

New Cross, Broadside Final Manchester City Council Report

This report concludes the construction work and the initial months of operation on the New Cross, Broadside scheme.

The scheme received planning permission in 2016, under 112015/FO/2016/N1. In 22nd March 2018 the first part of this condition was discharged (see appendix B). The scheme applied for an NMA in 2019 and as consequence the reference was updated to 124947/JO/2019, as a consequence the condition numbering were amended and it became condition 2.

It was agreed with Teun van Rooij, Work and Skills Officer for Manchester City Council and Balfour Beatty that throughout the duration of the construction phase of the interim figures would be submitted, see examples in Appendix D.

The scheme was completed in Autumn 2020 and since then the building has been occupied and is run by RESIDE and ZENITH BUILDING MANAGEMENT.

The final submitted tracker from Autumn 2020 is provided in Appendix C. This report summaries key outcomes.

This report completes the requirement to submit a final report as outlined in Appendix B



Figure 1: Photograph of Completed Scheme

Outcomes – Construction Phase

Employment

Balfour Beatty support The Works (<http://www.socialresponsibility.manchester.ac.uk/signature-programmes/the-works/>) programme and engage at least every month. The site team were able to offer a cleaning role on the scheme and the cleaner from M16 and they were engaged on the scheme for over 2 years with this only being shortened due to the impacts of the pandemic.

Our logistic contractor, <https://spirecs.co.uk/>, support many organisations and successfully created 13 job roles with Procure Plus, Project REECE, Recycling Lives as well as The Works. Six of these roles were created for residents of Manchester (M3, M4, M8, M22, M40) with a further Six roles generated for residences of Bury, Rochdale, Salford and Trafford. The final role was created outside Greater Manchester.

During the groundworks elements 32 new opportunities were created via our contractor (<https://chartrange.com/>) and their agencies. 10 of these job opportunities were created for Manchester residents (M11, M14, M16, M18, M23 and M40) and 7 of these were then taken on by Chartrange into full time employment. A further 20 jobs were created within Greater Manchester with the following splits:

Borough of Greater Manchester	Number of Opportunities	Full Time Employment Created
Manchester	10	7
Stockport	5	1
Salford	5	2
Oldham	4	2
Rochdale	4	3
Bury	1	0
Trafford	1	0
Outside Greater Manchester	2	1

Figure 2: Table Indicating Employment Opportunities Created Relative to Location

Apprentices/Interns/Trainees/Graduates

Graduates

The site supported 4 university graduates over the duration of the project whom were on recognised training programmes. One of these graduates lived in M1 for the duration of the 2 years that they worked on the project.

Work Placements

The site support 5 undergraduates, who were remunerated for the time spent on the scheme. This included 2 One-year placements, three Summer placements (one student did two summers) and one part time student. The student whom had two Summer placements studies Mathematics at Manchester University and resides in M14.

We also provided one college and an under graduates a week experience placement for students whom reside in Rochdale as well as supporting the Mustard Tree with 8 days administration training.

Apprenticeships

There were 24 sustained apprenticeship positions on the scheme. Of these sustained apprentices 2 lived in Manchester. The split between different areas is shown in the below table

Borough of Greater Manchester	Sustained Apprentice
Manchester	2
Stockport	1
Salford	1
Oldham	2
Wigan	3
Tameside	1
Outside Greater Manchester	14

Figure 3: Table Indicating Sustained Apprentices Relative to Location

2 new apprenticeships were created during the groundwork phase in 2018 and the same people returned to site in 2020 to complete the final groundworks and landscaping activities. One of these roles was created for a resident of Salford and the other was from Blackburn.

Curriculum Engagement

The project team supported and delivered a diverse type of engagement to promote the construction industry. These 23 events were attended by over 1000 people.

In terms of the delivered activities within Manchester City Council area specifically this included:

- | | |
|---|---------------|
| - Onsite OPEN DOORS event (Publicly available event) - | March 2019 |
| - Abbotts Road Year 6 Engagement, 3 sessions delivered, for local school- | June 2019 |
| - Manchester College Career Event (8 schools, Year 9 and 10 Pupils) | June 2019 |
| - Teen Tech Event at Manchester University | February 2020 |
| - Burnage Academy for Boys (Career & Aspiration Event) | February 2020 |
| - Beaver Road Primary School (Science Week Talk to Reception) | March 2020 |

The ability to support other opportunities was affected by the pandemic after March 2020, albeit as an organisation we did host and hold online events.

