

# Levelling Up Fund Bid – Radcliffe Civic Hub

## **BID SUMMARY**

### **Please provide an overview of the bid proposal**

The Levelling Up Fund (LUF) bid for the South Bury constituency relates to the delivery of a new Civic and Enterprise Hub in Radcliffe, creating a focus for leisure, learning, community, and enterprise within the town centre. Key civic functions will be co-located within a new, bespoke facility, with enterprise activities supported through the conversion of adjacent historic buildings. It will create a vibrant hub spanning the River Irwell, supporting a transformed public service offer targeting those in greatest need. The works will be delivered as a single regeneration initiative, with the creation of a very high-quality public realm playing a key role in tying the cluster of assets together.

Radcliffe is a key local focus for regeneration and growth. Similar to many former industrial communities, the town continues to feel the ongoing effects of economic restructuring. Traditional employment has contracted, and the town has amongst the highest levels of deprivation across the Borough, with significant challenges in relation to employment, skills, and health. In parallel, the growth of convenience and digital retail has put considerable pressure on the High Street, which has experienced a sharp decline, impacting on the range and quality of services within Radcliffe town centre as shown in the images below.





The proposal is a cornerstone of the Strategic Regeneration Framework (SRF) for the town, which was developed over 18 months and sets out a long-term vision for the regeneration of the town, informed by an extensive programme of stakeholder engagement. The Hub will play a key role in supporting the wider growth objectives for the town, with immediate plans for the delivery of more than 500 new homes in and around the town centre.

The project comprises a number of inter-related and coordinated elements that will collectively reinstate a heart to the town:

- **Civic Hub** – the creation of a new wellness and civic hub of 5,960 sq.m. as a focus for a transformed public and community service offer. It will deliver a new leisure centre, as existing temporary leisure facilities are demolished to enable the delivery of a vital new secondary school. Council workspace and the library will be relocated, freeing up premises for re-use and redevelopment. Alongside this, new flexible facilities will provide a focus for skills, adult education, and community activities at the heart of the town centre.
- **Market Chambers** – the new hub lies adjacent to the historic Radcliffe Market which has been successfully reinvigorated as a focus for retail, leisure, and recreation. Investment will refurbish the underutilised Market Chambers building to deliver flexible co-working space, while also creating a new central venue as a focus for civic, cultural, and creative events within the town centre.
- **Radcliffe Enterprise** – the relocation of the library into the modern hub building will enable the redevelopment of the existing premises to create a new 830

sq.m. business centre as a focus for enterprise, entrepreneurship, and innovation.

- **Active Civic Spaces** – the Hub and Market Chambers will spill over into an active civic space in the heart of the town, located in close proximity to the Bus Station and Metrolink Stop. The public realm will integrate with pedestrian and cycle routes, while tying together the assets as a vibrant civic quarter.

The Council has progressed land assembly at risk and will clear existing low quality commercial units that have reached the end of their economic life.



**Please set out the value of capital grant being requested from UK Government**

£20 million

**Please specify the proportion of funding requested for each of the Fund's three investment themes**

Regeneration and town centre	50%
Cultural	50%

## STRATEGIC FIT

### Have any MPs formally endorsed this bid?

Yes

A letter of endorsement has been provided by Christian Wakeford, elected as the Conservative MP for Bury South at the 2019 General Election. The letter is appended and highlights the importance of the bid, recognising that:

- the strategic aim of the investment is to create an asset that will benefit all residents of Radcliffe, but particularly targets those in greatest need of support including the deprived communities who will benefit from Levelling Up.
- the transformational impact of the proposed investment, which will align with wider investment proposals to establish a new civic heart to the town.
- the bid is underpinned by a detailed evaluation of the strengths and weaknesses of Radcliffe Town Centre, carried out over a 12-month period, and informed by extensive resident and stakeholder engagement.
- the open, transparent process adopted in developing proposals, within which Christian Wakeford MP and other stakeholders have been fully engaged; and
- the steps taken by the Council to catalyse the delivery of this vital project.

### Please provide evidence of the local challenges/barriers to growth and context that the bid is seeking to respond to

The SRF for Radcliffe identifies the Hub as a key intervention to address a significant range of challenges and barriers to growth that have constrained investment in support of economic recovery. These include:

#### Socio-economic need

- **Acute deprivation** – neighbourhoods within Radcliffe are ranked amongst the 10% most deprived in England across a range of indicators, as measured through the 2019 Index of Deprivation. There is evidence of severe deprivation in relation to the income, employment, health, and crime domains. There is evidence that the ranking of the town across these areas has declined since 2015, highlighting a need for intervention to address a widening gap in living standards.
- **Poor health** – the local health report from Public Health England shows that residents of Radcliffe experience relatively high rates of limiting long term illness or disability. Rates of hospital admissions and mortality linked to key illnesses (including heart and lung conditions), harm and some cancers are significantly higher than the national average.
- **Low educational attainment** – the development of resident children at age 5 lags significantly below the national average. Rates for GCSE attainment are also below the average, with a high proportion of working age residents with no qualifications (2011).

- **Enterprise and employment** – Radcliffe has experienced relatively high levels of unemployment relative over a protracted period, with rates increasing significantly during the pandemic. Business and employment densities within Radcliffe are substantially below the average for Bury and England as a whole.

#### Decline of the high street

- **Town centre decline** – the SRF highlights the impact of changing patterns of retail. There is a surplus of low-quality retail accommodation, while falling levels of footfall and spend have resulted in a vicious cycle of decline, impacting on the wider quality of the public realm environment.
- **Limited commercial offer** – the availability of commercial premises within the town is very constrained, constraining investment and enterprise within potential growth sectors including creative and digital industries.

#### Operational challenges

- **Fragmented civic estate** – while existing premises accommodate a range of civic functions, the SRF highlights the lack of an integrated community team within the town as a barrier to accessing services for residents, including those groups most in need of support.
- **Loss of the temporary leisure centre** – the existing temporary leisure centre will be demolished to allow the redevelopment of the site to provide a new DfE funded high school. Star Academy has indicated that public access leisure facilities will not be re-provided on the site and in the absence of substantial capital investment, replacement facilities will not be delivered in Radcliffe. This would seriously undermine efforts to address health challenges within the resident population.
- **Constrained community facilities** – the town lacks high quality, accessible community facilities, with key services (including adult education) and community groups utilising dated and lower quality facilities, acting as a barrier to participation for key groups with greatest need.

#### Opportunities

Through addressing needs and barriers to growth, the intervention will provide a catalyst for wider growth responding to a range of opportunities:

- **Radcliffe Market** – investment in the adjacent Market and the introduction of a new operating model have reinvigorated the offer, establishing a vibrant asset in the town centre.
- **Wider development pipeline** – there are around 1,000 new homes planned in and around Radcliffe town centre. New residents will generate additional demand for high quality services.
- **Coordinated service delivery** – integrated service provision is now embedded at the neighbourhood level across the Council, CCG, and linked service providers. This provides an operational structure through which intervention can be targeted towards key groups with greatest need.

**Securing a net zero future** – the proposed scheme has the potential to act as an exemplar for low carbon technologies, establishing a template for high quality sustainable development.

### **Explain why Government investment is needed (what is the market failure)?**

In light of the issues and barriers outlined above, there is a need for public intervention to deliver key infrastructure that will have a tangible and longstanding impact on the quality of life and well-being of residents, while regenerating the heart of the town centre and acting as a vital catalyst for wider investment.

Town centre regeneration has been constrained by a range of interconnected market failures, including:

- **Externalities** – the negative impact of piecemeal development alongside the decline of the high street and wider environment, affecting the image of the town and resulting in a vicious circle of decline; and
- **Public goods** – high quality public spaces and community facilities are typically underprovided as they are non-excludable in supply and non-rival in demand; and
- **Merit goods** – supporting services that result in wider benefits and maximise social welfare.

In the absence of government-supported investment, it is envisaged that the town centre will continue to decline, further undermining the viability of key services.

The rationale for public intervention is based on:

- **Economic efficiency** – The market conditions means that a number of failures have arisen, preventing the delivery of a coherent and comprehensive intervention.
- **Operational and financial performance** – Council assets have now reached the end of their life. In light of current budgetary constraints, the capacity of the Council to deliver appropriate infrastructure within Radcliffe is limited, while the withdrawal of services would be inconsistent with strategic objectives of local partners.

**Social equity** – Radcliffe suffers from extensive and severe deprivation, particularly in terms of income, employment, and health, which will continue without targeted measures.

**Please set out a clear explanation on what you are proposing to invest in and why the proposed interventions in the bid will address those challenges and barriers with evidence to support that explanation. As part of this, we would expect to understand the rationale for the location.**

#### *Proposed Intervention*

The proposed project will deliver an integrated service hub:

- **Civic Hub** – clearance of dated retail parades to create a new facility accommodating a new leisure centre, co-located with a modern library, flexible community space and council workspace, alongside new commercial units at ground floor;
- **Market Chambers** – refurbishment of largely vacant historic premises to deliver flexible co-work facilities and a new civic and cultural venue;
- **Enterprise Centre / Makerspace** – refurbishment of vacated library to support the creation of a new enterprise facility, offering pathways to intensive incubator and accelerator offers; and
- **Active Civic Spaces** – creation of a high-quality public realm to integrate the Hub and provide a renewed space as a focus for civic events.

### Responding to local challenges and objectives

The proposals for the Hub have been carefully planned under the adopted SRF through a process of rigorous option testing. An initial strategic assessment scoped a long list of options, identifying a shortlist for detailed appraisal informed by the review of challenges (above) and strategic objectives for the transformation of Radcliffe town centre:

1. Support the targeted regeneration of the town centre as a focus for catalysing wider investment in Radcliffe to deliver services, homes, and jobs for residents.
2. Provide communities with access to very high-quality services at the heart of the town, underpinning a neighbourhood focused model of integrated support for those in greatest need.
3. Establish flexible facilities that support the activities of key stakeholders within our communities.
4. Deliver an exemplar scheme that demonstrates the commitment of partners to achieving climate pledges; and
5. Securing inclusive economic growth promotes recovery and that creates secure pathways to opportunity for local businesses and residents.

The diagram below demonstrates why the interventions in the bid will address the main challenge and the evidence to support this. These site and local challenges, the interventions (inputs), impacts and evidence feed into a well-evidenced theory of change.

Challenges	Civic Hub	Market Chambers	Enterprise Centre	Public realm	Evidence
<b>Socio-economic need</b>					
Acute deprivation	✓✓✓	✓✓	✓	✓✓	Consultation with integrated services teams - advised that facilities and 'one front door' will assist coordination of targeted support to high need groups
Poor health	✓✓✓	✓	✓	✓✓	Track record of achieving positive health outcomes through cross referral between services and promotion of physical activity
Low educational attainment	✓✓	✓	✓✓	✓	Addressing access constraints to facilities and profile raising, cross referral to services, potential interest from third party providers in hub & spoke model
Enterprise and employment	✓	✓✓✓	✓✓✓	✓	Address low rates of business / employment density, limited stock of flexible commercial space, interest from private sector operators (Eaglelabs)
<b>Environmental conditions</b>					
Town centre decline	✓✓✓	✓✓	✓	✓✓✓	Consultation responses to SRF highlighting need for town centre focus and enhanced public spaces
Limited commercial offer	✓	✓✓✓	✓✓✓	✓	Limited stock of flexible commercial facilities identified through market supply and demand analysis, consultation feedback demonstrates business interest
<b>Operational challenges</b>					
Fragmented civic estate	✓✓✓	–	✓	–	Public sector assets dispersed, some reaching the end of their functional life (Whittaker St office), facilitate service planning for integrated teams
Loss of the temporary leisure centre	✓✓✓	–	–	–	DfE funding secured for the redevelopment of the site to deliver a secondary school, limited alternative options to deliver an accessible facility in town
Constrained community facilities	✓✓✓	✓	✓	✓	Feedback from community groups has identified the availability of suitable facilities as a constraint to engaging with target groups for some organisations
<b>Opportunities</b>					
Radcliffe market	✓✓	✓✓✓	✓✓	✓✓	Opportunity to co-locate co-working space and deliver complementary development adjacent to this key community asset
Supporting wider development pipeline	✓✓✓	✓✓	✓	✓✓	Potential to free up land for housing delivery and provide a service platform that attracts a wider range of interest/demand to Radcliffe
Building on coordinated service delivery	✓✓✓	✓	✓✓	✓	Feedback from integrated teams has identified the delivery of a shared platform as critical to promoting a fully coordinated service
Securing a net zero future	✓✓✓	✓✓	✓	✓✓	Delivery of exemplar net zero facility, complementing approved decarbonisation measures within a highly accessible location

### Rationale for town centre investment

Reinforcing the heart of the town centre is a strategic priority under the Radcliffe SRF, which identifies the creation of a central hub as a critical project.

Over time, changing market conditions and infrastructure have bypassed the centre. The SRF highlights the importance of re-purposing the core through promoting a wider range of activities that induce people – residents, employees, and visitors – to come into and spend time in the centre.

This focus acknowledges that the traditional centre remains important as a focus for community identity and civic pride, shaping perceptions of a place. It also recognises that the centre remains the most widely accessible part of town.

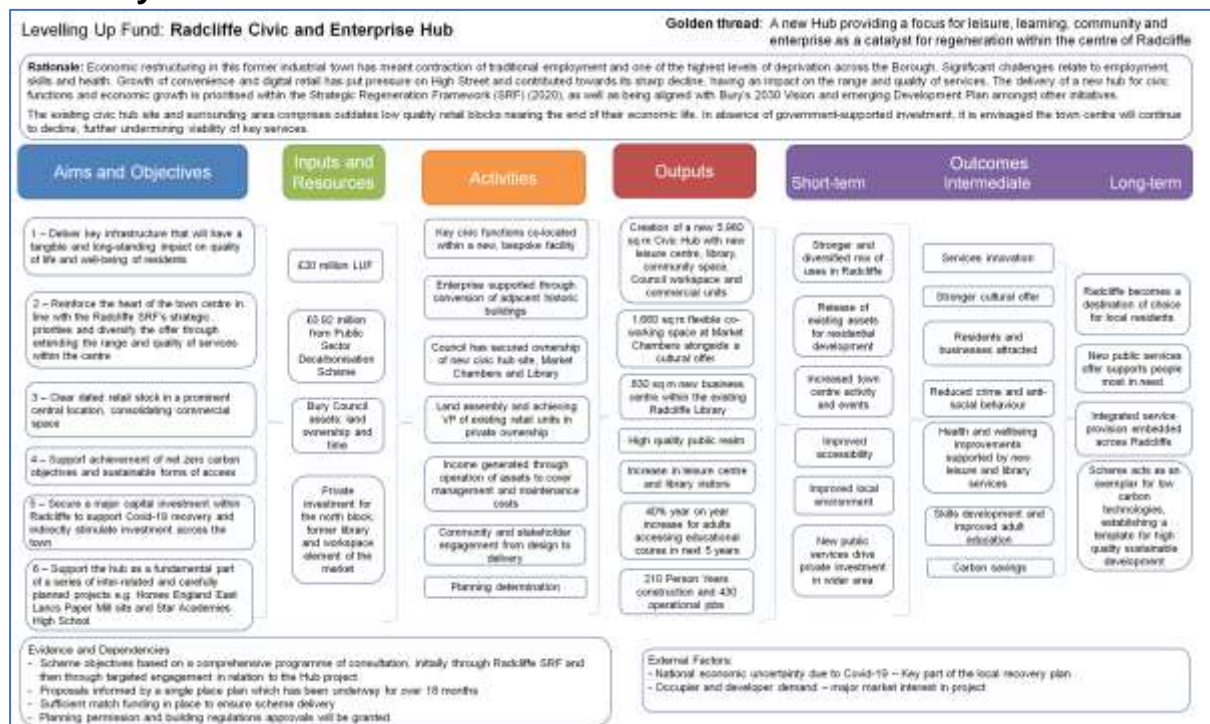
The proposed scheme reorientates the town around the River Irwell. It will result in the clearance of obsolete retail stock in a prominent location, consolidating



commercial space and connecting the Hub to the established market – a recent success story within the town centre.

