

Bury Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Bury, Radcliffe, Prestwich, Whitefield and Ramsbottom.

Inside this briefing

A practical guide to funding routes, local programmes and the organisations turning sites and neighbourhood priorities into delivery.

For organisations delivering housing and regeneration in Bury.

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Bury Art Museum

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Local Plan	Publication (Regulation 19) consultation ran 17 July–11 September closed. LDS (March 2026) programmes submission November 2026, examination April 2027, adoption November 2027. [5,6]
Housing Strategy 2026–2036	Draft “Homes for Bury” strategy open for consultation 13 August–5 November 2026; online events 28 September; comments to housingstrategy@bury.gov.uk. [4,46]
Radcliffe Pride in Place (phase 2)	Pride in Place Plan due 30 November 2026; 26 Feb 2027 does not apply. Regeneration Plan due to government November 2026; approval and first delivery spring 2027. No project call published. [11,12,38,47]
Pride in Place monitoring	Portal opens 1 Oct, closes 29 Oct 2026; first return for Radcliffe. [30,49]
Economic Development & Regeneration Grant	Bury's £1.79m 2026/27 allocation must be spent by 31 March 2027. [22]

Figures in this briefing cover different programmes, geographies and periods. They should not be added into a single borough investment total.

Up to £46 billion over ten years

Homes England and its subsidiary, the National Housing Bank, have up to £46 billion to deploy across England to 2036. These are the principal streams. [1]

The joint Investment Prospectus, published on 31 March 2026 ahead of the Bank's opening on 1 April, brings grant, land and finance into one framework. The Bank aims to attract more than £50 billion of additional private capital over the decade.

Stream	Amount	What it funds / who it reaches
Social and Affordable Homes Programme 2026–2036	At least £27bn outside London £39bn nationally, including London	Capital grant for social and affordable rent, shared ownership, supported housing and estate regeneration. Registered Providers, councils, housebuilders and community-led organisations, through continuous market engagement or strategic partnerships.
Housing and Infrastructure Capital Grant	About £3.1bn Homes England's share of the £5bn national pot*	Land assembly, remediation and strategic infrastructure; dedicated viability-gap support planned for later in 2026/27. Councils, developers and landowners with sites the market cannot unlock alone.
National Housing Delivery Fund Debt, equity and guarantees	Up to £16bn	Loans, equity and guarantees, including funding that may be devolved to mayoral authorities. Housebuilders, Registered Providers, funds and lending partners.

*The prospectus describes the agency's share as £3.1bn, subject to final confirmation. These are programme envelopes, not a ring-fenced allocation to Bury.

PROGRAMME MILESTONES

Date	Milestone
31 March / 1 April 2026	Investment Prospectus published / National Housing Bank opens
25 August 2026	First wave: £9.58bn to 33 strategic partners outside London [2]
Later in 2026/27	Dedicated viability-gap grant planned [1]
To 2036	Ten-year programme period

Land, grant and finance can be combined around the needs of a scheme.

Grant, land and finance

Which support fits a scheme depends less on its size than on what is holding it up: a funding gap, a difficult site, or the tenure of the homes to be delivered. [1]

Family	Product	Purpose	Typical user
Grant	Social and Affordable Homes Programme	Affordable tenures, supported housing and estate regeneration	RPs, councils, developer partners
Grant	Housing and Infrastructure Capital Grant	Viability gaps, infrastructure, land assembly and remediation	Councils, landowners, master developers
Land	Homes England land	Acquisition, enabling and disposal through sale, lease, development agreement or joint venture	Developers of all sizes
Finance	SME Accelerator Loan	Site finance for smaller builders establishing a track record	SME housebuilders
Finance	Revolving credit facility	Multi-site support alongside commercial lenders	Growing builders
Finance	Senior and mezzanine debt	Project funding for build to rent, later living and brownfield schemes	Developers and funds
Finance	Corporate lending	Balance-sheet finance for growth, including modern methods of construction	Housebuilders
Finance	Infrastructure loans	Long-term finance, up to 15 years, for upfront infrastructure	Developers and councils
Finance	Low-interest RP loans	Unlocking capital investment in social and affordable homes	Registered Providers
Finance	Equity	Minority investment in vehicles typically delivering more than 3,000 homes	Funds and partnerships
Finance	Guarantees	Bonds and loans to reduce institutional financing costs	Funds and RPs

