Place Directorate Delegated Power- Chief Officer Delegation

Document Baseline Date: 2026

Executive Director: Paul Lakin – Executive Director of Place

Director: Robert Summerfield - Regeneration and Project Delivery

Assistant Director(s): Crispian Logue – Strategy, Planning & Development

Sarah Porru –Regeneration Delivery

Richard Binks - Place Operations

Roger Frith - Corporate Assets & Facilities Management

1. Financial Approval (Limit)

Value (before VAT)	Approval Level
Up to £10,000	Budget Holder
Over £10,000 to £50,000	Service Manager
Over £50,000 to £150,000	Head of Service
Over £150,000 to £250,000	Director / Assistant Director
Over £250,000 to £500,000	Executive Director
Over £500,000	Section 151 Officer *(with approval of orders over £500,000 remaining a key decision for Cabinet approval)*

2. Specific Functions

Function	Chief Officer
Strategic Transport	Assistant Director Strategy, Planning & Regulation
Building Control	Assistant Director Strategy, Planning & Regulation
Strategic Planning & Infrastructure	Assistant Director Strategy, Planning & Regulation

Development Management	Assistant Director Strategy, Planning & Regulation
Land & Property	Director Regeneration and Project Delivery, Assistant Director of Corporate Assets & Facilities Management
Major Projects Delivery (various)	Director Regeneration and Project Delivery
Housing Development (new)	Director Regeneration and Project Delivery, Head of Housing, Growth & Development
Housing Strategy, Policy & Performance	Director Regeneration and Project Delivery, Head of Housing, Growth & Development
Schools Capital	Director Regeneration and Project Delivery, Head of Construction
Economic Development	Assistant Director Regeneration Delivery
Business & Investment	Assistant Director Regeneration Delivery
Stores	Head of Waste Management & Transport
Street Cleansing	Head of Waste Management & Transport
Transport and Workshop	Head of Waste Management & Transport
Waste Management and Recycling	Head of Waste Management & Transport
Building Cleaning & Caretaking	Director Regeneration and Project Delivery, Assistant Director Operations
Schools Catering	Assistant Director Operations
Civic Venues (Ramsbottom Civic Hall)	Assistant Director Operations
Market Operations	Director Regeneration and Project Delivery , Assistant Director of Corporate Assets & Facilities Management
Asset Management	Head of Engineering & Street Scene
Bridges and Structures	Head of Engineering & Street Scene
Major Projects Design and Delivery	Head of Engineering & Street Scene
Network Management	Head of Engineering & Street Scene

Parking	Head of Engineering & Street Scene
Public Rights of Way	Head of Engineering & Street Scene
Street Works	Head of Engineering & Street Scene
Road Safety	Head of Engineering & Street Scene
Transportation	Head of Engineering & Street Scene
Green Spaces & Pest Control	Head of Engineering & Street Scene
Highway Maintenance & Street Lighting	Head of Engineering & Street Scene
Winter Maintenance	Head of Engineering & Street Scene
Depot	Head of Engineering & Street Scene & Head of Waste Management and Transport

3. Delegated Powers

3.1 General Delegated Powers to Chief Officers

The Executive Director, Directors, Assistant Directors and relevant Heads of Service are authorised to exercise the Council's functions in relation to Place services, in accordance with:

- The Council's Constitution – Functions Scheme
- The Council's Constitution - Contract Procedure Rules
- The Council's Constitution - Financial Procedure Rules
  {Constitution linked here: Constitution - Bury Council]
- All relevant Legislation (set out below)

All delegated powers must be exercised within approved budgets and in line with corporate policies and statutory requirements.

3.2 Corporate / Cross-Cutting Delegations

The following powers are delegated to relevant Heads of Service and senior officers across Place:

- Acquisition, appropriation and holding of land – Head of Asset Management
- Compulsory purchase of land (in liaison with Legal Services) - Head of Asset Management
- Property Valuation- Head of Asset Management
- Property lettings and granting of leases – Head of Asset Management
- Freehold or leasehold disposal including community asset transfer – Head of Asset Management
- Office accommodation moves – Head of Facilities Management
- Revenue and capital expenditure in accordance with Contract Procedure Rules
- Authority to procure and manage purchasing cards (subject to line manager approval) - Head of Facilities Management

These powers apply across relevant service areas including operations, regeneration, assets, engineering, and waste.

3.3 Major Projects Delegations

Named Major Projects Managers are authorised to incur revenue and/or capital expenditure in accordance with Contract Procedure Rules for specific programmes, including:

- Bury Town Centre: Head of Regeneration
- Housing Growth & Development: Head of Housing Growth and Development
- Northern Gateway: Major Projects Manager
- Western Access: Major Projects Manager
- Schools Capital: Major Projects Manager
- Construction & Maintenance Programme: Major Projects Manager
- Prestwich (Muse) JV: Major Projects Manager / Head of Housing Growth and Development
- Mill Gate JV (Bruntwood): Director Regeneration and Project Delivery / Head of Regeneration (Interim Duncan Firth)

All such delegations are not time limited and operate within approved project governance arrangements.

3.4 Service-Specific Delegated Powers

Planning & Development

- Determination of planning applications under the Town and Country Planning Acts, subject to the Council's gateway tests
- Enforcement of planning control and associated regulatory functions
- Designation of conservation areas and Tree Preservation Orders

A new National Scheme of Delegation for planning decisions was introduced by central government in October 2026 and applies across England. This supersedes previous local arrangements for determining planning applications. While a small number of local provisions remain to be finalised, the Council's Constitution has been amended to reflect the national requirements and has been in effect since 31 October 2026.