Under the strategic vision of the SRF, the Council has moved to secure control of key assets within the proposed development area. As such, the proposed town centre site provides a deliverable location for these proposals.

## Please explain how you will deliver the outputs and confirm how results are likely to flow from the interventions



The proposed interventions have been designed and developed to respond to the clear evidence of need (and opportunity) identified within the Strategic Regeneration Framework for Radcliffe.

- Land assembly – the Council has taken proactive steps to secure the necessary interests at risk to enable the delivery of the project and key outputs to proceed at pace.
- Transformational regeneration – the project will remove poor quality, unsuitable premises to deliver a cluster of active uses that complement existing business activity, improve the environment, draw people back into the town centre and play a key role in securing wider investment in town centre development opportunities. The proposals are already generating substantial interest from investors looking at opportunities to deliver new homes in Radcliffe.
- Civic and Wellness Hub – supporting a coordinated response to community needs within a community experience significant levels of deprivation. It will provide a platform that supports service delivery by established integrated teams, including partners in the Council and CCG, targeting health, skills, and other interventions towards key groups with complex needs.

- Flexible workspace – adaptation of important historic buildings within the town centre to create flexible workspace that provides a supportive environment that promoted business growth. The Council is engaging with established operators and business support providers to actively manage engagement and ensure that outcomes – relating to employment growth and spill-over investment – are maximised.
- Civic spaces and venues – a mix of indoor and outdoor venues will be created, providing a focus for cultural, creative, and civic events, drawing residents and visitors to the town centre, and supporting wider investment within the centre.

**Explain how your bid aligns to and supports relevant local strategies (such as Local Plans, local economic strategies, or Local Transport Plans) and local objectives for investment, improving infrastructure and levelling up.**

Reflecting the scope of the proposed intervention, design development has been progressed by a coordinated multi-service team in full alignment with local policy objectives. A brief overview of alignment is set out below and further detail can be provided upon request.

Bury 2030 Vision: Let's Do It - Proposals for the scheme form part of the response to the agreed vision and plan for Bury, promoting coordinated and locally targeted action across each of the key themes.

- Healthy people – developing resilient, connected communities, and establishing community-based health and care linked to wider services through establishing community hubs and promoting active lifestyles.
- Thriving green places – regenerating town centres and encourage inward investment.
- Co-designed ideas – promote community hubs; promote enhanced community capacity; promoting co-design and inclusion.
- Future proofed infrastructure – integrating regeneration with service provision, public transport provision, support strategic housing delivery plans.
- Inclusive business growth – improving educational outcomes; increase the supply of business premises; encourage entrepreneurialism.

Strategic Regeneration Framework for Radcliffe - The SRF provides a single integrated plan for the strategic redevelopment of Radcliffe. The SRF identifies a clear set of interventions and wider strategies to guide growth and to help deliver the transformational change that is required through regeneration in the town. The strategic priority is to focus on the core of the town, acting as a catalyst for further redevelopment and investment in support of strategic growth aspirations for the town. The Hub is identified as a priority intervention to re-establish a heart for the town. Regenerating Radcliffe - Bury Council

Bury Emerging Development Plan - The project is fully supportive of the strategic priorities of Bury's emerging development plan, particularly the strategic policies of

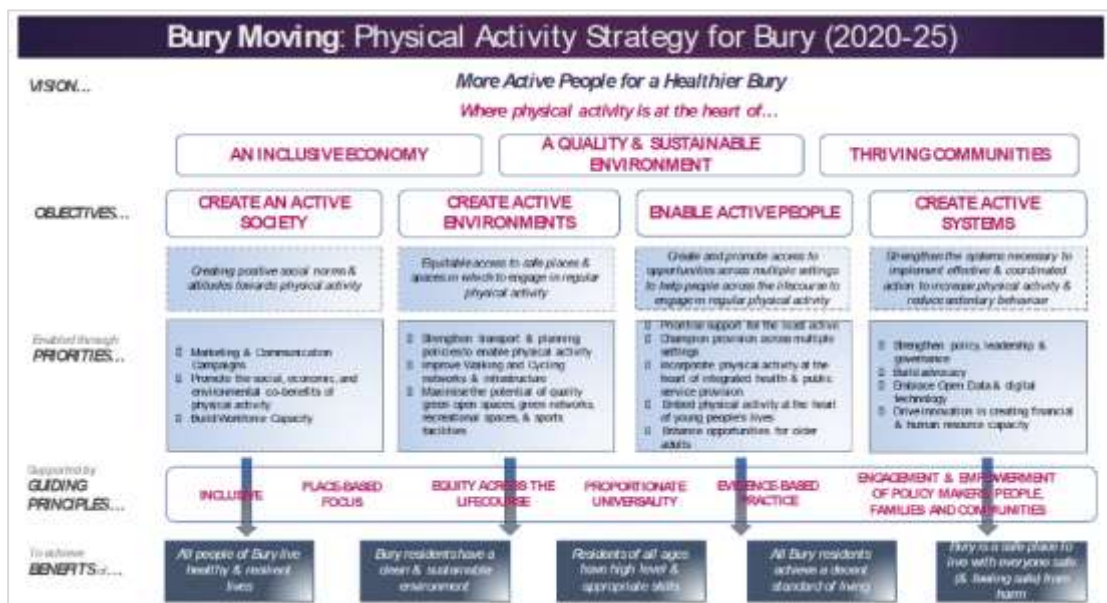
the 'Places for Everyone' Joint Plan and the more locally specific aims and objectives of the Bury Local Plan:

- Regenerate Radcliffe town centre.
- Prioritise the use of brownfield land.
- Boost northern competitiveness.
- Increase the supply of new homes.
- Reduce the need to travel.
- Meet targets for carbon reduction; and
- Promote health and wellbeing.

### Wider objectives

As the hub will support coordinated service delivery, aligned with established delivery mechanisms, the project has been developed having full regard to wider ranging local and sub-regional policy objectives, including:

- *Covid Recovery* – within the framework of the *GMCA Living with Covid Resilience Plan (2020)* and *CV-19: A Moment to Pivot*, promoting a shift towards community wellness hubs emphasising prevention and rapid response.
- *Leisure, recreation, and physical activity* - The Physical Activity Strategy (2020) for Bury highlights the role sports participation plays in encouraging a sustainable healthy lifestyle with a focus on groups in society with the poorest health outcomes.



- *Health* – the Bury Locality Plan (2017) outlines measures aimed at transforming Health and Social Care, focusing on enhanced service integration and early intervention to promote healthier lifestyles.
- *Education and skills* – the Adult Education Strategy for Bury (2020-23) outlines measures aimed at promoting both economic development and social inclusion as part of an integrated offer that supports wellbeing.

- *Housing* – the emerging Housing Strategy for Bury (2020) highlights the importance of focusing housing delivery within established service centres and in proximity to community hubs.
- *Enterprise and business growth* - the 2017 Growth Plan provides an important foundation to the Radcliffe SRF and proposals in relation to promoting the regeneration of town centres as a focus housing and jobs growth.

## **Explain how the bid aligns to and supports the UK Government policy objectives, legal and statutory commitments, such as delivering Net Zero carbon emissions and improving air quality**

### Net zero carbon

Bury Council has declared a Climate Emergency and set a target to be carbon neutral by 2038, supported by the Bury Climate Action Strategy and Bury Climate Action Plan.

Consistent with this, proposals for new build elements of the scheme are designed to net zero standards, based on the inclusion of specific measures to maximise operational efficiency, and generate sustainable energy. The scheme will act as an exemplar for low carbon development.

In addition, the Council has secured funding for decarbonisation works in respect of the Market Chambers building. A grant of approximately £0.92 million will support enhanced efficiency through insulation and an air source heat pump, alongside the installation of PV.

The travel plan for the scheme outlines measures to promote sustainable forms of access. The site has been selected, in part, to maximise access by public transport. Measures adopted as part of the scheme and over the longer term will promote other sustainable travel options, notably walking and cycling.

### Other priorities

The proposals will also support national policy objectives relating to the following areas:

- **Levelling Up** – As signalled by this Fund, the Government has a significant commitment for regional growth to support 'levelling up' across the country. Bury is ranked as a priority 1 category area, while Radcliffe has pockets of severe deprivation, including town centre neighbourhoods which are ranked in the 1st and 2nd deciles on the 2019 IMD.
- **Covid 19 recovery** – intervention will directly secure a major capital investment within Radcliffe, generating construction sector spend and employment in support of the Country's effort to 'build back better'. In addition, it will indirectly stimulate investment across the town, creating wider opportunities for local businesses and residents.

**Where applicable explain how the bid complements / or aligns to and supports other investments from different funding streams**

The Council has adopted a proactive approach to the regeneration of Radcliffe through the development of the SRF, which sets out a robust and evidenced plan for the regeneration of the town over a ten-year period through a range of plan led interventions. The Hub has been taken forwards as an investment priority to create the conditions for growth, but the Council is committed to delivering a programme of transformation.

The proposals are strongly aligned with the *Let's Do Integrated Employment and Learning* project, which has been subject to a bid for Community Renewal Fund support and will pilot integrated work and skills provision at neighbourhood level in Radcliffe.

Funding has been secured under the Public Sector Decarbonisation Scheme (PSDS) for works to the Radcliffe Chambers building. The delivery of these works will have regard to the proposed refurbishment of the premises to create a co-work facility.

In addition, intervention through the LUF to deliver the full vision for the Radcliffe Hub and associated regeneration effects will support wider public sector investment within the town. This includes significant investment by Homes England to support the redevelopment of the former East Lancashire Paper Mill site to provide in the order of 400 new homes. The Hub will radically transform the town centre offer, providing access to integrated services within a high-quality environment that will significantly strengthen demand and support the delivery of housing.

The project will also complement investment to deliver a new High School. Star Academies has secure DfE funding for delivery of the school on the site of the temporary leisure centre. Phased development will enable the schemes to be progressed in parallel.

The scheme will ensure that the benefits of the Radcliffe Flood Alleviation scheme, a £40 million capital investment to promote enhanced climate resilience, are maximised by refocusing the town centre around the River Irwell.

**Please explain how the bid aligns to and supports the Government's expectation that all local road projects will deliver or improve cycling and walking infrastructure and include bus priority measures (unless it can be shown that there is little or no need to do so).**

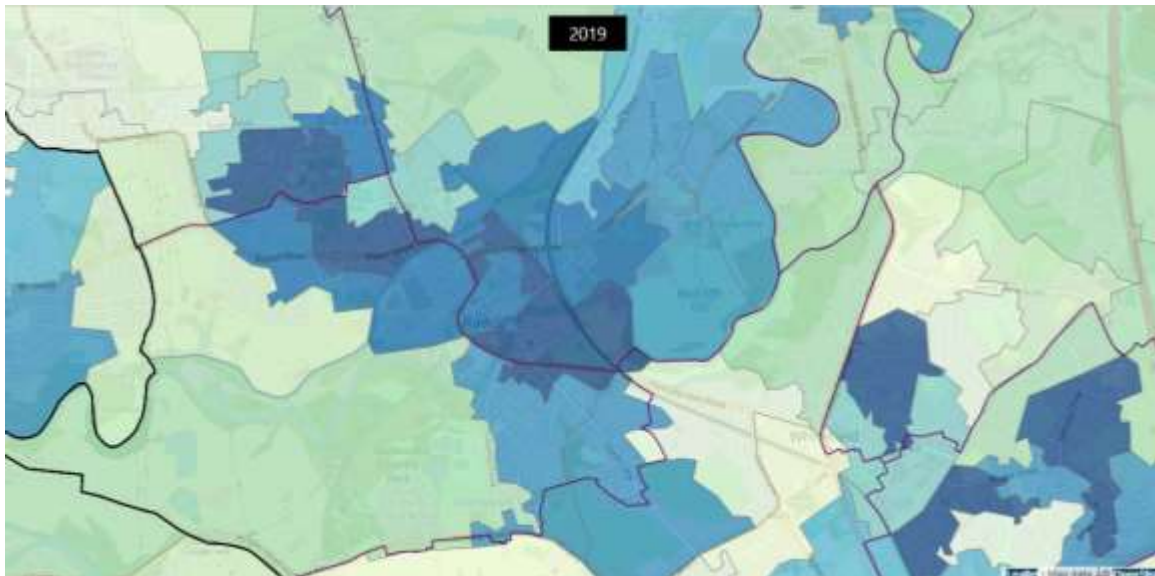
The Transport Strategy for Radcliffe and Vision prepared in respect of the scheme sets out measures aimed at promoting walking and cycling through the introduction of appropriate infrastructure.

## VALUE FOR MONEY

Please use up to date evidence to demonstrate the scale and significance of local problems and issues

### Deprivation

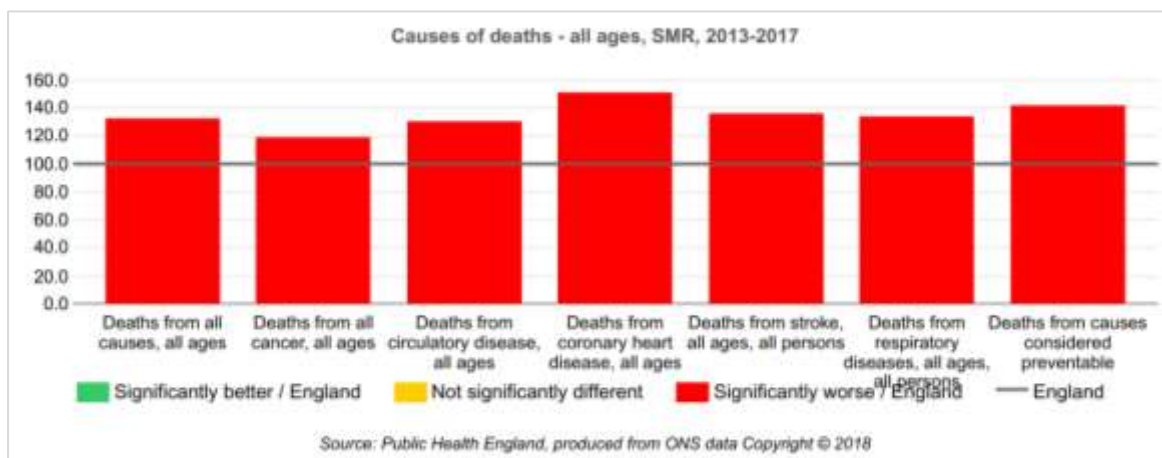
The map below shows that communities across Radcliffe are ranked within the 30% most deprived in England, including neighbourhoods ranked within the most deprived decile.