Two grant routes in Greater Manchester. Housing and infrastructure grant is normally expected to come first through GMCA's integrated settlement. Social and Affordable Homes Programme grant remains administered by Homes England. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

For a Bury, Radcliffe, Prestwich or Ramsbottom scheme, the first conversation depends on the funding gap. Homes England and GMCA have complementary roles; a regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR GREATER MANCHESTER

£529m

c.4,400 homes

Estimated strategic-partnership spend and homes across the city-region in the August announcement. The release does not give a Bury allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England's SAHP, through strategic partnership or continuous market engagement.	Eligible tenure, delivery partner, grant requirement and programme timing. [1]
Land, infrastructure or abnormal costs	Bury Council and GMCA; the integrated settlement is normally the first route for housing and infrastructure grant.	Why the site cannot proceed, what intervention unlocks it and the local strategic case. [1]
Additional affordable-housing support	GMCA's Good Growth Fund social and affordable housing team.	SAHP should be secured or actively progressing; explain the remaining gap and deliverability. [3]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower or investment structure, commercial funding, security and the route to repayment. [1]

Good Growth Fund: current position. Affordable-housing applications are rolling, with no fixed deadline and subject to available funding. Most other GGF applications start through the relevant local authority. [3]

Practical implication. Keep one scheme funding schedule that identifies each source, eligible cost, outstanding decision and condition. Bury's Brownfield Housing Fund grants are recorded at site level (York Street £1.95m, School Street £882,000, Seedfield £1m), not as a borough allocation. [15,28]

REGIONAL AMBITIONS TO DESIGN FOR

GM's published priorities include 10,000 energy-efficient Social Rent homes by 2030. Places for Everyone, covering nine GM authorities, seeks 50,000 affordable homes by 2039, including 30,000 for social or affordable rent. These are regional ambitions across delivery routes. [21]

Who decides what

Funding, planning and delivery sit with different organisations. Identify the decision you need before choosing the first conversation.

01

Homes England / National Housing Bank

Homes England takes final SAHP funding and contractual decisions. The Bank assesses its finance investments. [1,18]

02

Greater Manchester Combined Authority

Shapes regional priorities, tenure mix and priority sites; aligns investment through the Integrated Pipeline. [3,21]

03

Bury Council

Local housing need, planning and council land; accountable body for the Radcliffe programme. Council land is released through the phased Asset Transformation Programme and regeneration disposals. [10,17]

04

Radcliffe Pride in Place Neighbourhood Board

Develops the local plan with the community and shapes investment priorities. Council accountability and national programme requirements still apply. [10,29,30]

05

Scheme owner and delivery team

The RP, council, joint venture or developer assembles the scheme, appoints its team and manages delivery. Establish the actual commissioning organisation. [16]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
GMCA housing / infrastructure	Good Growth Fund teams and funding guidance
Bury housing strategy	housingstrategy@bury.gov.uk · 0800 612 9133 [4]
Planning policy / Local Plan	planning.policy@bury.gov.uk · 0161 253 7800 [5]
Regeneration / Mill Gate	regeneration@bury.gov.uk · Prestwich: info@yourprestwich.com [9,45]
Neighbourhood projects / procurement	Radcliffe Pride in Place pages · The Chest [10,16]

A useful first enquiry names the site, landowner, proposed use, delivery lead, funding gap and next decision. Attach a concise programme and explain what the requested intervention changes.

A route for smaller providers

A first-wave strategic allocation is one route into delivery. Continuous Market Engagement also gives eligible organisations a direct route to Homes England.

