western Access and thereby allowing the £10M IZ grant funding to be provided in line with the cashflow needs of the project. The ECC contract costs, including the new Purchase Order value, will therefore be covered by this £10M grant funding amount and will be charged to the existing budget code for the Northern Gateway Western Access scheme.

The below table sets out Balfour Beatty's forecast cashflow for the period of March 2026 to March 2027 covering the Stage 2B activities.

Month	Cumulative Expenditure (Forecast) (£)
March-26	125,066

April-26	366,488
May-26	610,148
June-26	863,632
July-26	1,069,532
August-26	1,525,654
September-26	1,897,064
October-26	2,265,901
November-26	2,650,487
December-26	2,730,408
January-27	2,761,814
February-27	2,793,219
March-27	2,824,625

Balfour Beatty's Scope of Services that will be undertaken during Stage 2B are summarised below:

- Outline Business Case
- Preliminary Design, based on Preferred Way Forward Concept Design
- Environmental Appraisal
- Transport Modelling
- Town Planning
- Support of statutory process
- Surveys and investigations to inform the design process
- All necessary management and reporting activities
- The scope for Stage 3 will be developed and agreed in Stage

Options considered:

Option 1 (recommended option) – Approve the Stage 2B purchase order of £2,824,624.70 to reflect the NEC 4 ECC Option C X22 Main Contract with Balfour Beatty Civil Engineering Ltd, as outlined above. This value is below the Cabinet approved amount. The value of the purchase order reflects Balfour Beatty and Sweco's resource allocation and competitively tendered rates as set out in the SCAPE Framework and as aligned with the scheme's pre-construction programme timeframes. The Balfour Beatty Stage 2B costs and values as reflected in this Op Dec have all been independently assessed and verified by the Council's external professional team / cost consultants. Balfour Beatty (and its Design Partner) has been procured utilising the SCAPE Civil Single Supplier Framework and in full compliance with the Council's Corporate Procurement and Contract Procedure Rules, and the Public Contracts Regulations 2015, and in alignment with the approved Northern Gateway Western Access Procurement Strategy.

Option 2 – Delaying the authorisation of the purchase order for the maximum value of £2,824,624.70 that reflects Stage 2B of the ECC contract, will delay the finalisation of the Western Access scheme Outline Business Case (OBC) and associated transport modelling and Preliminary design development. Consequently, this will delay the delivery of the subsequent Full Business Case (FBC) / RIBA 4 technical design stage during 2026 and thereafter delay the start of the construction delivery (RIBA 5 stage) of the Western Access scheme which

under the grant funding requirements should commence by April 2027 and be completed by March 2029.

Delaying the Western Access scheme OBC, FBC and construction delivery stages will jeopardise the delivery of the early phases of the Northern Gateway site development. The delivery of the Western Access scheme is critical to providing the necessary highway capacity and associated transportation improvements required to unlock the Phase 1 IZ site (JPA 1.1 allocation).

Delaying the delivery of the Western Access scheme would erode confidence in the Council's ability to deliver a key strategic priority for both Bury and its strategic partners, including Rochdale Borough Council, Greater Manchester Combined Authority, Transport for Greater Manchester and National Highways. Delaying the delivery of the Western Access scheme would undermine supporting the delivery of major, corporate strategies and Team Bury initiatives including the Council's 'Let's Do It' Vision and Strategy, Northern Gateway Strategic Development Vision, Atom Valley MDZ Vision, Northern Gateway Development Framework (supplementary planning document), Bury's Economic Strategy, amongst others.

Decision:

For the reasons set out in this report, it is recommended that the Purchase Order (maximum value £2,824,624.70) that covers the Stage 2B period to end March 2027 in line with the NEC 4 Engineering and Construction Contract (ECC) with Balfour Beatty Civil Engineering Ltd, will allow the continued provision of Pre-construction services by Balfour Beatty covering the finalisation of the scheme OBC and RIBA 3 planning stage, is now authorised and formalised via this Operational Decision.

Decision made by:	Signature:	Date:
Authorised Officer:		
Approved / reviewed Executive Director:		19/03/2026
Authorised Officer Approved / reviewed Director		18/03/26
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	
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	
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