Levels of deprivation are particularly severe in relation to domains for income, employment, crime, and health.

### Poor Health

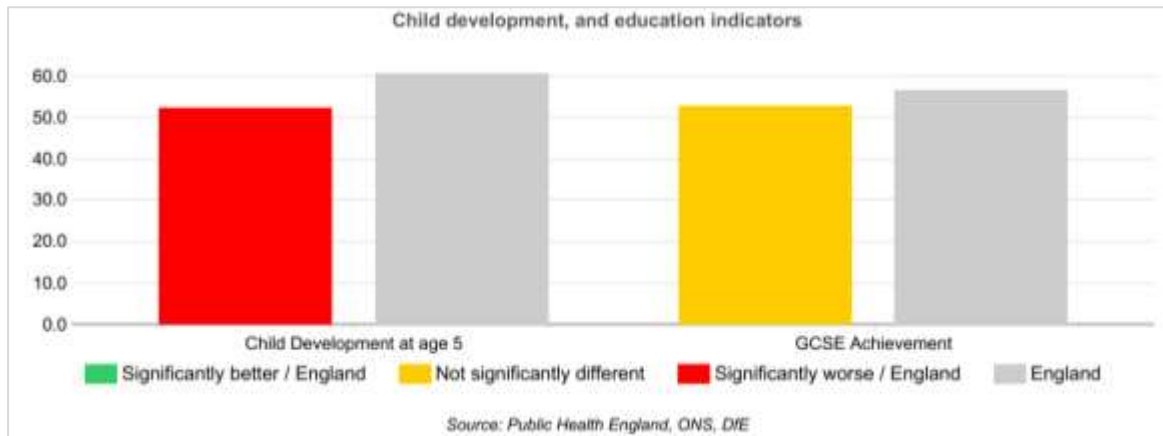
Data from Public Health England highlights significant challenges in relation to health and mortality linked. Indicators show that rates of mortality amongst residents of Radcliffe are significantly worse than the national average for a wide range of illnesses, including those deemed preventable and linked to lifestyle.



### Low educational attainment

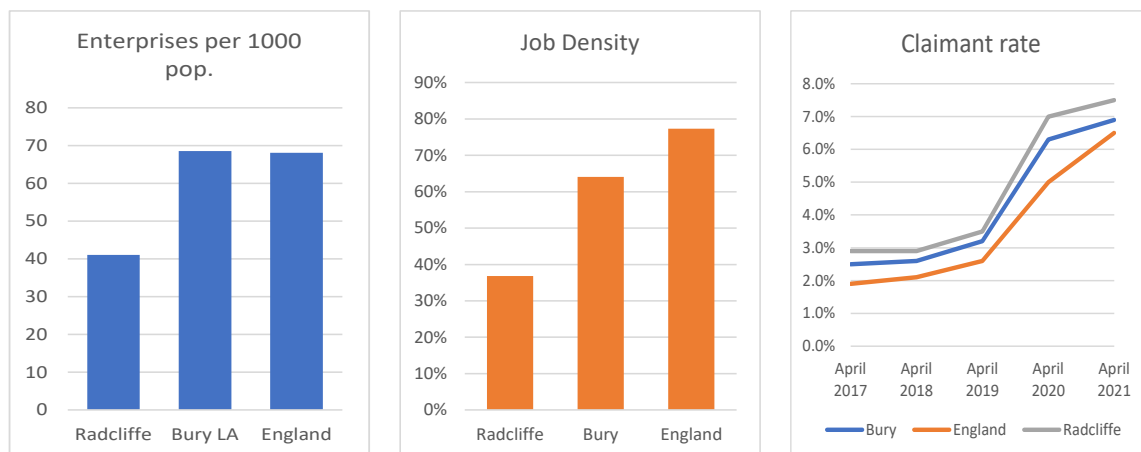
Based on statistical data collated by PHE (including DfE data), levels of attainment amongst school age residents of Radcliffe are below the national average at GCSE

and significantly lower at age 5. In addition, Census data indicates that relative to national benchmarks a high proportion of resident adults (16-64) have no or low qualifications.



### Enterprise and employment

Data from ONS business counts shows that levels of enterprise within Radcliffe lag behind the average for Bury and England in terms of business counts, job density (ratio of employment to resident working age population) and claimant rates.



### Market data

Market analysis has highlighted a lack of good quality commercial office workspace within Radcliffe, while existing retail provision is generally of poor quality. There is a lack of good quality stock offering small flexible floorplates.

Average house prices in Radcliffe have increased substantially over a 12-month period but at around £177,000 are around 18% lower than the Bury average and 35% lower than the average for Prestwich.

**Bids should demonstrate the quality assurance of data analysis and evidence for explaining the scale and significance of local problems and issues. Please demonstrate how any data, surveys and evidence is robust, up to date and unbiased.**

### Up to date sources

The SRF for Radcliffe was completed in 2020 and draws together more than 12 months of analysis and consultation to provide an up-to-date and robust evidence base for the proposal. It demonstrates a comprehensive understanding of local context including strengths, challenges, and opportunities. It underpins the identification of interventions that are targeted appropriately to meet need and gaps in existing provision.

The SRF draws upon a relevant evidence base, which has been further supplemented through additional desktop research, including up-to-date statistical indicators and updated strategy documents, including:

- Annual Population Survey (2020),
- Business Register and Employment Survey (2020),
- Index of Multiple Deprivation (2019)
- Levelling Up Fund: Prioritisation of places methodology note (2021)
- ONS GVA by Local Authority statistics (2018,
- ONS Claimant Count (2021)
- ONS House Prices Statistics for Small Areas (2020)
- HM Land Registry – Price Paid Data (2020)
- Knight, Kavanagh & Page - Radcliffe Leisure Centre Business Case update (March 2021).
- Arc4 – Bury Housing Needs and Demand Assessment (2020)
- CBRE – Radcliffe Town Centre Retail Market Summary (2021)

### Robust and unbiased of data

To ensure robustness, the data underpinning the SRF has been reviewed to take account of changing conditions through the pandemic. Multiple sources have been examined to verify the same conclusions are arising. Additionally, the combination of data sources allowed local problems as well as sub-local patterns to be examined. The broadly public data sources can be collated to demonstrate a clear and robust picture of the main issues facing Radcliffe, underpinning a clear rationale for investment in integrated public services and regeneration.

In terms of the professional reports utilised, multiple methods were used to ensure that they are robust and eliminate bias:

- Each of the reports present their methodology, which has been cross-examined by economic and business case specialists from AMION Consulting as well as Bury Council.
- The SRF has been subject to appropriate engagement and consultation. It has also been published by the Council and formally adopted.
- Professional reports subsequently commissioned by the project team substantiate the conclusions of the SRF and present additional data to reinforce the key issues and changes identified.
- The Council has appointed established advisers with an extensive local and UK track-record, including:

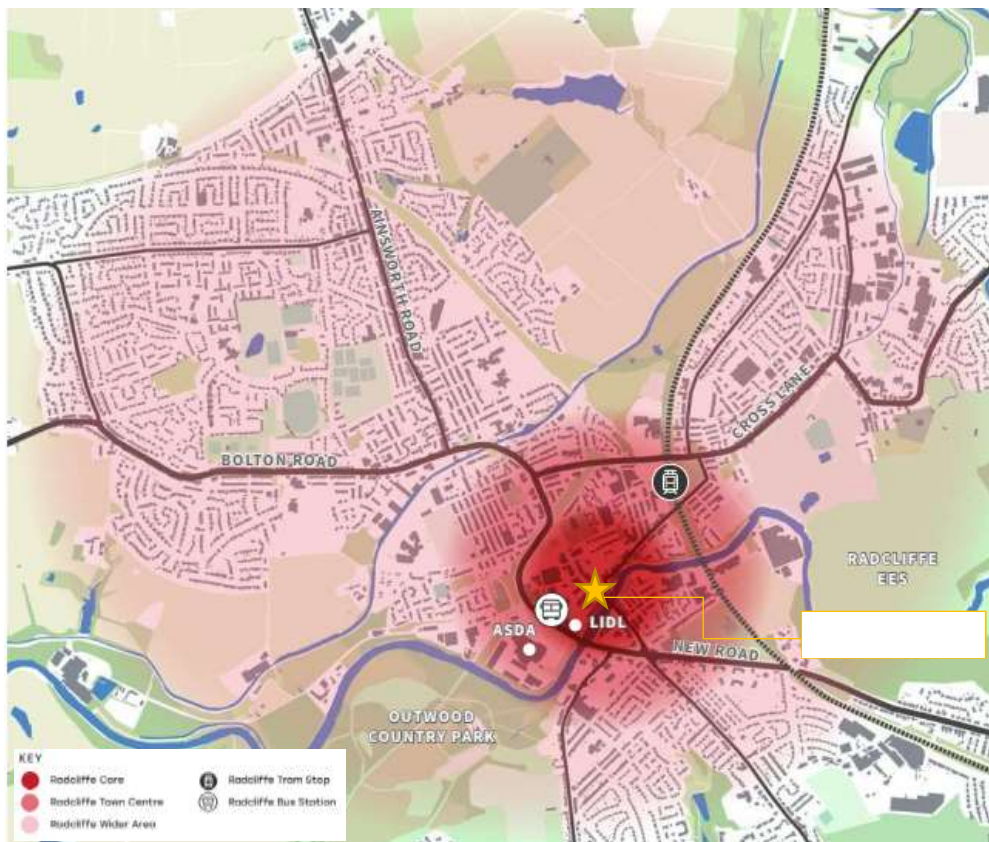


- Deloitte - a multinational professional services firm, Deloitte led the preparation of the SRF, drawing extensive experience in relation to research, engagement, planning and development.
- CBRE - a global commercial real estate and investment firm, CBRE has been appointed by the Council to support the development of proposals for the scheme, informed by robust analysis of relevant markets. This has informed the evolution of the design.

Lastly, the Council has estimated appropriate mechanisms for ongoing engagement with key stakeholders to provide updated feedback in relation to emerging proposals and their impact against local priorities.

**Please demonstrate that data and evidence chosen is appropriate to the area of influence of the interventions.**

The SRF has been developed based on a comprehensive review of conditions across Radcliffe, as outlined in the map set out below. Based on this baseline analysis, the SRF focuses investment proposals within the town core and its immediate periphery, which remains the main focal point for retail services, albeit focused around the convenience offer. It is also identified as the main zone of need based on an analysis of current conditions, informed by a review of small area level statistical evidence.



Source: Radcliffe Strategic Regeneration Framework

The Hub project is identified as a key project to secure the strategic vision for the town centre, due to its role in re-establishing the high street as a focus for activity

within the wider town. This reflects the scope of the scheme, which will provide an integrated focus for leisure and other public services from across the town as a whole.

**Please provide analysis and evidence to demonstrate how the proposal will address existing or anticipated future problems. Quantifiable impacts should usually be forecasted using a suitable model**

The effect of the proposed interventions in addressing existing or future problems is outlined within the Logic Model for the scheme.

The analysis undertaken reflects a series of impacts that will have positive outcomes both within the town and in the surrounding area. These positive outcomes will address the significant issues that Radcliffe and Bury as a whole currently face.

<b>Problems</b>	<b>Description</b>	<b>Response</b>
Acute socio-economic need of local communities	Significant deprivation and low life expectancy, with below average qualifications and limited levels of enterprise a barrier to opportunity for residents	Creation of a Hub to promote integrated service delivery, including access to enhanced leisure and skills provision, complemented by infrastructure to create a supportive environment for enterprise (co-working, incubator) and cultural engagement.
Environmental decline across the town centre	As a consequence of changing patterns in retail and service provision, the town has lost its civic heart	Significant investment to clear poor quality, obsolete stock and deliver high quality hub as a focus for community leisure, recreation, health, and work. This will be set within a high-quality civic space, and will act as a focus for wider investment, broadening the appeal of Radcliffe.
Challenges delivering integrated and coordinated services	Existing services provided from a number of unsuitable premises which contribute to poor accessibility and create barriers to effective integration of teams	The Hub will provide a platform for integrated service provision based on enhanced coordination between teams within the Council, CCG, and other local providers. Flexible workspace will be open to these teams, supporting referral and joint action to ensure the most challenging groups benefit from Levelling Up.

The types of economic impacts considered and quantified take account of these factors with guidance-based additionality being one of the most important approaches used. Taking the impacts arising from the creation of an incubation facility, for example, these capture the additional impacts with respect to jobs and Gross Value Added (GVA) that the LUF intervention will generate. What is important is to identify the deadweight position (the outcomes that will be realised without intervention) before quantifying the impacts that will be achieved over and above this. Displacement, leakage, and multiplier factors are also taken account before the final additionality totals are quantified. These are reported in monetary (e.g.,

additional GVA) and quantitative (e.g., additional employment) terms in the analysis with additionality-compliant monetary benefits also included in the Benefit Cost Ratios (BCRs) reported below.

All quantified impacts are captured in an 'additionality' model that complies with both modelling best practice and additionality guidance (specifically DCLG's Appraisal Guide). In addition, established modelling frameworks have been employed in the assessment of key benefits relating to:

- Health benefits arising from participation in sports – investment to deliver high quality leisure facilities has been modelled through the Sport England Local Impact Framework.

Active mode transport benefits – The measures aimed at enhancing access for cyclists and pedestrians and the impacts of these are captured in the UK Department for Transport's Active Mode Appraisal Toolkit (AMAT).

**Please describe the robustness of the forecast assumptions, methodology and model outputs. Key factors to be covered include the quality of the analysis or model**

The assumptions adopted reflect a range of forecasts, informed by existing baseline evidence, expert analysis, and broad-based consultation with deeply engaged stakeholders. This is outlined for each element of the proposed project, as follows:

- **Leisure services** – a business case has been developed by experienced specialists Knight, Kavanagh & Page, setting out forecast levels of activity underpinned by a robust review of existing membership (based on the temporary facility) and limited commercial provision within the area. This has been subject to expert review by Eamonn O'Rourke to test key assumptions.
- **Other Council services** – projected levels of activity have been forecast by service leads for libraries and adult education within the Council. This has been based on a detailed internal review of existing services, barriers to growth and engagement with staff.
- **Workspace demand** – the Council has commissioned advice from CBRE, informing the scale and configuration of proposed provision, informed by engagement with local business leaders. Supplementing this, the Council has engaged with specialist workspace operators (such as Barclays EagleLabs) to test demand and alternative models of provision.
- **Cultural engagement and events** – informed by partnerships developed to support Bury's designation as GM Town of Culture 2021, scheme proposals have been adapted following engagement with cultural partners (including The Met) around a cultural hub and events strategy.
- **Transport and access** – WSP have developed a Transport Strategy for Radcliffe, setting out a range of short-, medium- and long-term actions to realise the strategic vision for the town and promote alignment with wider partner objectives.