Charitable Donations

The location of the site was within ¼ mile of Mustard Tree (<https://mustardtree.org.uk/>) and the site team decided that they would “partner” with them whilst we were working on site.

In total they raised over £6000 for the Mustard Tree during the construction works, which included sleeping out within the site compound on in October 2018 and February 2020.

We also donated clothing, camping equipment, food, toiletries, furniture and white goods to the Mustard Tree which were collected at various times during the project.

Labour

Over the duration of the construction phase of the works 1881 people were inducted on site. The scheme benefited from a over one third offsite manufacturing works, which reduced the onsite people hours by over 100, 000 over the duration of the scheme. This should be accounted for in any comparison for this scheme.

It should be noted that the structural frame and façade were formed in a precast manufacturing unit in Stockport (SK5) which was only 5.5miles from the site.

Of the people who were inducted onto site 262 resided in Manchester at the time of their induction, there is an unequal split between Manchester City Council postcodes as noted in **Table XX**

Postcode	Percentage (%)
M1	2.0
M2	2.0
M3	1.0
M4	11.1
M8	5.6
M9	11.1
M11	5.6
M12	4.0
M13	2.5
M14	7.6
M15	2.0
M16	3.0
M18	5.1
M19	4.0
M20	5.6
M21	1.0
M22	10.6
M23	4.5
M40	11.6
M90	0.0

Figure 4: Table Indicating location of Labour Relative to Manchester Postcode

Suppliers

Of our construction spend on the scheme, 9% was spent within the Manchester City Council area. It should however be noted that 62% was spent within the Greater Manchester Economic region. A large percentage of this was spent within the SK5 region where the structure and façade were formed.

Outcomes – Phase October 2020 – March 2021

Employment

- 4 x concierge – 4 days on, 4 days off – 12 hours/shift
- 1 x cleaner – 40/week
- 1 x maintenance, currently 39/week

Of the 6 new jobs created to operator the building, 2/3rd that were created have been currently fulfilled by Manchester residents (M4, M9, M11 and M22) the other 2 job roles for residents in Stockport and Oldham (Greater Manchester).

Community Created and Engagements

These have been limited to online events during the pandemic but have included the following for the new residents of the building in order to build the community and promote the local area.

- Regular events with neighbouring charity Back on Track – inc. cake deliveries for residents, competitions
- Walking tour of Manchester (during restriction easing)
- Social events e.g. comedy night, beer tasting
- Regular online wellbeing classes – yoga, HIIT, mindfulness4
- Introductions to local book and running clubs

Appendices

Appendix A – Manchester Postcodes

Appendix B - Part Discharge of 112015/FO/2016/N1 Condition 3

Appendix C – New Cross Development KPI Dashboard Final Issue

Appendix D - Mid Scheme Submissions Emails Examples

Appendix A – Manchester Postcodes



Appendix B – Part Discharge of 112015/FO/2016/N1 Condition 3



**MANCHESTER
CITY COUNCIL**

Julie Roscoe
Head of Planning, Building
Control and Licensing

Growth and Neighbourhoods
Directorate

PO Box 532
Town Hall
Manchester M60 2LA

Contact: Miss Jennifer Atkinson
Tel: 0161 234 4517
Fax: 0161 274 0014
Email:
j.atkinson@manchester.gov.uk

22 March 2018

Hodder and Partners
SGI Studios
1 Kelso Place
Manchester
M15 4LE

Hodder+Partners	26 MAR 2018	
	Contract	
	Title	
	Issued by	When read
Release		☐

Our reference: 112015

Dear Sirs

112015/FO/2016/N1: Erection of a part 10, part 8 storey block and a part 8, part 6 storey block to form 274 residential apartments in total together with ground floor commercial units facing Oldham Road (342 sqm) (Use Class A1, A2, A3 and B1) with associated car parking, hard and soft landscaping, new public realm following the closure of Goulden Street and other associated works following demolition of existing buildings Land Bounded By Oldham Road, Marshall Street, Chadderton Street And Bendix Street Ancoats Manchester M4 5FR

Thank you for your recent request to discharge planning conditions 3, 6 and 7 of the above mentioned planning permission. I have now had a chance to consider the information submitted and I outline my response below.