Building Control

- Enforcement of Building Regulations under the Building Act 1984
- Powers relating to dangerous structures and safety of sports grounds
- Administration of Party Wall legislation
- Enforcement powers contained in the Building Safety Act 2022
- Street Naming and numbering powers.

Highways, Engineering & Transport

- Exercise of highway authority functions under the Highways Act 1980
- Traffic management, regulation orders and road safety functions
- Entering into highway agreements (Sections 38, 278, 184 etc.)
- Flood risk and drainage management

Parking Services

- Civil enforcement of parking contraventions
- Issue and recovery of penalty charges
- Management of on-street and off-street parking provision

Waste Management & Environmental Services

- Waste collection and recycling duties under Environmental Protection Act 1990
- Street cleansing and environmental enforcement

- Pest control and public health functions

Commercial / Operational Services

- Operation of markets and civic facilities
- Catering, cleaning and caretaking services
- Lettings, leases and use of council venues

3.5 Key Service Area Delegations & Notes

Service Area	Scope of Powers / Legislation	Key Delegations / Notes
Building Control	Building Act 1984 (Sections 35, 36, 37, 40, 91(2), 95) Building Regulations 2010 Dangerous Structures (Sections 77–79) Additional legislation: Safety of Sports Grounds Act 1975 Fire Safety and Safety of Places of Sport Act 1987 Party Wall Act 1996 Towns Improvement Clauses Act 1847 Sec 64&65 Greater Manchester Act 1981 sec 58,59 63 &66	All authorised officers may exercise enforcement and regulatory powers relating to building control and safety. Senior officers have additional responsibilities under specialist legislation.
Development Management / Planning	Town and Country Planning Act 1990 Planning (Listed Buildings and Conservation Areas) Act 1990 Local Authorities (Functions and Responsibilities) Regulations 2000	Includes all planning functions and development control: Determination of planning applications under the Town and Country Planning Acts, subject to the Council's gateway tests

		Enforcement of planning control and associated regulatory functions Designation of conservation areas and Tree Preservation Orders The Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 introduce a National Scheme of Delegation which comes into force on 31 October 2026. Schedule 1 applications must be determined by officers. Schedule 2 and Own-Interest Applications will be dealt with in accordance with the applicable statutory referral arrangements and the Council's Planning Scheme of Delegation. Previous local objection thresholds, Member call-in arrangements and other local committee-referral criteria will not apply where **i**nconsistent with the National Scheme of Delegation. Additional delegations: Street naming, TPOs, conservation areas, Article 4 directions, commons

		registration and public rights of way. Additional delegations: Street naming, TPOs, conservation areas, Article 4 directions, commons registration, public rights of way
Land & Property (Property Protocols)	Property and land legislation (various)	Acquisition and disposal of land and property Negotiation of leases, licences, easements and agreements Granting access rights and wayleaves Serving legal notices, licenses and lease terminations Community Asset Transfer Must be undertaken in liaison with Legal Services and in line with asset governance procedures
Markets & Commercial Services	Food Act 1984 Bury Market Charter 1444	Establishment, operation and relocation of markets Regulation and management of market activity Charging and income collection Property and leasing decisions relating to markets Must respect existing

		market rights and involve trader consultation where required
Streetscene (Highways, Grounds & Pest Control)	Highways Act 1980 New Roads and Street Works Act 1991 Wildlife and Countryside Act 1981 Local Authorities' Cemeteries Order 1977 National Parks and Access to the Countryside Act 1948 Dogs (Fouling of Land) Act 1996 Prevention of Damage by Pests Act 1949	Highway maintenance Grounds maintenance and cemetery management Environmental health and safety Pest control enforcement under relevant legislation
Engineering Services & Transport (Highways)	Traffic Management Act 2004 Road Traffic Regulation Act 1984 Flood and Water Management Act 2010 Land Drainage Act 1991 Road Traffic Act 1988 Cycle Tracks Act 1984 Highways Act 1980 National Parks and Access to the Countryside Act 1948 New Roads and Street Works Act 1991 Town and Country Planning Act 1990 Town Police Clauses Act 1847 Traffic Calming Act 1992 Wildlife and Countryside Act 1981 Flood Risk Regulations 2009 Road vehicle construction and use Regulation Working time Directive 2003	Traffic regulation and network management Highway agreements and infrastructure delivery Flood risk and drainage management Delivery via in-house teams or contracted providers

Parking Services	Road Traffic Regulation Act 1984 Traffic Management Act 2004 Civil Enforcement of Parking Contraventions (England) General Regulations Taking Control of Good Regulations 2013 (as amended)	Civil parking enforcement Issuing penalty charge notices and recovery Management of parking restrictions and permits Use of enforcement contractors where applicable
Waste Management & Transport (Fleet)	Environmental Protection Act 1990 Road Traffic Act 1988 The Controlled Waste (England and Wales) Regulations 2012 Litter and refuse: code of practice	Waste & Recycling: Statutory duty to collect household waste Authority to specify receptacles and collection arrangements Power to charge where permitted Transport: Vehicle operation and compliance with legislation Street Cleansing: Duty to maintain clean public spaces