This demand analysis underpins the financial and economic modelling carried out to inform the assessment of value for money:

- **Capital costs** – cost estimates have been prepared by CBRE based on surveys and design work led by AEW Architects. Appropriate provision has been made for contingency based on a well-developed risk register, while allowance is also included for optimism bias.
- **Land values** – the forecast costs and revenues linked to land assembly have been informed by independent valuation advice. The Council has either reached terms or is at an advanced stage of negotiation with all relevant parties.
- **Financial model** – informed by the demand analysis outlined above. Projections have been prepared by experienced service leads within Bury Council and are subject to ongoing internal scrutiny.
- **Economic impact model** - gross and net forecasts of impact, based on service plan forecasts and applying established benchmarks to inform the assessment of impact arising from investment through LUF.
- **Cost benefit assessment model** – assesses Green Book compliant monetisable benefits and economic costs to estimate Benefit Cost Ratio of the net marginal benefits arising from the LUF funding, consistent with appraisal guidance applied by MHCLG and other Government departments.

**Please describe how the economic benefits have been estimated. These must be categorised according to different impact. Depending on the nature of intervention, there could be land value uplift, air quality benefits, reduce journey times, support economic growth, support employment, or reduce carbon emissions.**

#### Economic Benefits

The framework for assessing the economic benefits of the Radcliffe Civic Hub development programme has been developed having regard to the HM Treasury Green Book, guidance published by MHCLG and other government departments.

This section outlines a summary of the approach to estimating benefits.

Reflecting the diverse nature of the interventions and their expected impacts, as well as the existing conditions within Radcliffe, a wider range of benefits have been assessed. Following published guidance, this has included the consideration of the following benefits within the BCR:

- **Land value uplift** – Given the nature of the non-commercial uses, the direct land value uplift arising from the delivery of the scheme is expected to be limited. However, the scheme will allow the release of existing assets (including inefficient Council offices at Whittaker Street) for residential development. The analysis reflects the economic efficiency benefits of converting these surplus land assets into a more productive use.

- **Wider land value uplift** – wider placemaking effects arising from the delivery of a cluster of activity and reinvigoration of the town centre. The approach is consistent with the framework and guidance developed by MHCLG in appraising the Future High Street Programme. Existing values within primary and secondary catchment areas have been estimated based on Valuation Office Agency (VOA) data for commercial premises and Council Tax band data for the residential assets.

The primary catchment area extends across the traditional town centre and relates to commercial premises only. An uplift of between 2.5% (non-high street uses including superstores) and 7.5% (high street uses) has been applied. The secondary catchment extends across Radcliffe, reflecting the importance of establishing a high quality centre based on engagement with prospective investors and other key development partners. An average uplift of 1.5% has been applied to residential and commercial assets across this wider catchment.

- **Health benefits (cost savings and other health benefits)** – These are estimated using Sport England’s economic value of sport local model. The health savings and benefits are based on DCMS research into reduced treatment costs and overall value attributed to participation in different types of sport. An annual benefit is included for the number of people assumed to participate in sport at least once per week, informed by the KKP projections. This allows for prudent assumption around frequency of use for members. Again, an allowance for additionality is applied.
- **Wellbeing benefits from participating in sport** – research undertaken on behalf of DCMS has quantified the social wellbeing experienced by people who participate in a range of sporting activities (using the compensating surplus approach). The estimated value per sports activity has been applied to the forecast throughput figures from KKP, with an allowance made for additionality (i.e., the proportion of users who would experience benefits from using an alternative facility in the absence of the Hub – recognising that the existing leisure centre will cease to operate by 2024/25).
- **Library services and well-being** – well-being benefits have been estimated assuming that the relocation of the library to new facilities, co-located with other services in the town centre, will result in an increase in usage. Based on around 105,000 visits, it has been assumed that the library currently serves around 8,750 regular users. The assessment allows for a 10% uplift in users over a five-year period. The benefit to users has been estimated based on 2014 research published by DCMS, which identifies a lifetime benefit to the individual of approximately £1,500 at 2020 prices.
- **Adult education productivity benefits** – it is anticipated that the relocation of services to the proposed Hub will support a major expansion in the provision of adult education. In 2019/20, approximately 100 adults accessed courses provided within Radcliffe. Based on the emerging service plan, it is anticipated that the relocation within the Hub, with opportunities for enhanced coordination across a range of Council and partner services, will secure a

40% year on year increase over five years. The impact has been estimated based on an anticipated uplift in wages secured by participants. Based on data for courses delivering basic skills, an assumed uplift of 3% has been applied.

- **Events and cultural well-being** – Benefits associated with the value from visitors attending events have been estimated based on the draft events strategy for Radcliffe, which identifies the potential to significantly enhance existing provision through the creation of flexible venues within the Market Chambers building, supplemented by the creation of high-quality public realm spaces. Allowance has been made for the well-being benefits enjoyed by attendees at these events, having regard to benchmark values derived from 2014 research published by DCMS. At 2021 prices, this assumes that participants realise a wellbeing value of £57 from attendance at cultural events.
- **Amenity benefits** – Consistent with the MHCLG Appraisal Guide, it has been assumed that new green spaces in an urban environment have an economic benefit of £109,138 per hectare per annum (2016 prices). This has been adjusted to 2021 prices and applied to the wider public realm area, extending to approximately 0.5 ha. It is assumed that the benefits will persist for the viable life of the asset.
- **Crime cost savings** – These benefits relate to a reduction in the number of recorded offences within the immediate area due to the high-quality development. The estimated costs to society of each crime type are applied to the reduction in crime, comprising of costs incurred in anticipation of crime, as a consequence of crime, and in response to crime. These costs are taken from the Home Office Research Report and have been updated to 2020/21 prices.
- **Carbon savings** – The value of the carbon saving has been estimated relative to a Building Regulations compliant new development delivering equivalent outputs. The value of the carbon saving has been estimated having regard to short-term traded carbon values [cite]. It is based on the assessed carbon savings achieved through decarbonisation measures proposed for existing assets, alongside the installation of relevant technologies to minimise emissions from new assets.
- **Energy cost savings** -- it is envisaged that efficiency measures will result in cost savings to residents because of reduced energy bills relative to standard new build housing. Cost saving estimates have been calculated using expected energy savings and current average energy prices<sup>1</sup>.
- **Labour Market** – Benefits associated with unemployed residents moving into jobs which will be created through the intervention have been estimated by applying a value of £11,180 to each full-time equivalent job.
- **Health benefits of affordable Housing** - The MHCLG data book which accompanies the Appraisal Guide provides an estimate of the health benefits

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<sup>1</sup> <https://www.gov.uk/government/statistical-data-sets/annual-domestic-energy-price-statistics>

arising from the provision of affordable housing, through reduced overcrowding and reduced rough sleeping. The benefit is estimated to be £125 per unit per year. This has been applied to each unit of affordable housing to be developed on sites vacated as a result of relocation of council services.

- **Productivity benefits** – Where the new jobs created through the proposed Hub scheme interventions are in sectors that have higher productivity than the local average (for example, media and professional activities within the Enterprise Centre), there will be economic benefits from the transfer of labour into more productive roles. This is captured through the wage premium – the additional wages earned by those moving into jobs created through the interventions, over and above what they would have earned in an ‘average’ job. Data on average wages within each sector is taken from the Annual Survey of Hours and Earnings and compared to the average across all sectors. As robust sector-based earnings data is not available at Bury level, national data is used and then to local level, based on average Bury earnings relative to average national earnings.
- In addition, a second BCR has been presented including distributional analysis – to reflect the larger benefits generated in a more deprived part of the country, aligning with the Levelling Up rationale. The approach used to calculate these is that set out in the HM Treasury Green Book, based on equivalised disposable household income and welfare weights (the estimate of the marginal utility of income). This is considered to be a critical part of the assessment, given that the proposed scheme will directly contribute to wellbeing and opportunities for residents within Radcliffe, including communities ranked within the 10% most deprived nationally.

**Please describe what other non-monetised impacts the bid will have and provide a summary of how these have been assessed.**

The intervention will generate a range of benefits that have not been directly monetised, but which are integral to the importance of the investment. These benefits include:

- **Addressing deprivation** – providing facilities as a platform for integrated service provision, ensuring that the benefits for deprived communities arising from the scheme are maximised.
- **Image and perceptions** - The LUF award will help to establish a ‘virtuous circle’ of development and investment under the Radcliffe SRF that will significantly enhance perceptions of the town, both internally and externally.
- **Community pride** – The scheme will re-establish the heart of the town centre as a focus for work, leisure, and key services. High quality design, prominently situated in the centre, alongside the creation of facilities to host a wide range of community, cultural and civic functions, will contribute to enhancing community pride and integration.
- **Revitalising Radcliffe town centre** – the investment will facilitate comprehensive wider regeneration including the redevelopment of the former

leisure centre site for a high school and regeneration of the East Lancs Paper Mill site.

- **Promoting sustainable access** – the site is highly accessible by public transport, while proposals under the Transport Strategy will promote active travel, resulting in important benefits linked to health and reduced emissions.
- **Demonstration effects** – Investment to create a net zero carbon hub will act as a showcase for green technologies, demonstrating effectiveness and increased affordability and promoting market take-up.
- **Agglomeration effects** - the LUF award will supports the town’s regeneration as a hub of leisure, skills development, and wider employment opportunities. Attracting new residents and businesses to the area, positive clustering and agglomeration impacts will occur.

Wider benefits under alternative options for the scheme have been evaluated in relation to the above impacts by means of a scoring and weighting framework. The weighting has been updated to reflect the aims of the LUF.

	Weight	Score (out of 100)	Weighted score
Addressing deprivation	20%	80	16
Image and perceptions	20%	90	18
Community pride	20%	80	16
Revitalising Radcliffe	15%	90	13.5
Promoting sustainable access	10%	60	6
Demonstration effects	10%	70	7
Agglomeration effects	5%	50	2.5
<b>Overall</b>			<b>79 (High)</b>

**Please provide a summary assessment of risks and uncertainties that could affect the overall Value for Money of the bid**

Risks could impact on both costs and benefits, as outlined below.

Economic costs:

- **Site assembly** – the risk that costs associated with the assembly of land assets is higher than forecast or the process results in delays. The Council is progressing acquisitions at risk to mitigate this risk.
- **Building condition** – the risk that buildings are difficult to modify or demolish due to condition (e.g., asbestos). Survey work has been carried out and appropriate allowance made for contingency.
- **Utilities/ground conditions** – the risk that utilities and requirements for diversions could impact on costs. The Council is progressing investigations following a desk top survey.

Economic benefits:

- **Demand** – the risk that demand for facilities is lower than forecast within the modelling.
- **Displacement** – the risk that new facilities attract demand from users of existing facilities within the area, limiting the additional impact.



- **Operational performance** – the risk that the leisure facility does not perform to an acceptable level, impacting on expected level of benefits.

## **DELIVERABILITY**

**Please summarise your commercial structure, risk allocation and procurement strategy which sets out the rationale for the strategy selected and other options considered and discounted. The procurement route should also be set out with an explanation as to why it is appropriate for a bid of the scale and nature submitted.**

### Overview

As part of the project development process, Bury Council have appraised various procurement strategies available to deliver the proposed works, focusing particularly on arrangements for the Hub and site wide infrastructure.

A two stage Design & Build strategy has been identified as the preferred option. In order that limitations are not set in terms of competition and market involvement, outside of procuring the design and construction of the Project an open tender route is deemed an appropriate mechanism for use on the Project in relation to:

- consultant appointments.
- group 2 and 3 equipment; and
- other miscellaneous procurement.

Having studied the appropriate forms of contract, the Council considers the NEC ECC option contracts to be appropriate for use.

Market testing in respect of the Market Chambers and Enterprise Centre is ongoing to establish developer interest.

### Option selection process

To determine the procurement path, the Council and its appointed advisors have considered the priority objectives for the project and assessed them against the characteristics of each procurement path. The key options considered through this process include:

- Traditional procurement.
- Design & Build (single-stage and two-stage).
- Management Contracting.
- Construction Management.
- Design, Manage & Construct with GMP; and
- Partnering.

These options were considered within a scored appraisal framework. The framework was based upon the key objectives of the Council. As is made clear in the following table, a D&B approach can be demonstrated to be the more preferable of the options available, with a two-stage rather than single-stage process being the more appropriate tender strategy.

Objectives	Traditional	D&B (single stage)	D&B (two stage)	Management Contract	Construction Management	DMC with GMP	Partnering	Comments/Assumptions
Programme Certainty	1	2	3	2	2	3	3	Consideration of phased design timescales
Risk Transfer	2	3	3	1	1	3	2	
Early Contractor Involvement	1	2	3	1	1	2	2	
Cost Certainty (Post-Contract)	1	3	3	1	1	3	1	Minimal client change
Design Control	3	2	2	3	3	2	2	Tender on controlled information
Durable/ Maintainable Product	3	3	2	3	3	1	3	Define parameters before tender
<b>Total Score</b>	<b>11</b>	<b>15</b>	<b>16</b>	<b>11</b>	<b>11</b>	<b>14</b>	<b>13</b>	

### Procurement frameworks

Timescales required to complete an open tender of this nature would not readily align with the construction programme aspirations of in-year spend and Project progress. Procurement frameworks provide access to OJEU compliant pre-qualified contractors, via a methodology intended to streamline the procurement process, increasing efficiency and productivity. Several framework options exist for the Council to procure a contractor from: Northwest Construction Hub, Procure 22 and Scape Group National Framework. The NWCH framework has been identified as the most appropriate route.

The Council has already undertaken soft market testing with six contractors via the NWCH Framework. Capability Statements have been returned and have evidenced the required experience, resources, and competencies necessary to deliver the project.

In the post-pandemic recovery period, it can be reasonably assumed that potential capacity issues, coupled with supply chain and labour pressures brought about by Brexit, will begin to have an impact on construction costs over the coming 12 months. A procurement strategy based around engagement with the NWCH Framework and early soft market-testing engagement with possible contractors, will contribute toward mitigating this risk to the Project and maintaining the programme.

### Contracts

When considering the Project in terms of the wider construction industry and works procured by public bodies, the Project can be considered to be medium value and complexity. The complexity of supply chain could also be considered as relatively simple, again in consideration of the wider market and public procurement of construction projects.

Although the JCT suite offers the CE contract which would promote partnering and incentivisation (key tenets of public procurement strategies) its use is not prevalent in the procurement of public sector construction works. The market is familiar with NEC forms, and they are now considered to be the go-to contract for the procurement of public sector projects in the UK.

