



**KEY INFORMATION:**  
 CLIENT: Bury Council  
 LOCATION: Radcliffe  
 CONSTRUCTION VALUE: £41.8m  
 CONTRACTOR: VINCI Building  
 SECTOR: Civic  
 FORM OF CONTRACT: NEC Short Form /  
 NEC3 Option A  
 DELIVERY TYPE: D&B



#### SOCIAL VALUE DELIVERED TO DATE :

- Community Engagement Activities: 7
- Training Weeks: 31
- Donations to Community Initiatives: £750
- Local Labour: 41.7%
- Employment Opportunities (inc. NEET): 26
- Local Supply Chain: 48.1%



#### PROJECT OVERVIEW:

**A town centre regeneration project, comprising the construction of a new Civic Hub with wet and dry leisure facilities including a six-lane training pool, gym, and fitness studios. The project also includes the construction of a library and learning centre, and council offices within the Hub building. Works also comprised the refurbishment of an existing market basement and chambers building to provide co-working offices, retail and F&B space.**

#### KEY CHALLENGES

**Demolition of the South Block:** The first phase of the works comprised approximately £1.6m worth of enabling works, including the demolition of the existing South Block building. Approximately 300m<sup>3</sup> of demolition arisings were processed to be reused on site after a thorough analysis, which provided cost savings and sustainability benefits to the scheme. In addition, a temporary market end wall was built to enable the demolition of the existing TSB bank ensuring minimal disruption to market tenants.

**Live Town Centre:** To minimise the impact of undertaking works adjacent to the busy market, VINCI have developed robust logistics plans to ensure pedestrian access and flow of the market is maintained. Site hoarding designs also include wayfinding information in addition to local business details and advertisement of the future Hub building.

**Stakeholder Engagement:** VINCI have actively communicated with the public and local businesses throughout PCSA stage and into the commencement of the enabling works to ensure all stakeholder requirements are met. Close collaboration with the Council, and early engagement with tenants and stakeholders has informed our design and construction plans.

**Utility Diversions:** VINCI oversaw substantial utility diversions within Radcliffe Town Centre including high voltage (HV), low voltage (LV), gas, water, fibre, and telecoms. Coordinating approximately £2m of diversions prior to the demolition of the south block.

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

VINCI enhanced the original design of the Hub building to address stakeholder concerns and reduce the PCSA stage. The redesigned layout, developed with Pozzoni and with early engagement with specialist subcontractors, optimised the flow of the building, to create compact and accessible facilities for a simplified customer journey whilst adding vibrancy to the high street.

*“The Council have used the North West Construction Hub for the first time and VINCI’s approach has been refreshing. They have exceeded our expectations with their proactive and efficient management and their collaborative and partnering approach. We look forward to developing a lasting and successful partnership with VINCI.” - BECCA LORD, HEAD OF  
 LEVELLING UP & PROJECT DELIVERY, BURY COUNCIL*