



LOCAL EMPLOYMENT OUTCOMES REPORT

Application Number: 125961/FO/2020

Location: Linn Street Crumpsall Manchester

Erection 14 new houses

Condition 4 - Wiggett Construction Ltd - Local Employment Strategy

INTRODUCTION

Wiggett Construction Ltd have successfully awarded the contract to build 14 houses on Linn St Crumpsall Manchester.

In line with the planning condition listed below WCL outline our strategy.

4) a) The development shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships*
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal*
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives*

The contract value for the scheme is approximately £2m

NEW JOBS IN LOCAL ECONOMY

WCL targeted the employment of 2 full time jobs lasting at least 6 months as a result of the proposed development.

Through developing the scheme we were able to support 2 appointments lasting over 6 months.

Ian Edmundson– Site Manager

Russ Pritchard- Fork Lift Truck Driver

SPEND WITH LOCAL SUPPLIERS

Subcontractors

We anticipate that in building the development WCL will spend 40% (£810,000) of contract expenditure with subcontractors and suppliers with 10 miles of the development site.

A list of local subcontractors with post codes and percentage spend will be provided on completion.

Subcontractor 53 % £1,051,757 of subcontractor order value placed was with subcontractors within 20 miles of Linn Street site.

<u>Sub Contract Costs</u>	<u>Linn Street</u>	<u>M8 5SN</u>	<u>26/10/2021</u>	
<u>Trade</u>	<u>Post Code</u>	<u>Company</u>	<u>Cost</u>	<u>Distance from site</u>
Site strip & Groundworks	SK8 3UA	G. N. L. Construction Ltd	£360,000	12 Miles
Screeds & Gas Membrane	BL1 6DJ	JD Kelly	£29,045	15 Miles
Roofing	M24 4AB	P Duckworth Roofing Services Ltd	£46,000	4 Miles
Plasterwork	M45 8QQ	Sunnybank Plastering Ltd	£97,903	4.6 Miles
Flooring	BL5 3JQ	Westhoughton Carpets Ltd	£23,837	15.4 Miles
Plumbing/heating	OL7 0NX	P&G Contractors Limited	£112,000	10.6 Miles
Electrical	SK15 2JY	ARC Electric (Elec. Contr) Ltd	£56,346	12.7 Miles
Decorator	OL4 2RF	Russell Kenyon Ltd	£39,500	9.4 Miles
Windows / Doors	OL8 2PF	D&M Windows & Doors Ltd	£52,000	6.3 Miles
Metal Fencing & Gates	SK9 5WA	Wallbank Fencing Ltd	£8,866	3.5 Miles
Timber Fencing & Gates	SK9 5WA	Wallbank Fencing Ltd	£23,853	3.5 Miles
Services	M20 2DR	Multi Utility UK Limited	£39,906	10 Miles
Joinery	M24 2PR	R & E Joinery Contractors Ltd	£84,500	12 Miles
Scaffolding	OL11 2QY	APE Scaffolding Ltd	£34,000	7 Miles
Landscape	OL8 1EZ	Willow Tree Landscaping Ltd	£16,601	8.2 Miles
		Steel Works	£27,400	
		Total Order Values	£1,051,757	
		Contract Value	£2,000,039	
		£ % of Subcontract within 20 miles	52.59%	

Suppliers

In relation to materials WCL were able to spend 72% (£206,388) of all local expenditure with local suppliers.