## Please summarise the delivery plan

### Milestones and dependencies

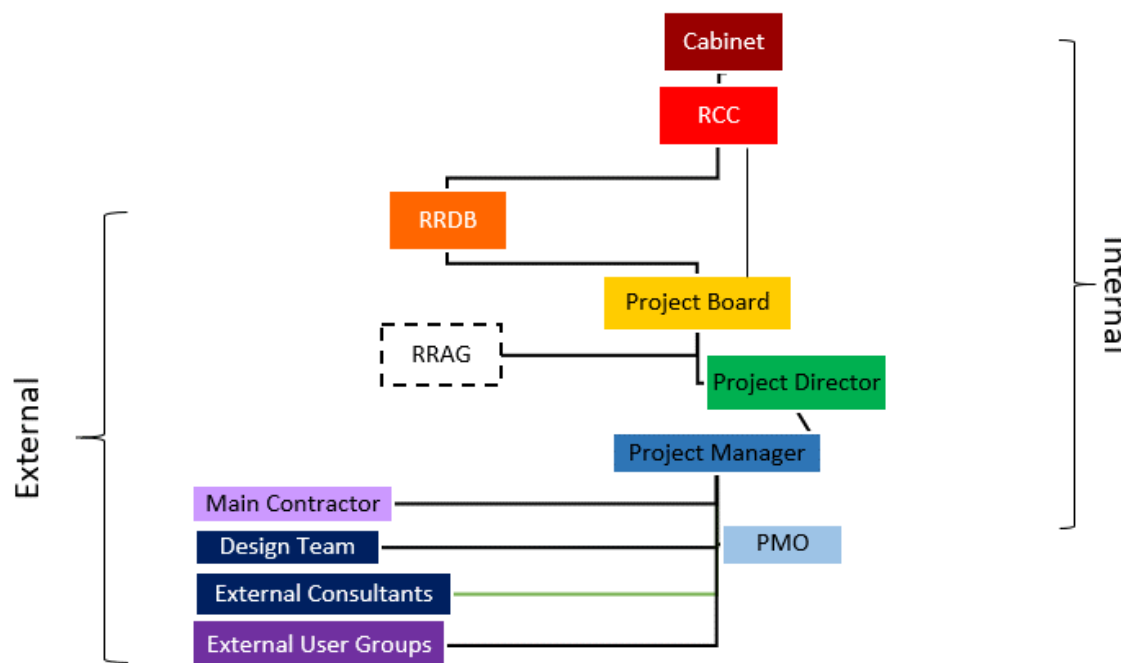
The programme has been developed by Bury Council based on advice from the appointed project team including architects (AEW Architects) and property advisor (CBRE). It will be actively maintained by the Project Manager to ensure outputs are delivered in line with the identified milestones.

There are a number of key strategic dependencies:

- Acquisitions – final acquisitions will need to be completed to enable the scheme to proceed as planned. Discussions and negotiations with landowners are at an advanced stage.
- Planning consent – works require planning permission from the local planning authority. Scoping discussions with planning officers at the Council have been positive and informed a clear planning strategy.
- Finance – the project is dependent on the award of the Levelling Up Fund, which will unlock investment and co-funding from Bury Council. The Council has committed budget to the project in accordance with the proposed funding plan.

### Roles and responsibilities

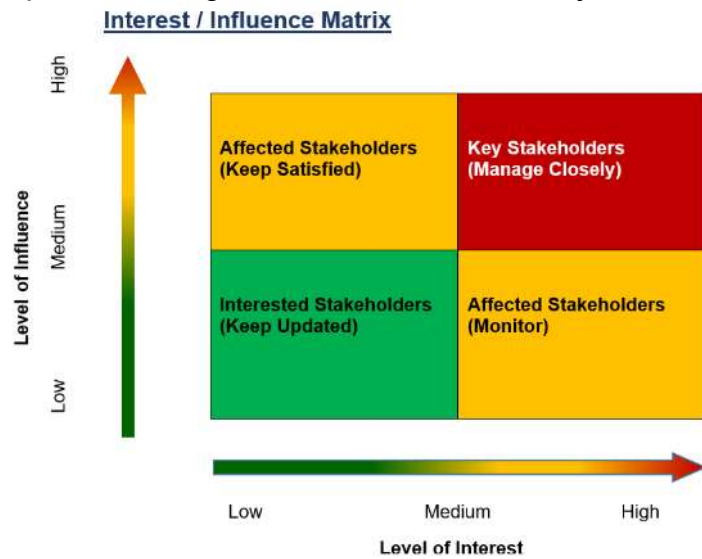
The below diagram sets out the governance structure for the project.



Key roles and responsibilities are summarised below:

- Project Board - accountable for the success of the project. They support and assist the Project Director to collectively monitor and control the project's overall progress.

- Project Director - delegated powers to 'sign off' on behalf of the Project Board for all financial and project approvals as detailed in the Council's Scheme of Delegations and SFIs.
- Project Manager - responsible for day-to-day control of the project and has the authority to make decisions in line with policies agreed by the Project Board and for spending within approved budgets.



Additional scrutiny is provided at meetings between representatives from the Project Board and the Council's Cabinet. Formal reports are presented to this group when additional authorisation is required.

#### Engagement and benefits realisation

The Project Manager is responsible for the:

- i) The successful management of the project brief through design, construction, and handover.
- ii) The successful management of issues and disruption resulting from the construction, handover, and occupation.

The project team, 09bvg eercations team and PMO will be jointly responsible for raising internal and external awareness and support for the project.

To successfully fulfil the aims of this strategy, a full list of stakeholders has been compiled. Based on this information and using the Interest / Influence Matrix (below), stakeholders have been categorised and appropriate engagement arrangements have been agreed and implemented.

#### **Can you demonstrate ability to begin delivery on the ground in 2021-22?**

Yes

#### **Risk Management: Places are asked to set out a detailed risk assessment which sets out:**

- the barriers and level of risk to the delivery of your bid
- appropriate and effective arrangements for managing and mitigating this risk.
- a clear understanding on roles / responsibilities for risk

#### Risk overview

Risk management is a process that allows individual risk events and overall risk to be understood and managed proactively, optimising success by minimising threats and maximising opportunities.

The key objective of the Risk Register is to apply pre-assessed and documented risk management procedures to specific, identified hazards. The information provided with the Risk Register, including the allowances made for risk, provide a much greater understanding of basic costs and the cost of risk transfer.

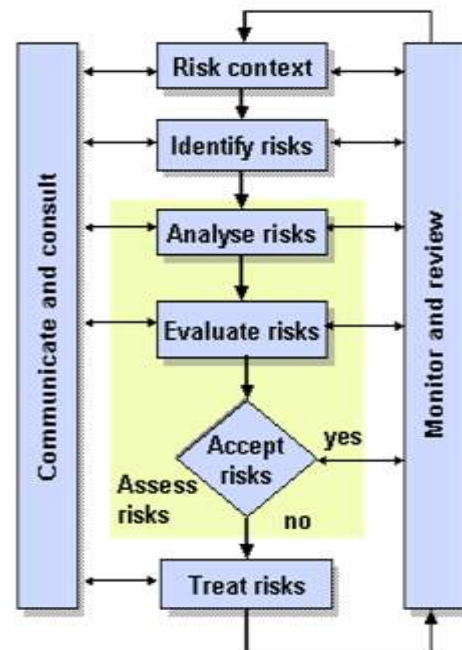
### The Risk Management Process

The risk management process involves a number of defined stages as outlined in the diagram.

For each risk, key roles have been identified. The Project Manager will act as the Risk Manager across the project, with responsibility for maintaining the risk register and reporting to the Project Director and Board.

The Risk Manager will support a designated Risk Owner, who will be responsible to implementing the specific mitigations identified.

The Risk Manager will ensure that all Project team members are aware of the requirements and responsibilities of the Risk Management process and to this end will make available Risk Management Procedures, which will provide detailed instructions on how to perform each step.



### Level of risk and mitigations

The BMBC corporate risk register has been adopted for this project. Assessment of risk is undertaken according to the matrix shown below.

Risk Rating Matrix - Risk Quantification			Likelihood				
			1	2	3	4	5
			Rare	Unlikely	Possible	Likely	Almost Certain
Consequence	5	Catastrophic	5	10	15	20	25
	4	Major	4	8	12	16	20
	3	Moderate	3	6	9	12	15
	2	Minor	2	4	6	8	10
	1	Negligible	1	2	3	4	5

*Matrix 1 – Risk Assessment*

The Risk Management Plan sets out specific definitions to guide the quantification of risk, which will be estimated by the Risk Owner in conjunction with the Risk Manager. The assessment of consequence takes into account the potential impact of a risk on costs, benefits, and timescales.

Based on this qualitative assessment the main delivery risks (those with a pre-mitigation score of 15 or more) are outlined in the table below, alongside the proposed mitigation measures.

<b>Risk Category</b>	<b>Description</b>	<b>Mitigation</b>
Buildings and structures	Asbestos risk of buildings that are subject to works due to impact on budget	Asbestos survey to be undertaken. Allocation for survey included within cost plan. Appropriate contingency provision in place.
Utilities	Virgin Media duct route is below the proposed Hub building. To facilitate the proposed masterplan this would require diversion.	Footprint of proposed Hub modified to avoid diversion. Further detailed investigation to confirm extent of these utilities is underway.
Utilities	SE telecoms line which passes under the proposed Hub building which may require rerouting involving significant diversion cost.	As above. Footprint of proposed Hub modified to avoid diversion. Further detailed investigation to confirm extent of these utilities is underway.

Mitigations are implemented by the Risk Owner in accordance with an agreed programme, with oversight from the Risk Manager.

Assurance: We will require Chief Financial Officer confirmation that adequate assurance systems are in place.

In signing this application, the Chief Financial Officer confirms that the Council has appropriate assurance systems for the management of the funding allocation.

Assurance is based on a process of Gateway reviews and approvals at key points in the business case development process, linked to Stages in the RIBA Plan of Work. These arrangements are summarised in the Table below.

<b>Development Stage</b>	<b>Activity</b>	<b>Approval and Assurance</b>
<b>1. Strategic Outline Case (SOC)</b> <i>Scoping stage</i>	The purpose of the SOC is to confirm the strategic context of the proposal and make the case for change. SOC examines a long list of options using the options filter to produce an optimum short list for analysis at the OBC stage.	<b>Gateway Review 1 <i>Business Justification</i></b>  <b>Approval of the short list to take forward to the OBC is required.</b>
<b>2. Outline Business Case (OBC)</b> <i>Planning stage</i>	Detailed appraisal of the short list of options to identify a preferred option based on cost benefit or cost effectiveness analysis. This includes risk analysis, costing and initial design of procurement, or if required, sale.	<b>Gateway Review 2 <i>Delivery Strategy</i></b>  <b>Approval required before going to the market.</b>
<b>3. Full Business Case (FBC)</b> <i>Procurement stage</i>	Revisit the Business Case to incorporate the effects of the preferred bid to test validity of the chosen option and to rework and adjust options if or as required.	<b>Gateway Review 3 <i>Investment Decision</i></b>  <b>Approval required before signing off commercial contracts.</b>

## **Monitoring and Evaluation Plan: Please set out proportionate plans for M&E**

### Bid level M&E objectives and research questions.

Benefits management, monitoring and evaluation will be carried out by the Council and delivery partners to understand the success of interventions, whether they are achieving desired outcomes, and how and why this is the case. The key research questions which will inform the M&E approach will include:

- Whether the rationale for intervention continued to apply during the implementation phase.
- Whether assumptions underpinning the Theory of Change and leading to benefits held in practice.
- The extent to which outputs and outcomes can be attributed to LUF interventions; and
- The impact of the LUF programme and whether it provides value for money.

### Outline of bid level M&E approach

M&E will be undertaken in line with guidance issued by MHCLG. The approach will ensure that all those involved in delivering the LUF-funded projects will have a clear understanding of the benefits to be achieved and the mechanisms through which these benefits will arise. The approach will set out the expected timeline over which benefits will arise, identify how these benefits will contribute towards the achievement of the LUF objectives, and include a process for reviewing and updating benefits realisation plans if proposed interventions change.

Key stages include:

- **Gateway reviews for key decisions in line with milestones, outputs, and outcomes**
- **Agreement of key research questions**
- **Profiling and monitoring benefits** - a clear profile of benefits will be outlined for each project, including baseline position, financial spend targets, target delivery schedule, key milestones, and target output forecasts. Specific KPIs will be identified to ensure targets are achieved within set delivery schedules. A benefit plan will be completed which includes a description of the realised benefits, the quantifiable, financial gain of the benefit, the metrics used to measure the scale of the benefit, the main beneficiaries of the project and the duration.
- **Realising benefits** – identified project staff will track the progress of benefit realisation, ensuring benefits remain relevant, deliverable, and valid. Benefits will be agreed as being realised when the expected measurement of change has been achieved. It will be the responsibility of the project manager to ensure that the targets are achieved as planned.
- **Monitoring and review** - The approach will be proportionate to the resource invested in each intervention, making efficient use of existing capacity, data, and expertise. This will inform decisions about the shape of the project and highlight areas where additional resource / capacity is required, enabling

remedial action to be taken if interventions are not delivering the desired outputs. Data collected will feed into the evaluation.

- **Evaluation** – the evaluation will consider how the programme has worked from a delivery perspective and through the experience of stakeholders.

### Overview of key metrics

The table below sets out the key performance indicators that have been identified to track progress of the LUF programme. It includes sources for monitoring each objective, the frequency of collection and responsibility for this. Regular monitoring updates, in terms of milestones and achievement of outputs, will be provided on a monthly basis to the Programme Manager and Project Board to inform an ongoing review of the project’s delivery.

<b>Monitoring framework - indicators</b>			
<b>Objectives</b>	<b>Indicators and Source</b>	<b>Frequency</b>	<b>Responsibility</b>
Deliver key infrastructure that will have a tangible and long-standing impact on quality of life and well-being of residents and businesses	<ul style="list-style-type: none"> <li>• Quality of life indicators</li> <li>• Resident survey</li> <li>• Business survey</li> </ul>	<p>Published statistics.</p> <p>Annual surveys</p>	Bury Council
Reinforce the heart of the town centre in line with the Radcliffe SRF’s strategic priorities and diversify the offer through extending the range and quality of services within the centre	<ul style="list-style-type: none"> <li>• Number of visitors to the Hub</li> <li>• Repeat visits.</li> <li>• Number of users for each service</li> <li>• Level of service cross over</li> <li>• Users in target groups</li> <li>• Number of school visits</li> <li>• Number of courses</li> <li>• Course starts and completions</li> </ul>	<p>Quarterly monitoring reports</p> <p>Annual survey</p>	Bury Council
Support greater levels of enterprise and attract new sectors to Radcliffe town centre	<ul style="list-style-type: none"> <li>• Occupancy levels</li> <li>• Business numbers</li> <li>• Business starts.</li> <li>• Business assists</li> <li>• Business start and exit surveys.</li> <li>• Business perception surveys</li> <li>• Employment</li> <li>• Employee surveys</li> </ul>	<p>Quarterly monitoring reports</p> <p>Annual survey</p>	Bury Council
Secure a major capital investment within Radcliffe to support Covid-19 recovery and indirectly stimulate investment across the town	<ul style="list-style-type: none"> <li>• Footfall volume in town centre</li> <li>• Dwell time</li> <li>• Positive consumer surveys</li> <li>• User perception of town centre survey</li> <li>• Shop vacancy rates</li> <li>• Reduction in number of vacant building</li> </ul>	<p>Daily footfall data collection</p> <p>Quarterly monitoring reports</p> <p>Annual surveys</p>	Bury Council



	<ul style="list-style-type: none"> <li>• Business stock, opening, closures and survival rates by sector.</li> <li>• New businesses supported.</li> <li>• Employment in town centre</li> </ul>		
Support achievement of net zero carbon objectives and sustainable forms of access	<ul style="list-style-type: none"> <li>• Energy usage and environmental performance</li> <li>• Estimated cost savings.</li> <li>• Estimated carbon savings.</li> <li>• Maintenance / management costs</li> </ul>	Daily monitoring  Quarterly monitoring reports	Bury Council
Support the hub as a fundamental part of a series of inter-related and carefully planned projects e.g., Homes England East Lancs Paper Mill site and Star Academies High School	<ul style="list-style-type: none"> <li>• Investment secured in town.</li> <li>• Wider development outputs in town</li> <li>• Investor/developer perception surveys</li> <li>• Occupier perception surveys</li> </ul>	Quarterly monitoring reports  Annual surveys	Bury Council

The following indicators will also be monitored on a six-monthly basis:

- Project spend (total, co-funding, co-funding committed)
- Project delivery (project streams started on time, completed, completed on budget, completed on time)
- Delivery capacity (staff and budget invested)
- Outcomes (jobs created and safeguarded)

#### Resourcing and governance arrangements

Funding has been allocated for the following M&E activities:

- Time to gather, verify and report the required monitoring information to MHCLG.
- Purchase of data / commissioning of surveys and data gathering by market research or other specialist companies (e.g., on vacancies, rental levels etc)
- Independent set-piece evaluation studies at interim and impact evaluation stages, ensuring an objective and robust assessment of progress and enabling all stakeholders to provide their views.