Continuous Market Engagement

Open for individual schemes and portfolios, while funding remains available. Designed to accommodate smaller partners, new entrants and complex projects. [19]

Strategic partnerships

Programme-level allocations support delivery at scale. The initial bidding round closed on 15 April 2026; future rounds will be announced. [18]

Route	Practical fit and requirements
CME general	A direct scheme bid. Establish eligible tenure, costs, delivery readiness and grant need with Homes England. [18,19]
CME portfolio	Discuss the pipeline before bidding. Initial portfolios normally deliver 300–500 homes; named sites should start by 31 March 2028 and complete by 31 March 2032. [19]
Delivery partnership	An eligible RP or council can work with a strategic partner under the programme's delivery-partner rules. Owning the funded homes is a different role from supplying construction services. [18,20]

BEFORE A GRANT APPLICATION

Organisations need Homes England Investment Partner qualification to receive grant. New partners can apply for that status alongside the funding application. Programme qualification and regulatory registration are separate steps. [19]

The bid should show how it meets local housing need and regional priorities. Greater Manchester seeks at least 60% Social Rent through SAHP. [21] Bury's draft strategy records a net annual affordable shortfall of 1,017 homes and over 2,000 households on the register. [4]

HOW TO PREPARE THE DISCUSSION

Bring a site schedule, proposed tenure mix, cost plan, planning position, delivery programme and confirmation of the intended landlord. Explain what is ready now and which dependencies still need resolving.

Places and programmes

Town-centre renewal, brownfield homes and council joint ventures sit at different stages. Establish the live phase and the organisation commissioning it.



The Rock · Bury town centre looking towards the market.

Bury town centre

More than 1,800 homes in the pipeline

The draft Housing Strategy names the town centre as the primary focus, with over 1,800 homes across Mill Gate, Pyramid Park and the Interchange. The Mill Gate framework (15 acres, Bruntwood JV) was adopted in March 2024; no phase-one application is published. The £33m Bury Market scheme reached external completion in May 2026; Flexi Hall opening not verified. [4,7,8,23,45]

A Bury Town Centre Delivery Strategy (Phase 1) report is due at Cabinet on 4 November 2026. [44]

Radcliffe

More than 800 homes delivered or in pipeline

Around 400 homes at the former East Lancashire Paper Mill (Morris Homes, 100 affordable). Hive Homes' Scholar's Park, on the former Radcliffe High School site: 91 homes (69 open market, 22 affordable), £882,000 Brownfield Housing Fund and over £246,000 of Section 106, completing 2026. Watson Homes' Green Street, on the former Radcliffe Pool site: 132 homes (56 from the housing register) plus 13,000 sq ft of commercial space. Kellen Homes' York Street: 211 homes with £1.95m grant. The £40m Radcliffe Hub was programmed for June 2026; opening not verified. [4,13,14,15,28,42]

Check the council's site-works pages before describing the Hub or a site as open.

Prestwich Village

248 homes, £55.8m phase

Prestwich Regeneration LLP (council and Muse) is transforming the Longfield Centre site. The strategy describes 248 homes in a £55.8m transformation within a £100m+ programme. Phase 1A, the 301-space Travel Hub, was on site from March 2025 for completion by July 2026. [4,9,24]

Check the Phase 1B and 2 position before describing later phases as consented.

Strategic allocations

Over 6,300 homes across three sites

Elton Reservoir, Walshaw and Simister/Bowlee are Places for Everyone allocations; draft development frameworks were consulted on from 13 February to 27 March 2026. Bury's part of the Northern Gateway adds around 200 homes within Atom Valley. [4,5]

Establish current availability, title and planning position before assuming a site is open to a new partner.

One board, one local plan

Radcliffe has up to £20m over ten years as a phase 2 neighbourhood. It is Bury's only Pride in Place neighbourhood, and the borough is absent from Annex A of both the 2025/26 and 2026/27 Impact Fund determinations, each listing 94 authorities. [10,11,25,48]



Radcliffe

Neighbourhood	Published position / next conversation
Radcliffe (phase 2)	Board formed with independent Chair Tina Harrison, both Bury MPs, a ward councillor and resident, school and community representatives. First meeting 10 July 2026 and an evidence workshop on 12 August 2026; minutes and decision logs published. The July minutes record a £150,000 Capacity Fund, a £135,000 capital allocation and the £20m Delivery Fund, and a unanimous pause on consultancy work. Six draft priorities; no projects selected. Plan due November 2026; approval and first delivery funding expected spring 2027. [10,11,12,26,38,39,40]

BRING A PROJECT THAT CAN BE DELIVERED

Need, ownership and consent

Explain who benefits and how the proposal responds to residents. Identify land control, a delivery lead, consents and dependencies.

