

OFFICER DELEGATION SCHEME RECORD OF DECISION

Date: 14/08/26	Ref No: PLACE BGI276
Responsible Officer: Liz Gudgeon, Major Projects Manager (Prestwich)	
Title/Subject matter: Prestwich Village Regeneration Project: Demolition of the Longfield Shopping Centre – Increase in Demolition Costs	
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: *[with reasons]*

Background:

On 3rd December 2025, Cabinet approved the commitment of £3,250,000 to enable Muse Places (delivered on behalf of the Prestwich Regeneration LLP – the Joint Venture) to complete design, planning and demolition work packages required to achieve three agreed milestones as set out by the Greater Manchester Combined Authority (GMCA). This was to secure GMCA funding to support delivery of the next phase of the Prestwich Village Regeneration Project.

The approved funding requirement was broken down as follows:

- Underwriting of £2,250,000 in design fees (*funded initially by Muse Places on behalf of the Joint Venture*).
- £1,000,000 in demolition costs.

(For completeness, the full amount approved at Cabinet was £3,475,000 but £225,000 of this amount was for Bury Council to achieve vacant possession of the Longfield Centre and move Prestwich Library to the Phoenix Centre in St Mary's Park. Therefore, this amount is not applicable for the purposes of this operational decision).

The Cabinet paper noted that the overall funding requirement was a high-level estimate, represented a maximum value expected and that more detailed costs would be developed in line with progressing design development.

Demolition Costs:

As a result of progression that has included procuring the demolition contractor (approval given at Cabinet 11th March 2026) and further detailed work including in-depth surveys prior to demolition of the Longfield Centre, the demolition costs have increased.

The cost increase has been due to large amounts of asbestos being found during the last survey of the building.

The overall cost has risen from £973,077 to £1,365,202. This rise in cost was unforeseen until the last asbestos survey was complete, and it is unavoidable as all asbestos will require fully removing before the building starts to be physically demolished.

Recommended Way Forward:

The increase in demolition cost of £392,125 can be met within the approved £3,250,000 as the increase in cost does not exceed the approved funding within the Cabinet report.

The agreed overall budget remains unchanged. The allocation of the additional £392,125 can be taken from the design fees budget as the current commitment within this budget heading has the headroom to accommodate.

Further to the approved Cabinet report in December 2025, a Letter of Underwrite was executed. This will require an amended letter of which instruction will be issued to Legal Services to undertake.

This operational decision is therefore requesting the approval of the amended funding structure to facilitate the increase in the demolition costs and confirm that there will be an amended Letter of Underwrite issued to Muse Places.

The budget codes are already set up in the capital programme. There will need to be a virement of £392,125 from XGC0089 to XGC0088.

Approval to recruit to newly created vacancies

NB: Chief Officer graded roles require AD HR and AD Finance approval

Not Applicable

Decision made by:

Signature:

Date:

Executive Director:



18/08/26

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
Director Finance / Chief Accountant Approval
Director Legal