Appointed individuals within Bury Council will have overall responsibility for oversight and reporting on performance to MHCLG. Day to day responsibility for monitoring and performance management will be allocated amongst the project management team, with the team also having responsibility for reporting on finance and spend and wider outcomes achieved. Appropriate CRM systems will be established prior to project implementation where necessary. Gateway reviews within the project governance structure will be used to ensure the project remains on time and budget.

Regular feedback will be given to partners and stakeholders on the progress and performance of the project. This may include focus groups or meetings to discuss any issues identified during the monitoring of the project and arising from the interim and impact evaluations.

# **DECLARATIONS**

## **Senior Responsible Owner Declaration**

As Senior Responsible Owner for Radcliffe Hub I hereby submit this request for approval to UKG on behalf of Bury Council and confirm that I have the necessary authority to do so.

I confirm that Bury Metropolitan Borough Council will have all the necessary statutory powers and other relevant consents in place to ensure the planned timescales in the application can be realised.

Geoff Little

## **Chief Finance Officer Declaration**

As Chief Finance Officer for Bury Council I declare that the scheme cost estimates quoted in this bid are accurate to the best of my knowledge and that Bury Council.

- has allocated sufficient budget to deliver this scheme on the basis of its proposed funding contribution.
- accepts responsibility for meeting any costs over and above the UKG contribution requested, including potential cost overruns and the underwriting of any funding contributions expected from third parties.
- accepts responsibility for meeting any ongoing revenue requirements in relation to the scheme.
- accepts that no further increase in UKG funding will be considered beyond the maximum contribution requested and that no UKG funding will be provided after 2024-25
- confirm that the authority commits to ensure successful bids will deliver value for money or best value.
- confirms that the authority has the necessary governance / assurance arrangements in place and that all legal and other statutory obligations and consents will be adhered to.

Sam Evans

# LETTERS OF SUPPORT

1 June 2021

The Rt Hon Rishi Sunak MP  
Chancellor of the Exchequer  
HM Treasury  
1 Horse Guards Road  
London  
SW1A 2HQ

Dear Chancellor

### **Radcliffe: Support for Levelling Up Fund bid**

I write to you in my capacity of the Chairman of the Bury Business Leaders Group to demonstrate our strong support for the Levelling Up Fund (LUF) bid that Bury Metropolitan Borough Council are submitting to Government in round 1.

The planned LUF investment to deliver a Town Centre Hub in Radcliffe will be transformational. It will create a new civic heart to the town centre, creating a focus for leisure, recreation and culture, as well as business and employment. It will particularly benefit those in our community in greatest need. Investment will be timely, building on a wave of community support behind the strategic regeneration vision for the town, alongside committed developments that will deliver more than 400 new homes next to the town centre.

In addition, the opportunity to build stronger relationships between businesses and community groups in the town is very welcome.

The designation of Bury local authority as a priority 1 area was welcome and fully reflects the longterm challenges faced by the Borough, it's residents and businesses. These have been exacerbated by Covid-19, which has hit the local economy hard. Working with Bury Council, we are committed to promoting growth that benefits our communities, particularly those in greatest need, to support levelling up. This LUF investment will act as a critical building block to help build confidence and realise a strategic opportunity by restoring and strengthening the role of the town centre as a focus for jobs, services and civic pride.

The Bury Business Leadership Group and Bury Council have a strong working relationship and we have supported partners to develop the strategic plans LUF investment for the regeneration of Radcliffe. The Bury Business Leadership Group is a business led group with membership from across sectors with a remit to support and challenge Bury Council policies and strategies. The Bury Business Leadership Group have a strong interest in the skills system and opportunities for young people.

A town centre hub bringing integration and cooperation of services will greatly enhance the attractiveness to inward investors.

Thank you for your attention in this matter, if I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

Dr Andrew Roberts

Managing Director of Avoira Ltd

Chair of the Bury Business Leadership Group

The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

17<sup>th</sup> June 2021

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

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If I can be of any further assistance, please do not hesitate to contact me. Yours sincerely,

Dami Patel

Bury Branch Manager

Barclays UK

The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

14<sup>th</sup> June 2021

Dear Minister

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If I can be of any further assistance, please do not hesitate to contact me.



Yours sincerely,

*Neil Clayton*

Neil Clayton

Business Banking Regional Manager

Barclays UK

The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

16<sup>th</sup> June 2021

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

I write to you to demonstrate our strong support for the Levelling Up Fund (LUF) bid that Bury Metropolitan Borough Council are submitting to Government in round 1.

The planned LUF investment to deliver a Town Centre Hub in Radcliffe will be transformational. It will create a new civic heart to the town centre, creating a focus for leisure, recreation and culture, as well as business and employment. It will particularly benefit those in our community in greatest need. Investment will be timely, building on a wave of community support behind the strategic regeneration vision for the town, alongside committed developments that will deliver more than 400 new homes next to the town centre.

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If I can be of any further assistance, please do not hesitate to contact me. Yours sincerely,

# Phil

Managing Partner

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Bringing trusted businesses and the community together

T: [REDACTED]  
M: [REDACTED]  
E: [REDACTED]  
W: [www.thebestof.co.uk/bury](http://www.thebestof.co.uk/bury)

Europa House, BusinessLodge, Barcroft Street, Bury, BL9 5BT

The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

9th June 2021

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

I write to you to demonstrate my strong support for the Levelling Up Fund (LUF) bid that Bury Council are submitting to Government in round 1.

The planned LUF investment to contribute to the delivery of a Town Centre Hub in Radcliffe will be transformational. It will create a new civic heart to the town centre, creating a focus for leisure, recreation, and culture, as well as business and employment. Investment will be timely, building on a wave of community support behind the strategic regeneration vision for the town, alongside committed developments that will deliver more than 500 new homes on brownfield sites next to the town centre.

The financial contribution from the LUF offers a chance to fundamentally tackle the long-term challenges faced by Radcliffe, its residents and businesses. Working with Bury Council, I am committed to promoting growth that benefits our communities, particularly those in greatest need, to support levelling up. This LUF investment will act as a critical building block to help grow confidence and realise a strategic opportunity by restoring the role of the town centre as a focus for jobs, services, and civic pride.

Brightside Brewing Company strongly supports the strategic plans for the regeneration of the town.

If I can be of any further assistance, please do not hesitate to contact me. Yours

sincerely

Carley Friedrich

Director

Brightside Brewing Company Ltd.

The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

14 June 2021

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

I write to you to demonstrate our strong support for the Levelling Up Fund (LUF) bid that Bury Metropolitan Borough Council are submitting to Government in round 1.

The planned LUF investment to deliver a Town Centre Hub in Radcliffe will be transformational. It will create a new civic heart to the town centre, creating a focus for leisure, recreation and culture, as well as business and employment. It will particularly benefit those in our community in greatest need. Investment will be timely, building on a wave of community support behind the strategic regeneration vision for the town, alongside committed developments that will deliver more than 400 new homes next to the town centre.

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If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

LISA MATTHEWS

Curriculum Director – Adult Provision & Higher Education

Bury College

The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

Friday, 11 June 2021

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

I write to you to demonstrate my strong support for the Levelling Up Fund (LUF) bid that Bury Council are submitting to Government in round 1.

The planned LUF investment to contribute to the delivery of a Town Centre Hub in Radcliffe will be transformational. It will create a new civic heart to the town centre, creating a focus for leisure, recreation, and culture, as well as business and employment. Investment will be timely, building on a wave of community support behind the strategic regeneration vision for the town, alongside committed developments that will deliver more than 500 new homes next to the town centre.

The financial contribution from the LUF offers a chance to fundamentally tackle the long-term challenges faced by Radcliffe, it's residents and businesses. I am committed to promoting growth that benefits our communities, particularly those in greatest need, to support leveling up. This LUF investment will act as a critical building block to help grow confidence and realise a strategic opportunity by restoring the role of the town centre as a focus for jobs, services, and civic pride.

I have worked with Council Officers and key partners through the Radcliffe Regeneration Advisory Group to develop the strategic plans for the regeneration of the town, and we have been engaged throughout the preparation of the Strategic Regeneration Framework and the Civic Hub project.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely



Cllr Mike Smith

Radcliffe First (Radcliffe West)

Bury Council

The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

14 June 2021

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

I write to you to demonstrate our strong support for the Levelling Up Fund (LUF) bid that Bury Metropolitan Borough Council are submitting to Government in round 1.

The planned LUF investment to deliver a Town Centre Hub in Radcliffe will be transformational. It will create a new civic heart to the town centre, creating a focus for leisure, recreation and culture, as well as business and employment. It will particularly benefit those in our community in greatest need. Investment will be timely, building on a wave of community support behind the strategic regeneration vision for the town, alongside committed developments that will deliver more than 400 new homes next to the town centre.

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The designation of Bury local authority as a priority 1 area was welcome and fully reflects the long-term challenges faced by the Borough, its residents and businesses. These have been exacerbated by Covid-19, which has hit the local economy hard. Working with Bury Council, we are committed to promoting growth that benefits our communities, particularly those in greatest need, to support levelling up. This LUF investment will act as a critical building block to help build confidence and realise a strategic opportunity by [restoring/strengthening] the role of the town centre as a focus for jobs, services and civic pride.

The Bury Business Leadership Group and Bury Council have a strong working relationship and we have supported partners to develop the strategic plans LUF investment for the regeneration of Radcliffe. The Bury Business Leadership Group is a business led group with membership from across sectors with a remit to support and challenge Bury Council policies and strategies. The Bury Business Leadership Group have a strong interest in the skills system and opportunities for young people. A town centre hub bringing integration and cooperation of services will greatly enhance the attractiveness to inward investors.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

**Michael Goodier**

Director

Cheetham Hill Construction Ltd.



**CHRISTIAN WAKEFORD MP**  
Member of Parliament for Bury South



**HOUSE OF COMMONS**  
LONDON SW1A 0AA

The Rt Hon Robert Jenrick MP  
The Secretary of State for Housing, Communities and Local Government  
2 Marsham Street  
London  
SW1P 4DF

1 June 2021

RE: Levelling Up Bid for Radcliffe Town Centre

I am writing to you to communicate my strong support for the Levelling Up Fund bid which the Council is submitting to Government in Round One.



christian.wakeford.mp@parliament.uk  
1 1 Deansgate, Radcliffe, Manchester, M26 2SH

Facebook: facebook.com/Christian4BuryS  
W. www.christianwakeford.org.uk

My support is unequivocal for a number of reasons:

- (a) The bid follows a comprehensive analysis which was started over 12 months ago to evaluate in detail the strengths and weaknesses of the Town Centre and the wider area and has been informed by extensive resident and stakeholder engagement. The outcomes of that work have directly informed the range of interventions which the bid actively promotes delivering maximum value for money for the public sector.
- (b) I have been part of the governance arrangements which has overseen the detailed development of the bid working closely with the Council and various stakeholders. This process has been open, transparent and collaborative which has significantly increased our collective place leadership capabilities.
- (c) The planned investment in Radcliffe will be transformational. It will build upon the wider area's strengths and the very welcome announcement of a new secondary school by creating a new civic heart to the Town Centre; establishing a new focus for leisure, recreation and culture; a platform for reforming the public services offer for local residents; new amenities and new business and employment opportunities. The distributional impact of these proposals will be considerable - it is already resulting in more housing and business enquiries - and we will now have the opportunity to deliver unprecedented change over a short period of time.
- (d) All residents will benefit from these proposals including those in the greatest need of support.
- (e) The new civic hub will ensure that the Town Centre becomes a destination of choice for all residents, able to access the appropriate range of amenities they require, widen the range of business, leisure and cultural opportunities which have been under-represented; and crucially access a new public services offer which will support them achieve their best life chances.
- (f) The Council with my full support has already taken the difficult steps of acquiring the land and buildings which are essential to delivering the programme in the timescales required.

I will remain a member of the Radcliffe Regeneration Delivery Board, working closely with the Council to ensure this ambitious and transformative programme is fully achieved.

We will all continue to work hard to ensure that we are ready to commit to all the proposals as soon as we receive the formal approvals.

Please keep me in close touch with your appraisal process.

Yours Sincerely

Christian Wakeford MP

The Rt Hon Robert Jerrick MP  
The Secretary of State for Housing, Communities and Local Government  
29A London Road  
Newark-on-Trent  
NG24 1TN

14<sup>th</sup> June 2021

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

I write to you to demonstrate my strong support for the Levelling Up Fund (LUF) bid that Bury Council are submitting to Government in round 1.

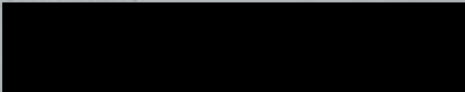
The planned LUF investment to contribute to the delivery of a Town Centre Hub in Radcliffe will be transformational. It will create a new civic heart to the town centre, creating a focus for leisure, recreation, and culture, as well as business and employment. Investment will be timely, building on a wave of community support behind the strategic regeneration vision for the town, alongside committed developments that will deliver more than 500 new homes on brownfield sites next to the town centre.

The financial contribution from the LUF offers a chance to fundamentally tackle the long-term challenges faced by Radcliffe, it's residents and businesses. Working with Bury Council, I am committed to promoting growth that benefits our communities, particularly those in greatest need, to support levelling up. This LUF investment will act as a critical building block to help grow confidence and realise a strategic opportunity by restoring the role of the town centre as a focus for jobs, services, and civic pride.

Corrie Gardeners Community Group and Bury Council have a long-standing relationship and we support the strategic plans for the regeneration of the town.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

  
Tina Jacqueline Harrison

M.B.E

Corrie Gardeners Community Group



17 June 2021

The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

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We have worked with Council Officers and key partners to develop the strategic plans for the regeneration of the town, and we have been engaged throughout the preparation of the Strategic Regeneration Framework and the Civic Hub project.

We support the strategic plans for regeneration in the town and can confirm that there is cross-party support for the bid, and that obtaining cross-party consensus is and has been an important part of the governance procedures for decision making on the Civic Hub project.

On their behalf, we also confirm the support of each Ward Member in Radcliffe.

If we can be of any further assistance, please do not hesitate to contact us.