Condition 3 'Local Labour'

The following information has been submitted for consideration in respect of this matter:

- Construction phase employment and training plan prepared by Balfour Beatty stamped as received by the City Council, as Local Planning Authority, on the 23 January 2018

The above information is considered to be acceptable. The approved document shall be implemented as part of the construction and occupation phases of the development. Within six months of the first occupation of the development details of the results of the scheme shall be submitted for consideration.

Condition 6 'Ground Conditions'

The following information has been submitted for consideration in respect of this matter:

Appendix C – Final Construction Stage Report

New Cross Development KPI Dashboard Final Issue PDF

Appendix D – Mid Scheme Submissions Emails Examples

RE: New Cross Balfour Beatty_Mcr_112015/FO/2016/N1 (Condition 3) / 124947/JO/2019 (Condition 2)

Teun Van Rooij <[REDACTED]@manchester.gov.uk>
To: Duerden, Nicola

Reply Reply All Forward
Mon 19/10/2020 10

You replied to this message on 15/03/2021 09:53.

CAUTION: This email originated from outside of Balfour Beatty. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thanks Nicola,

That is good news and the local benefit numbers look really good esp apprentices and volunteer days.
The final thing to do then is for the client/agent to submit your final report to the planning portal for discharge of the Local labour Condition – it will then come to me via formal consultation and I will be able to approve.

Great working with you.

Thanks

Teun

For information about Covid19, Brexit and other business support services visit www.manchester.gov.uk/business

Teun van Rooij
Work and Skills Officer
Growth and Development Directorate
Level 3, Town Hall Extension
PO Box 352, M60 2LA (M2 5DB for satnav)

RE: New Cross_112015/FO/2016/N1_Condition 3_End of March 2019 Report

Duerden, Nicola

To: Teun

Cc: [REDACTED]

07/10/2019

You replied to this message on 06/04/2020 11:06.

New Cross Development KPI Dashboard October 2019.pdf
30 KB

Teun,

I trust you are well. Please find attached our 6 monthly return for the Balfour Beatty New Cross site, for April to September 2019

As requested I have amended some of the definitions within the report and focussed on Manchester council areas.

In the period:

- We successfully ran a 2 week design and environmental programme with Abbott Community Primary School, Year 6 students. We await the deputy head contact as we have offered to support a number of other event as appropriate
- Attended a 2 day event at Manchester College for CITB UK CIVIL ENGINEERING EXPERIENCE DAY. The only Manchester school was Burnage the others were Trafford, Salford, Tameside etc
- We have had 2 Summer 6 weeks placements from University students

These were areas we had previously suggested obtaining the relevant contacts for which you had made a few suggestions when we last reported.

I trust that this is sufficient information and follows our previous agreed reporting method. If you require any clarity, please do advise.

Regards

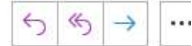
Nicola Duerden MEng CEng MICE

New Cross_112015/FO/2016/N1_Condition 3_End of March 2019 Report

Duerden, Nicola

To ☐ Teun

Cc ☐



26/04/20

You forwarded this message on 20/05/2019 10:58.



New Cross Development KPI Dashboard April 19 Submitted.pdf
26 KB

Teun,

Please find attached the cover sheet for the report associated with Condition 3 for this project for your records and reporting.

We have amended the labour figure to reflect actual people rather than a percentage of the total as requested when the information was submitted at the last reporting period.

I would note that Abbott Community School (1/2 mile away) have expressed interested in engaging with ourselves but due to SATs etc, they have requested this is during the last Summer half term. Your previous suggestions had declined to engage as per previous discussions.

We have continued to look to engage with Manchester / Tameside and Oldham College and as a consequence of the latter a couple of work experience placement have been agreed.

I trust that the information is sufficient for your records and onward reporting, if you have any queries please do contact either Andrea or myself.

Regards

Nicola Duerden MEng CEng MICE

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