Cost Head	Cost Head Totals	Period	Cumulative	
10020	SAND	225.70	225.70	J Parr, OL2 6JD
10030	CEMENT	128.07	128.07	J Parr, OL2 6JD
10040	READY MIX MORTAR/LSM	19621.54	19621.54	Tarmac, M6 6JQ
10110	ROOFING SUNDRIES	3490.00		
10140	BRICKS	57682.86	57682.86	Taylor Maxwell, M2 5PE
10170	BRICK-SUNDRY-AIR-CAV LINER,DPC,TIES,PADS	7838.28	2124.40	J Parr, OL2 6JD
10190	BLOCKS	32436.68	32436.68	J Parr, OL2 6JD
10230	STEEL LINTOLS	8820.90	8820.90	J Parr, OL2 6JD
10250	STEELWORK & METALWORK	8088.04		
10260	CARCASSING-JOIST,STUDD,WALLPLATE	40851.34	3970.31	J Parr, OL2 6JD
10270	FASCIA & SOFFITS	4044.24	4044.24	Truseal, M27 8UJ
10280	SHEET,BOARD MATERIALS & FLOOR BOARD	1319.36	1319.36	J Parr, OL2 6JD
10290	SKIRT,ARCHITRAVE,WINDOW BOARD	1467.12	1467.12	J Parr, OL2 6JD
10300	ROOF TRUSSES	17293.02	17293.02	Sandersons, OL16 5BA
10310	TIMBER WINDOWS & EXTERNAL DOOR FRAMES	4687.28	4687.28	J Parr, OL2 6JD
10340	INTERNAL DOORS & LININGS	5070.95	3500.00	Doorworld, WA14 5NH
10360	STAIRCASES & HANDRAILS	13234.00		
10410	INSULATION	6319.26		
10420	IRONMONGERY	881.42		
10430	NAILS,SCREWS,MISC FIXINGS-STRAPS	407.51	407.51	MAC Building Products, SK1 4JG
10700	GENERAL MAINTENANCE ITEMS	260.00		
20010	GENERAL PLANT MIXERS-& SMALL TOOLS	3103.67	3103.67	Speedy Hire, OL1 2BH
20050	FORK LIFT TRUCKS	11192.00	11192.00	Plant Hire UK Ltd, WA11 9UY
20060	SITE CABINS	9494.00	9494.00	Mastacab, SK6 2SN
20080	PLANT FUEL	5174.25	1111.60	Garic, OL9 8GD
20090	PLANT REPAIRS	185.95	185.95	Plant Hire UK Ltd, WA11 9UY
21280	SPECIAL JOINERY & FITTINGS	9579.70	9579.70	Richmond Furniture, SK13 1BS
24010	SITE SIGNS	877.54	877.54	CCS UK Ltd, M50 2GE
24020	WASTE SKIPS & ROAD CLEANERS	6635.00	6635.00	JWS Ltd, M6 6LD
24070	MISC ITEMS	5097.13	5097.13	MAC Building Products, SK1 4JG
24090	SITE WELFARE HEALTH & SAFETY	142.60	142.60	Ken Taylor Supplies, OL12 6BF
24095	SITE PRINTING & STATIONERY	1240.10	1240.10	Entwistles, M11 2NN
		286889.51	206388.28	
				72% Spend within 20miles radius

SUPPORTING APPRENTICESHIPS

WCL pledged to support a minimum 3 existing apprenticeships during the construction of Linn Street. During the course of construction 12 apprenticeships were supported covering plumbing, electrician, slating and tiling, and scaffolding.

In total it is estimated that apprentices were on site for approximately 93 weeks.

Linn Street - Apprentice attendance

Name	Trade	Qualification	Post Code	Duration wks
Oliver Turner	Plumber	NVQ level 2	M46	7
Sam Jones	General	TBC	M45	20
Louis Howarth	Electrician	NVQ level 3	OL3	7
Archie Hibbert	Electrician	NVQ level 3	OL4	7
Steven Broadbent	Electrician	NVQ level 3	OL4	7
Jordan Jenkins	Slating and Tiling	Year 2	M24	7
	Slating and Tiling			7
Todd Oatey	Slating and Tiling	Year 2	BL9	7
	Slating and Tiling			7
Kildare Ward	Tiling	Year 2	M24	6
Anthony Kelsall	Scaffolding	Foundation	M24	6
Joel Kelsall	Scaffolding	Foundation	M24	6
Haden Nutall	Scaffolding	Foundation	M24	6
Lee Salford	Scaffolding	Part 1	OL1	6
Total				93

TRAINING THE WORKFORCE

WCL trains and develops its people to a high level, supporting build of skills, and capability and employability. Indicative of this, we run a series of toolbox talks and seminars for our people; covering, for example, best health & safety practice and correct installation of gas membranes.

Over the duration of the contract Wiggett staff have attended 86 training courses.

Wiggett Construction Training Matrix Record													
	Month & number of staff on course												
Course	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21
PASMA	4												
FAW - Refresher		2		1								1	1
SMSTS						1	1	1		1			
CSCS					2								
Asbestos Awareness Course		14											
Environmental Awareness								14					
IOSH Safely Directing										1			
Abrasive Wheels											7		
Equality & Diversity													35
Total training courses per month	4	16	0	1	2	1	1	15	0	2	7	1	36
Total for year													86
Key													
PASMA - Prefabricated Access Supplier and Manufacturers Association													
FAW - First Aid at Work													
SMSTS - Site Management Training Scheme													
CSCS - Construction Skills Certification Scheme													

CAREERS INFORMATION, ADVICE AND GUIDANCE SESSIONS

WCL have allocated 3 hours to provide help and advice to schools, colleges or job seekers.

Due to the COVID pandemic WCL were unable to deliver this activity.

LOCAL SCHOOLS & COLLEGES

To inspire the next generation of young people WCL aimed to contact two local schools and invite them to visit the construction site.

Due to the COVID pandemic WCL were unable to deliver this activity.

SCHOOL SAFETY VISITS

These have been a regular feature of WCL's construction schemes for many years. Our Site Managers and Contract Manager will visit two local schools to provide safety talks on the dangers of construction sites. We will work closely with local schools to create H&S teams which will provide children with an understanding of the safety hazards, warn against trespassing and reduce ASB.

Due to the COVID pandemic WCL were unable to deliver this activity.

WORK EXPERIENCE PLACEMENT

To help provide experience of the construction industry to students at school or colleges or job seekers, WCL aimed to provide 2 weeks placement opportunity.

Due to the COVID pandemic WCL were unable to deliver this activity.