Yours sincerely

**Cllr Eamonn O'Brien**

Council Leader and Labour Group Leader

Bury Council

**Cllr Nicholas Jones**

Leader of the Council Opposition and Conservative Group Leader

Bury Council

**Cllr Michael Powell**

Liberal Democrat Group Leader

Bury Council

**Cllr James Mason**

Radcliffe First Group Leader

Bury Council

Town Hall, Knowsley Street, Bury, BL9 0SW [www.bury.gov.uk](http://www.bury.gov.uk)



File Reference: [REDACTED]  
Direct Dial: [REDACTED]  
E-mail Address: [REDACTED]  
Date: 14 June 2021

The Rt Hon Robert Jenrick MP  
The Secretary of State for Housing, Communities and Local Government  
29A London Road  
Newark-on-Trent  
NG24 1TN

Dear Minister

**RADCLIFFE: SUPPORT FOR LEVELLING UP FUND BID**

I write to you to demonstrate my strong support for the Levelling Up Fund (LUF) bid that Bury Council are submitting to Government in round 1.

The planned LUF investment to contribute to the delivery of a Town Centre Hub in Radcliffe will be transformational. It will create a new civic heart to the town centre, creating a focus for leisure, recreation, and culture, as well as business and employment. Investment will be timely, building on a wave of community support behind the strategic regeneration vision for the town, alongside committed developments that will deliver more than 500 new homes on brownfield sites next to the town centre.

The financial contribution from the LUF offers a chance to fundamentally tackle the long-term challenges faced by Radcliffe, it's residents and businesses. Working with Bury Council, I am committed to promoting growth that benefits our communities, particularly those in greatest need, to support levelling up. This LUF investment will act as a critical building block to help grow

**Maple Grove Developments Ltd**  
Sceptre House . Sceptre Way . Bamber Bridge . Preston . PR5 6AW  
Tel: 01772 698822 . [www.maplegrovedevelopments.co.uk](http://www.maplegrovedevelopments.co.uk)

Registered in England No . 1577201

A COMMERCIALY FOCUSED BUSINESS WITH A SOCIAL PURPOSE





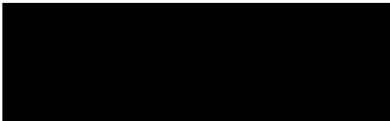
confidence and realise a strategic opportunity by restoring the role of the town centre as a focus for jobs, services, and civic pride.

Maple Grove Developments Limited, part of the Eric Wright Group, and Bury Council have a long-standing working relationship and we support the strategic plans for the regeneration of the town.

Continued over .....

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely



**Nik Puttnam**

Senior Development Manager

MAPLE GROVE DEVELOPMENTS LIMITED

**ANDY BURNHAM**  
**MAYOR OF**  
**GREATER**  
**MANCHESTER**

The Rt Hon Robert Jenrick MP  
The Secretary of State for Housing, Communities and Local Government  
29A London Road  
Newark-on-Trent  
NG24 1TN

21 June, 2021

Ref: AB/DH

*Dear Secretary of State,*  
**Levelling Up fund – Letter of Support for Bury**

As Mayor of Greater Manchester and Chair of the Greater Manchester Combined Authority (GMCA), I would like to express my full support for the following bids to secure investment from the Future Levelling Up Fund:

- Radcliffe Civic Hub
- Bury Market Flex Hall

Bury and Radcliffe town centres both have significant potential and many strengths. They sit at the heart of the Borough, have excellent connectivity to the rest of Greater Manchester, and will continue to benefit from recent and planned investments by Transport for Greater Manchester. But both town centres are also facing significant challenges and are in urgent need of investment to adapt and diversify. Falling demand for retail has had a significant impact on both town centres, resulting in an oversupply of retail space and a lack of diversity that does not meet current consumer demands. The pandemic is likely to exacerbate this trend, making it even more important to respond quickly and appropriately. The delivery of the facilities in these bids will help to diversify and strengthen both Radcliffe and Bury town centres and ensure they are on the path to recovery and future prosperity.

#### **Radcliffe Civic Hub**

In September 2020 Bury Council adopted the Radcliffe Strategic Regeneration Framework (SRF) as the plan to shape the direction of Radcliffe's growth over the next 15 years. Radcliffe town centre has also recently benefitted from a £40million flood alleviation scheme funded by the Environment Agency with a £2million contribution from Bury Council. Further investment is planned by United Utilities through Ofwats green recovery programme.

Radcliffe's bid is for a £20 million contribution towards the funding of a mixed-use Civic Hub, which will sit at the heart of a wider package of redevelopment proposals in the core of Radcliffe's town centre.

The creation of a Civic Hub sits at the heart of the SRF's proposals for transforming Radcliffe's town centre. Formal consultation on the SRF in summer 2020 showed the principle of a new Civic Hub to be highly popular, showing 90% of responders in favour of the proposal.

GMCA, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU

<u>BOLTON</u>	<u>MANCHESTER</u>	<u>ROCHDALE</u>	<u>STOCKPORT</u>	<u>TRAFFORD</u>
<u>BURY</u>	<u>OLDHAM</u>	<u>SALFORD</u>	<u>TAMESIDE</u>	<u>WIGAN</u>

The creation of the Civic Hub is a major regeneration priority project given the potential for the site to have a fundamental role in driving economic growth in Radcliffe. It will be located on the south block of the existing 1960's precinct in the town centre and will incorporate council services, library facilities, leisure facilities, high quality retail, food and beverage outlets, and community events space. The Hub proposals will increase the diversity of town centre uses, improve the image and environment of the town centre, generate more footfall, and improve the quality of Council services on offer to Radcliffe residents.

The Radcliffe Civic Hub bid will also present for consideration the refurbishment and repurposing of other existing assets in Council ownership. The north block of the existing 1960s precinct will be developed to provide surface level car parking and in the longer-term to contain uses which will be complementary to the Civic Hub building.

The Market Chambers building will be refurbished to house flexible commercial office space, as well as a retail, and food and beverage offer. The building will be linked to the adjacent Market, with access to a newly refurbished basement space which will provide a community and cultural events suite.

The existing Carnegie Library will be refurbished and repurposed as a publicly accessible community skills and enterprise centre. It will be designed to complement both the civic and wellness functions of the hub for residents and support the development of the business activity linked to the Market and Market Chambers, as well as the wider business community in Radcliffe.

These developments will be supported by enhanced public realm and the provision of infrastructure to support active travel, and improved accessibility to public transport.

### **Bury Flexi Hall**

The Bury bid is for a £20 million contribution towards the funding of a Flexible Market Hall. This will complement the existing market operation and help to sustain Bury's world famous Market, and home of the black pudding, as an important community asset.

The creation of the Flexi Hall will facilitate town centre regeneration, strengthen the cultural and leisure offer within the town, improve pathways to skills, provide new enterprise facilities, and promote wellbeing, mental health, and healthy eating.

The Flexi Hall will comprise a large multifunctional events space that can support market stalls, 'pop-up' trading, live performance, and community events. The development will also include a café bar, an area dedicated to office functions, and space dedicated to the provision of workshops, co-worker space or small business start-ups.

**ANDY BURNHAM**  
**MAYOR OF**  
**GREATER**  
**MANCHESTER**

The scheme incorporates new market kiosks and a new oversailing canopy which will cover the existing market and thus be highly visible from the Angouleme Way, giving visitors a positive view of the space.

The public realm surrounding the Market will be enhanced, and infrastructure created to support active travel will be incorporated into a wider programme of improvements to connectivity and accessibility to public transport.

**Levelling up towns across Greater Manchester**

Both of these bids also align closely to local strategic priorities and existing local and regional investment. Town centres like Bury and Radcliffe are the beating heart of communities across Greater Manchester and critical to the Levelling Up agenda. They are where people work, shop, take their children to school or visit the local GP. They are where many of our businesses are based. And they are often the interchanges that our residents use to move around our city-region, allowing everyone in GM to make the most of the world class employment and cultural opportunities the region has to offer.

We know that in recent years our town centres have been struggling, and that some of these challenges (for example in the retail sector) have been compounded by the pandemic. This is why in Greater Manchester we're committed working together in partnership to transform and Level Up our towns. We are using the funding and powers at our disposal to do this: reforming the bus market so we can improve the public transport offer, use local powers like Mayoral Development Corporations to unblock barriers to regeneration, investing existing Government-secured funding (like Brownfield Housing Fund and Getting Britain Building Fund), and investing our own funding (like retained business rates). The Levelling Up Fund is a key opportunity to build on these existing local commitments and achieve even greater impact and value-for-money.

In Greater Manchester, we want to make our towns more liveable and accessible: improving local bus services, walking, cycling infrastructure and multifunctional green infrastructure. We want to bring empty buildings back into use, by shifting away from a reliance on retail and bringing cultural attractions, hospitality businesses, public services and flexible business/office spaces into town centres. And we're taking a brownfield-first approach to delivering the new homes Greater Manchester desperately needs, with a plan to new homes in and near our town centres, bringing footfall and spending power right to the doorstep of our town centre businesses.

I will play my full part to work with the Council and its partners to ensure the effective implementation of the programme and the maximisation of outcomes for the benefit all the people who live and work in Bury.

GMCA, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU

<u>BOLTON</u>	<u>MANCHESTER</u>	<u>ROCHDALE</u>	<u>STOCKPORT</u>	<u>TRAFFORD</u>
<u>BURY</u>	<u>OLDHAM</u>	<u>SALFORD</u>	<u>TAMESIDE</u>	<u>WIGAN</u>

Radcliffe and other towns in Bury missed out on Future High Street and Towns funding. This bid presents an investable proposition that will regenerate the town centre and deliver transformational projects that will help support the vision set out in the regeneration strategy and help to achieve the Government's ambition of 'levelling up' the economy. Therefore, I urge that a swift decision is made so that work can progress on delivering the vital transformation these bids would deliver and ensure the long-term sustainability of the town centre.

*Best method*



Andy Burnham  
**Mayor of Greater Manchester**

The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

15th June 2021

Dear Minister

Radcliffe: Support for Levelling Up Fund bid

I write to you to demonstrate my strong support for the Levelling Up Fund (LUF) bid that Bury Council are submitting to Government in round 1.

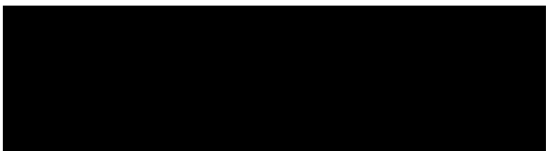
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The financial contribution from the LUF offers a chance to fundamentally tackle the long-term challenges faced by Radcliffe, its residents and businesses. Working with Bury Council, I am committed to promoting growth that benefits our communities, particularly those in greatest need, to support levelling up. This LUF investment will act as a critical building block to help grow confidence and realise a strategic opportunity by restoring the role of the town centre as a focus for jobs, services, and civic pride.

JonSimon Ltd and Bury Council have a long-standing relationship and we support the strategic plans for the regeneration of the town.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely



Simon Morris

Director

JonSimon Ltd

The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

15th June 2021

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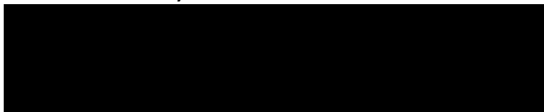
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Dynamics Ltd and Bury Council have a long-standing relationship and we support the strategic plans for the regeneration of the town.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

A large black rectangular redaction box covering the signature of Jon Morris.

Jon Morris

Director

Dynamics Gym

# KÄDANT

KADANT UNITED KINGDOM LTD.

Riverside Works  
Woodhill Road  
Bury, Lancashire BL8 1BD  
United Kingdom  
Tel: +44-161-764-9111 [www.kadant.com](http://www.kadant.com)

The Rt Hon Robert Jenrick MP  
The Secretary of State for Housing, Communities and Local  
Government 29A London  
Road  
Newark-on-Trent NG24 1TN

14<sup>th</sup> June, 2021

Dear Minister,

## **Radcliffe: Support for Levelling Up Fund bid**

I write to you to demonstrate our strong support for the Levelling Up Fund (LUF) bid that Bury Metropolitan Borough Council are submitting to Government in round 1.

The planned LUF investment to deliver a Town Centre Hub in Radcliffe will be transformational. It will create a new civic heart to the town centre, creating a focus for leisure, recreation and culture, as well as business and employment. It will particularly benefit those in our community in greatest need. Investment will be timely, building on a wave of community support behind the strategic regeneration vision for the town, alongside committed developments that will deliver more than 400 new homes next to the town centre.

In addition, the opportunity to build stronger relationships between businesses and community groups in the town is very welcome.

The designation of Bury local authority as a priority 1 area was welcome and fully reflects the long-term challenges faced by the Borough, its residents and businesses. These have been exacerbated by Covid-19, which has hit the local economy hard. Working with Bury Council, we are committed to promoting growth that benefits our communities, particularly those in greatest need, to support levelling up. This LUF

investment will act as a critical building block to help build confidence and realise a strategic opportunity by restoring and strengthening the role of the town centre as a focus for jobs, services and civic pride.

The Bury Business Leadership Group and Bury Council have a strong working relationship and we have supported partners to develop the strategic plans LUF investment for the regeneration of Radcliffe. The Bury Business Leadership Group is a business led group with membership from across

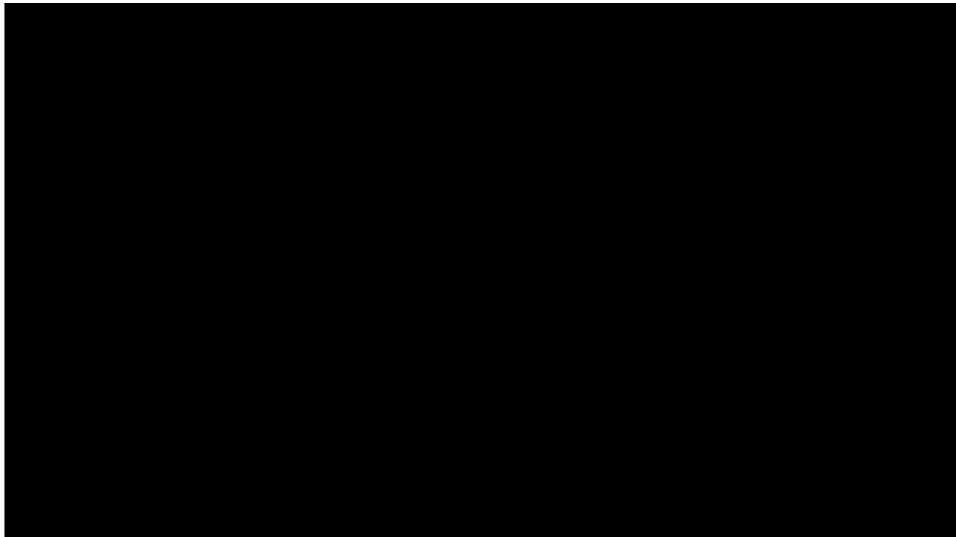


sectors with a remit to support and challenge Bury Council policies and strategies. The Bury Business Leadership Group have a strong interest in the skills system and opportunities for young people. A town centre hub bringing integration and cooperation of services will greatly enhance the attractiveness to inward investors.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

**Kevin Callus**  
Managing Director



The Rt Hon Robert Jenrick MP  
The Secretary of State for Housing, Communities and Local Government  
29A London Road  
Newark-on-Trent  
NG24 1TN

Dear Minister

Radcliffe: Support for Levelling Up Fund Bid

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The financial contribution from the LUF offers a chance to fundamentally tackle the long-term challenges faced by Radcliffe, it's residents and businesses. Working with Bury Council, I am committed to promoting growth that benefits our communities, particularly those in

greatest need, to support levelling up. This LUF investment will act as a critical building block to help grow confidence and realise a strategic opportunity by restoring the role of the Town Centre as a focus for jobs, services, and civic pride.