Capital and continuing costs

Set out works, development costs and contingency, then identify the asset owner, operating budget and maintenance responsibility.

No project call has been published for Radcliffe; priorities will be set through the plan. Boards must have at least eight members; at least 51% should live or work locally. Accountable bodies submit their monitoring return through MHCLG's digital portal, which opens 1 October and closes 29 October 2026. Public contact routes: page 6. [29,30,49]

Different pots, different decisions

Radcliffe's Levelling Up works, the neighbourhood plan and the borough's flexible regeneration grant operate at different scales and on different timetables.

£40m

Levelling Up Fund in Bury and Radcliffe [27]

Component	What the headline includes
£20m	Bury Market regeneration and the new Flexi Hall, within a £33m scheme. [8,27]
£20m	Radcliffe town centre regeneration and the multi-use civic hub, within a £40m scheme. [14,27]

Funding note: the £33m and £40m scheme values include council and other contributions alongside LUF grant; the sources do not publish a full breakdown. These are separate schemes and should not be added to the Pride in Place programme. [8,14,27]

ECONOMIC DEVELOPMENT & REGENERATION GRANT 2026/27: £1.79M

Project	2026/27 allocation
Town centres	£1,345,845 for Bury (Casewells area), Whitefield (Old Town Hall Gardens) and Ramsbottom (Bridge Street Gardens), including £200,000 to Midlands Events Bury Ltd. [22]
Enterprise, culture, promotion	£200,000 Radcliffe Enterprise Centre; £136,000 Bury Culture Project; £44,805 Bury Means Business. [22]

The former UKSPF route is now delivered through the GM Integrated Settlement. Bury's award is £1,791,650, approved by Cabinet 8 July 2026, to be spent by 31 March 2027. [22]

PRIDE IN PLACE IMPACT FUND

None

Bury Council is absent from Annex A of both the 2025/26 and 2026/27 MHCLG Impact Fund grant determinations, each listing 94 authorities. Council resolved in November 2025 to write to the Secretary of State and local MPs seeking inclusion of areas such as Bury East and Besses in future phases. [25,31,48]

GMCA Brownfield Housing Fund grants are recorded at site level: £1.95m York Street, £882,000 School Street and £1m Seedfield Centre. The strategy records £9.6m of site funding secured for brownfield remediation between 2022 and 2025. [4,15,28]

Homes, partners and local need

The draft Homes for Bury strategy sets 452 homes a year (9,486 over 2022–2043) against an affordable shortfall of 1,017 a year. Housing management returned to the council from Six Town Housing, with £60m committed to Decent Homes. [4]



East Lancashire Paper Mill, Radcliffe

Partner / example	Documented local delivery
Onward / Wheatfields Court, Whitefield	30 affordable homes (16 rent, 14 shared ownership); GMCA brownfield funding, Homes England grant. Completed July 2025. [32]
Morris Homes / East Lancashire Paper Mill	400 homes, 100 affordable, Homes England / Morris Homes partnership; one- and two-bed apartments, two- to four-bed houses, per council page. [13,42]
Great Places / East Lancashire Paper Mill (island site)	27 affordable homes, island site: 20 apartments social rent, 7 houses affordable rent; AEW Architects, built by Great Places' Terra Nova, with Bury Council and Homes England. [50]
Hive Homes / Scholar's Park, Radcliffe	91 homes (69 open market, 22 affordable), former Radcliffe High School site; £882,000 Brownfield Fund, £246,000+ S106; completion 2026. Council page: 91; Dec 2025 release said 90. [15,42]
Kellen Homes / York Street, Radcliffe	211 houses, £1.95m Brownfield Fund grant, managed by Signa; 12 acres public space; completion by 2026. [28,42]
Registered Providers	16 RPs in the borough, including Great Places, Guinness, Onward and Your Housing Group. [33]

These are examples of local activity, not a complete provider list, procurement shortlist or evidence of a new SAHP award.

