



KEY INFORMATION:

CLIENT: Bury Council
LOCATION: Bury Town Centre
CONSTRUCTION VALUE: £20m
CONTRACTOR: VINCI Building
START - FINISH DATE: Sept 23 – Aug 25
SECTOR: Civic
FORM OF CONTRACT: PCSA/NEC3 Option A
DELIVERY TYPE: D&B

PROJECT OVERVIEW:

A regeneration project in Bury town centre comprising the creation of a multifunctional 'flexi-hall' to enhance community, cultural and leisure offerings. The project also includes extensive public realm improvements and enhancement works to the existing market. The Levelling-Up funded project forms part of Bury Council's wider town centre regeneration strategy, which also includes plans for the redevelopment of the Mill Gate Shopping Centre.

KEY CHALLENGES:

Live Town Centre Delivery: The scheme is located within a busy and operational town centre environment, requiring careful planning and sequencing of works to minimise disruption to market traders, local businesses, and the public. VINCI engaged with market traders, neighbouring businesses and community stakeholders throughout the pre-construction phase to understand their operational needs and collaboratively develop approaches that reduced disruption wherever possible.

Stakeholder & Local Supply Chain Engagement: VINCI actively supported wider engagement initiatives including presenting at a Bury Meet the Buyer event, held to attract local suppliers to the project. Supported by NWCH and Bury Council, the event welcomed more than 100 attendees, helping to strengthen local supply chain involvement and build early interest in the project.

Design Development & Affordability: VINCI worked closely with Bury Council and the wider professional team to maximise design potential within strict programme and budget constraints. Extensive design reviews and optioneering ensured best value, functionality and alignment with community objectives. Ongoing programme and cost assessments were undertaken in parallel with design development to maintain affordability and ensure the scheme remained deliverable in the face of challenging market conditions.

HOW DID THE EARLY INVOLVEMENT OF THE CONTRACTOR BENEFIT THE SCHEME?

Early engagement enabled VINCI to work collaboratively with the Employer and design team to develop an integrated, fully coordinated and affordable RIBA Stage 4 design. Through robust risk management, transparent reporting, and early consultation with specialist subcontractors, VINCI ensured that all Employer requirements were met while maintaining clear focus on functionality, sustainability and social value outcomes. This proactive approach enabled the team to refine and optimise all aspects of the scheme, balancing design intent, community benefit, and cost certainty.

VINCI have worked closely and collaboratively with us and Bury Council to provide early cost advice, design options and identification of risk and opportunities, allowing the Council to make informed decisions, avoiding unnecessary programme delay and abortive design costs. Their collaborative and structured approach has been invaluable to progressing this complex scheme within the Council's available budget." - ANDY MOSSOP, DIRECTOR, GARDINER & THEOBALD



SOCIAL VALUE DELIVERED TO DATE:

- Education Activities: 18
- Community Engagement Activities: 17
- Apprentice Weeks: 182
- Employment Opportunities: 21
- Supply Chain Spend with SMEs: 79%