The Local Planning Authority has worked closely with the Levelling Up Fund team on this project, and we support the strategic plans for the regeneration of the town.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

Crispian Logue Assistant Director – Strategy, Planning & Regulation

Electronic or fax service of Legal documents is not accepted Town Hall, Knowsley Street,  
Bury, BL9 0SW [www.bury.gov.uk](http://www.bury.gov.uk)

The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

9 June 2021

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

I write to you to demonstrate my strong support for the Levelling Up Fund (LUF) bid that Bury Council are submitting to Government in round 1.

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Mitchells and Butlers and Bury Council have a long-standing working relationship and we support the strategic plans for the regeneration of the town.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

Stelios Demetriou

Estates Manager

Mitchells and Butlers



The Rt Hon Robert Jenrick MP  
The Secretary of State for Housing, Communities and Local Government  
29A London Road  
Newark-on-Trent  
NG24 1TN

15<sup>th</sup> June 2021]

Dear Minister

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AOJ Restaurants Ltd, who own and operate the local McDonald's restaurant and Bury Council have a long-standing relationship and we support the strategic plans for the regeneration of the town.

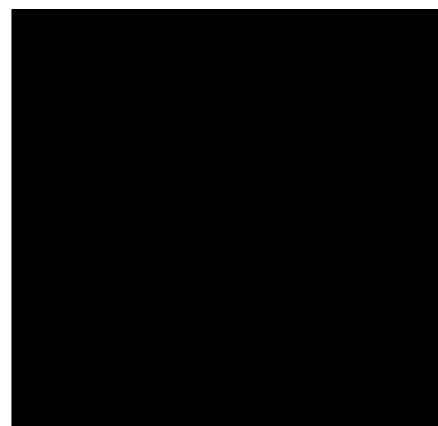
If I can be of any further assistance, please do not hesitate to contact me.

[Redacted]  
Simon Toft  
Franchise Owner / Director  
AOJ Restaurants Ltd T/A McDonald's

AOJ Restaurants Ltd T/A McDonald's  
PO Box 2244, Bolton, BL6 5HE  
Company Reg: 06160311  
Vat Reg: 994806536

Ref: RJ/ao

9<sup>th</sup> June 2021



The Rt Hon Robert Jenrick MP  
The Secretary of State for Housing, Communities and Local Government  
29A London Road  
Newark-on-Trent  
NG24 1TN

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

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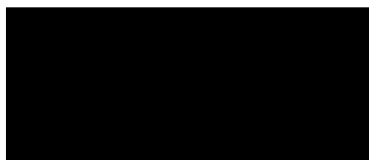
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Northern Care Alliance and Bury Council have a long-standing working relationship and we support the strategic plans for the regeneration of the town.



If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely,



**Raj Jain**  
Chief Executive Officer  
Northern Care Alliance





The Rt Hon Robert Jenrick MP  
The Secretary of State for Housing, Communities and Local Government  
29A London Road  
Newark-on-Trent  
NG24 1TN

16 June 2021

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

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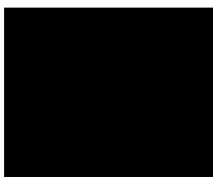
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Peel L&P and Bury Council have a long-standing working relationship and we support the strategic vision for the regeneration of Radcliffe. We have emerging projects within close proximity to Radcliffe which closely align with the vision and recognise Radcliffe as a key opportunity for investment within Bury. We are fully behind the Council's regeneration objectives for the town.

Working with Bury Council, Peel is committed to promoting growth that benefits our communities, particularly those in greatest need, to support levelling up. This LUF investment will act as a critical building block to help grow confidence and realise a strategic opportunity by restoring the role of the town centre as a focus for jobs, services, and civic pride.

If I can be of any further assistance, please do not hesitate to contact me.

Yours  
sincerely





Stephen Wild

Executive Director Strategic Investment & Growth Peel L&P

**Peel L&P Group Management Limited**

Venus Building  
1 Old Park Lane  
TRAFFORDCITY

Manchester  
Manchester M41 7HA  
M41 7HA

  
w: [peellandp.co.uk](http://peellandp.co.uk)

A member of the Peel Holdings (Land and Property) group

Registered Office: Venus Building, 1 Old Park Lane, TRAFFORDCITY,

Registered Number: 10784455 England & Wales



The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

16 June 2021

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Persona Care and Support Ltd and Bury Council have a long-standing working relationship and we support the strategic plans for the regeneration of the town.

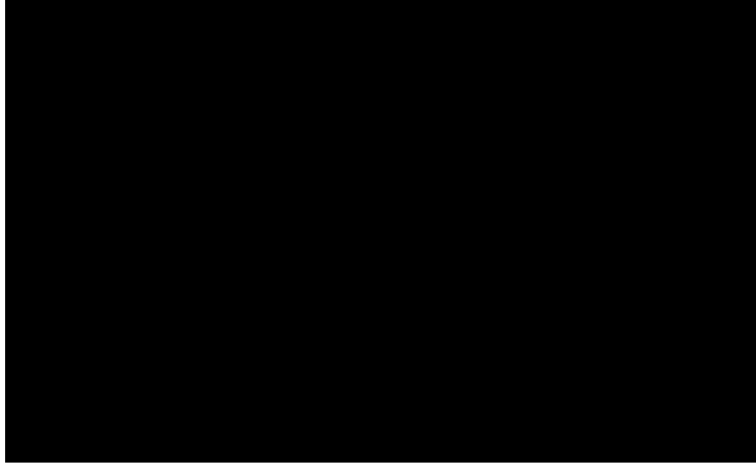
If I can be of any further assistance, please do not

hesitate to contact me.

Yours sincerely



Kat Sowden  
Managing Director  
Persona Care and Support Ltd



Dear Minister

I write in support of Radcliffe Levelling Up Fund bid

Radcliffe Market is a Community Benefit Society established in 2018 following a winning tender to take over the management of the existing market which had experienced acute decline both in terms of footfall and numbers of traders with only 9 out of 34 stalls occupied.

3 years later and despite the challenges of the pandemic we have 100% occupancy and a buoyant community enterprise. In addition to the weekday traditional market we have set up a night-time, hospitality, dine-in market 4 days a week and regular speciality markets and events. A cursory look at our website [www.radcliffe.market](http://www.radcliffe.market) provides evidence of the dynamism and popularity of this offer.

We are in full support of the proposed Radcliffe regeneration programme as we believe the project will offer substantial opportunities for the Market to expand and diversify. We have run out of space to expand and develop our business. We also believe it will further strengthen the social improvement and sense of civic pride which the new Markets have generated since our project began.

The Market has created 48 full time jobs and 30 volunteers drawn from the local neighbourhood who manage and drive the enterprise forward.

The Market welcomes around 600 people to its night time food offer every weekend and is family friendly, pet friendly and disability friendly.

The Market has recently established a young adult-led disability action group with the aim of empowerment and enterprise; and to combat the social isolation which has particularly impacted this group as a result of the Covid pandemic. As a result of the work of this group the Market has improved substantially its provision for disabled guests with the addition of rise and fall tables for wheelchair users, braille and large print menus and a proposed quiet area for those with sensory needs.

The market offers a social space for older people hosting afternoon cake and cabaret events, a carers' art group, a choir, winter crown green bowling as well as providing an event space for local community groups.

With support from Cinema for All the Market hosted regular cine club and family film nights and have now purchased our own projection equipment to further expand on this project.

The regeneration of the areas surrounding the market will enhance and improve our existing infrastructure by :

- Making the surrounding area and thereby our own facility more attractive;
- Offering more trading space to create more job opportunities and career development;
- Offering more space as our current market is now full and we have run out of storage space and have very little office space;
- Offer more opportunity for community events;

In addition it will enable the development of some of our social projects which are currently limited by space. These include :

- A farm to fork routed to market for local producers;
- A job creation scheme for homeless people based on the above;
- Healthy eating cookery demonstrations and training.

All of the above projects can be funded from profits generated by the Market, but space is the limiting factor.

One of the greatest achievements of Radcliffe Market has been the establishment of a sense of civic pride in a deprived town which for a long time has suffered with image problems and low self-esteem. The loss of facilities over recent years has led to a feeling of being “hard done by”.

Feedback from our customers as evidenced on our social media is a sense of pride in what the market has been able to achieve for our town and overwhelmingly that “this is the best thing to happen to Radcliffe for years”. Our footfall and membership is growing and our customers are loyal.

We believe that the regeneration and growth that this bid will enable for us can further enhance civic pride and belief in our town.

The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

11th June 2021

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

I write to you to demonstrate my strong support for the Levelling Up Fund (LUF) bid that Bury Council are submitting to Government in round 1.

The planned LUF investment to contribute to the delivery of a Town Centre Hub in Radcliffe will be transformational. It will create a new civic heart to the town centre, creating a focus for leisure, recreation, and culture, as well as business and employment. Investment will be timely, building on a wave of community support behind the strategic regeneration vision for the town, alongside committed developments that will deliver more than 500 new homes on brownfield sites next to the town centre.

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Radcliffe Rotary and Bury Council have a long-standing relationship and we support the strategic plans for the regeneration of the town.

If We can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

Gillian Stainthorpe

Secretary

Radcliffe Rotary (Agreed by all our members.)



The Rt Hon Robert Jenrick MP  
The Secretary of State for Housing, Communities and Local Government  
29A London Road  
Newark-on-Trent  
NG24 1TN

9th June 2021

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

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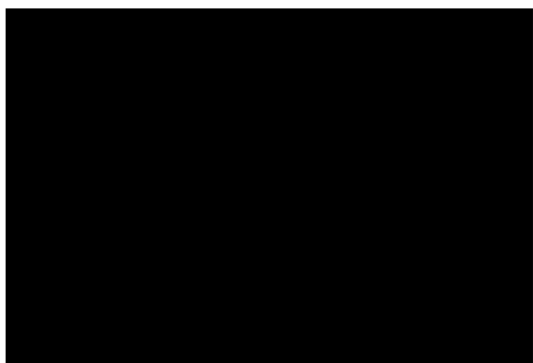
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Radcliffe Swimming and Waterpolo Club and Bury Council have a long-standing relationship and we support the strategic plans for the regeneration of the town.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

Chris Lord





**SIR HOWARD BERNSTEIN**

The Rt Hon Robert Jenrick MP  
The Secretary of State for Housing, Communities and Local Government  
29A London Road  
  
Newark-on-Trent  
NG24 1TN

16 June 2021

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

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Bury Council and I have a long-standing working relationship and I support the strategic plans for the regeneration of the town.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely





Sir Howard Bernstein

Chair of the Radcliffe Regeneration Delivery Board

The Office of Sir Howard Bernstein  
Unit 5 Royal Mill 17 Redhill Street Manchester M4 5BA Telephone  
Number 07507 473164

Registered Office: Room 9 Enterprise House 3 Middleton Road Manchester M8 5DT Company Number 10640070 VAT Registered Number 266 5660 75

The Rt Hon Robert Jenrick MP  
The Secretary of State for Housing, Communities and  
Local Government  
29A London Road Newark-on-Trent  
NG24 1TN

16<sup>th</sup> June 2021

Dear Minister

**RE: Support for Levelling Up Fund Bid – Radcliffe Civic and Enterprise Hub**

I write to express Transport for Greater Manchester's (TfGM's) strong and continued support for Bury Council's submission of the Radcliffe Civic and Enterprise Hub project to the Levelling Up Fund.

This bid is focussed around the provision of a new civic and enterprise hub creating a focus for leisure, learning, community, and enterprise within the centre of Radcliffe. A new facility will form the focus for public and community activities providing new office, community, retail and leisure uses. Further works include improvements to the existing Radcliffe Piazza, expansion of the Market Hall, repurposing of the Market Chambers building to provide flexible working space, and delivery of public realm works to a number of streets in the area that will improve access and connectivity for residents, visitors and businesses.

The public realm proposals strongly support Greater Manchester's Streets for All approach to street design and management, that aims to improve movement of people and goods, while creating healthy, people-friendly places. The changes to the streets around the proposed civic and enterprise hub will deliver a safer and more comfortable environment for people travelling by foot and bike, accessibility improvements for people with mobility impairments, and new delivery facilities to serve businesses. This will support an increase in healthy, sustainable journeys made to Radcliffe, as well as attracting more people to visit.

The proposals will also support previous work to improve transport connectivity within Radcliffe. This includes investment to improve bus facilities and public realm by TfGM, on behalf of GMCA, and current work to expand the park and ride facility at Radcliffe Metrolink stop. These support residents to access employment and wider opportunities in Bury, Manchester City Centre and other destinations on the Metrolink network, and visitors and residents to access the town centre.

The proposals have the potential to be truly transformational for the town, as well as freeing up further sites for redevelopment they will act as a catalyst for further development and investment in the town centre.

The Levelling Up Fund bid is one element of a wider town centre regeneration project guided by an adopted Strategic Regeneration Framework (SRF) for Radcliffe which was informed by extensive stakeholder engagement and which identified, as a strategic priority, the delivery of a new centrally located hub as a focus for civic functions and economic growth. The SRF has also identified key regeneration sites to provide new homes, to ensure the future prosperity of the town and help to

reduce inequalities for its residents. TfGM is supporting Bury Council and partners in developing a transport strategy for Radcliffe with investment priorities designed to enable these future regeneration schemes to be realised.

TfGM is committed to improving public transport links from Radcliffe, and to working with Bury Council to improve the town centre environment. This bid strongly supports delivery of Greater Manchester's Transport Strategy 2040 (the city-region's fourth Local Transport Plan), which emphasises the importance of supporting the economies of the city-region's town centres, including Radcliffe, and their vital role in providing local services whilst providing connectivity to the wider city region.

I hope you will consider Bury Council's submission favourably.

Yours faithfully



Eamonn Boylan

Chief Executive Officer, TfGM

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The Rt Hon Robert Jenrick MP

The Secretary of State for Housing, Communities and Local Government

29A London Road

Newark-on-Trent

NG24 1TN

17 June 2021

Dear Minister

**Radcliffe: Support for Levelling Up Fund bid**

I write to you to demonstrate my strong support for the Levelling Up Fund (LUF) bid that Bury Council are submitting to Government in round 1.

The planned LUF investment to contribute to the delivery of a Town Centre Hub in Radcliffe will be transformational. It will create a new civic heart to the town centre, creating a focus for leisure, recreation, and culture, as well as business and employment. Investment will be timely, building on a wave of community support behind the strategic regeneration vision for the town, alongside committed developments that will deliver more than 500 new homes on brownfield sites next to the town centre.

The financial contribution from the LUF offers a chance to fundamentally tackle the long-term challenges faced by Radcliffe, its residents and businesses. Working with Bury Council, I am committed to promoting growth that benefits our communities, particularly those in greatest need, to support levelling up. This LUF investment will act as a critical building block to help grow confidence and realise a strategic opportunity by restoring the role of the town centre as a focus for jobs, services, and civic pride.

The Met and Bury Council have a long-standing working relationship and we support the strategic plans for the regeneration of the town.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely



David Agnew

Artistic Director

The Met

Bury Metropolitan Arts Association founded 1975.

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