FOR DEVELOPMENT AND ASSET TEAMS

Agree tenure, accessible homes and support needs before fixing the unit mix. Bring the operator into the appraisal: nominations, management, service charges and whole-life maintenance. Keep new-supply budgets separate from existing-stock investment.

From scheme assembly to appointment

The national programme supports delivery through councils, Registered Providers and developers. The local supply chain enters through their projects, procurement routes and contractor packages.

Stage	Lead organisations	Specialist input
01 · Site and viability	Council estates, landowner, developer, RP, funders	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	Council, developer, Homes England / GMCA where relevant	Ground investigation, remediation, ecology, civils and utilities
03 · Funding and agreement	RP, developer, public funder, lender	Legal, cost advice, programme and development finance
04 · Design and consent	Client team, architect, planning authority	Architecture, engineering, arboriculture and technical coordination
05 · Construction	Main contractor and client delivery team	Groundworks, structure, roofing, M&E, scaffolding and site services
06 · Handover and operation	RP asset team, council or other operator	Commissioning, landscaping, compliance and maintenance

FINDING THE ACTUAL ROUTE TO WORK

Bury Council advertises contracts and receives tenders through [The Chest](#), with higher-value notices on Find a Tender and partner frameworks via YPO. Its procedure asks for two years' accounts, £5m liability cover as a typical minimum and relevant references. [16,34]

A quarterly contract register (February 2026 edition current) and the Cabinet forward plan to 31 December 2026 are the nearest public pipeline: Bury Town Centre Delivery Strategy and Town Hall Redevelopment on 4 November 2026; Northern Gateway Western Access and Disposal of Council Assets on 14 October 2026. Enquiries: regeneration@bury.gov.uk. [43,44,45]

Joint-venture and developer appointments (Bruntwood at Mill Gate, Muse at Prestwich, Morris Homes at the Paper Mill, VINCI at the Hub and Market) have their own supply-chain routes. Bury follows the GMCA Social Value Policy. [34]

A funding announcement does not itself create an open invitation to tender. Confirm whether work is being commissioned directly, through a framework or by a main contractor.

Build the workforce into the plan

Construction skills, training capacity and local employment should be considered while the scheme and its contracts are being assembled.

BURY COLLEGE: THE BOROUGH'S CONSTRUCTION TRAINING BASE

Bury College delivers construction study programmes from Level 1 multi-skills through trade routes, and hosted the construction category of the Greater Manchester Skills Competition on 13 March 2026 with 87 students from nine colleges. [35]

The college's apprenticeship team works with over 300 employers a year across intermediate, advanced and higher apprenticeships. The nearest Construction Technical Excellence College is the North-West CTEC led by Wigan & Leigh College. [36,37]

01 · Forecast

Trades, numbers and start dates

02 · Agree

Training, supervision and delivery partners

03 · Evidence

Starts, qualifications and sustained work

A PRACTICAL WORKFORCE BRIEF FOR A LIVE SCHEME

Agree early	What to record
Demand and timing	Map likely labour needs to the programme: enabling works, structure, services, finishes and handover.
Employer and supervision	Name the employing organisation, site supervisor and training partner. Allow time for recruitment and induction.
Learning and progression	Identify the relevant qualification, practical experience and route into continuing work.
Evidence of delivery	Agree how starts, completions, qualifications and employment outcomes will be recorded by the contract owner.

Suggested briefing checklist for clients and contractors. Agree the actual commitments through the scheme's procurement and contract process.

CONNECT TRAINING WITH COMMUNITY BENEFIT

Bury applies the GMCA Social Value Policy through procurement, and Bury Works administers local employment and skills support. Use these alongside the workforce plan, with named responsibilities and outcomes that can be evidenced. [34]

Bury College apprenticeships: apprenticeship@burycollege.ac.uk · 0161 280 8650
North-West CTEC: CTECenquiries@wigan-leigh.ac.uk

Evidence and source notes

Research checked on 19 September 2026. Numbered references link to primary sources; public enquiry routes are on page 6.

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