Real Estate
INVESTMENT PARTNERSHIPS



Project: Warp & Weft, Thomas St, Manchester
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Revision: 1

Real Estate Investment Partnerships (REIP) believe in maximising opportunities of engagement, work, and training across all our projects. REIP would request from the Principal Contractor that they employ the same philosophy to the construction of Warp and Weft by employing local people and engaging with local businesses. It is important to our business and all of our partners that our activities genuinely contribute to the local economy.

The Project

The project known as 'Warp and Weft' and is situated along Thomas Street in the Northern Quarter, Manchester. The development is a mixture of new-build and the refurbishment of a Grade 2 Listed Building, 7 Kelvin Street, from a series of vacant and heavily dilapidated office buildings to from 20 apartments and commercial space at ground floor.

Labour & Workforce

REIP is a Manchester based property developer. With all our projects we ensure that we work with local specialist consultants; in this instance we have worked with a Manchester-based architect, structural-civils and M&E consultant. We intend on continuing this theme as we look to appoint a local contractor for the project development, providing that they have pre-established procurement networks within the locality. Our procurement and estimating team provide a monitored database allowing contractors to be selected based on their capabilities and location.

Typically, our projects are relatively small scale and are therefore unable to account for significant overheads or preliminary costs that may come with regional or national contractors. REIP have therefore identified a handful of contractors that are based in Manchester or in the North West that would be suitable candidates to tender for the development of Warp and Weft. Those potential contractor partners have confirmed that a large portion of their employees reside in Greater Manchester and a portion of their staff are currently engaged in training and apprenticeship roles.

REIP would encourage the preferred Principal Contractor to seek to engage in The Manchester Employer Suite of all vacancies on the Warp & Weft project to match job opportunities to Manchester residents. We will request that the Principal Contractor encourages their specialist contractors and consultants to employ persons locally whether they are permanent or temporary staff and will request they also engage The Manchester Employer Suite.

Working with the Local Supply Chain

REIP recognises that the supply of goods and services to the project should take account of how and where things have been made, the ethical origin and how they will be disposed of. REIP has made a commitment to making sustainable procurement decisions that will demonstrate the highest levels of environmental, economic and social value.

In delivering Warp & Weft, the Principal Contractor will be procuring contractors for the following scopes of works- Demolition and Strip Out, Steelwork, Roof and Cladding, Mechanical and Electrical, Plastering, Floor Finish and Painting and Decorating. REIP will request that they seek to maintain an active programme of engagement with local suppliers of these goods and services where this is available and demonstrates best value for REIP and its investors. Local inquiries will involve the following: Manchester; Greater Manchester and the Manchester City region; Lancashire and Cheshire; The North West Region.

REIP firmly believes in a collaborative partnership and would request the same from the Principal Contractor and its supply chain. A partnership approach allows the opportunity for early engagement on the project and allows all parties to identify common objectives such as the use of local labour and provision of training.

Our preferred supply chain are required to demonstrate, through the selection stage, that they too are committed to training and meaningful employment.

We request that the Principal Contractor and its supply chain demonstrates commitments to:

- CSCS
- Local Employment & Training
- Continuous Improvement
- Shared Training Opportunities

We encourage the supply chain to work in partnership to train and develop their workforce skills with the support of CITB Grants Scheme. We will also encourage our suppliers to use best endeavours to procure a minimum of number of persons who through the duration of a Contract shall be trainees.

REIP are aware of the GMCA Social Value Policy would require the Principal Contractor to endeavour to support its key themes:

Theme	Principal Contractor
Promote Employment & Economic Sustainability	- Engage with local job centres and training agencies - Appoint new trainees and apprentices - Offer work experience placements - Upskill our own workforce and provide further training opportunities - Engage with local SME's - Use local suppliers, subcontractors and consultants
Raising the living Standard of Local Residents	- A local workforce which is fairly paid and positively supported - We are a living wage employer - Encourage health and wellbeing lifestyles to reduce average sickness absence
Promote Environmental Sustainability	- Protecting physical environment and contributing to climate change reduction - Use local workforce to reduce travel times and Co2 emissions - Encourage vehicle sharing and use of public transport systems - Monitor and report recycling statistics

As annotated within the local labour spreadsheet, REIP and Henry Riley envisage being on site for around 60 weeks from commencement on site. The first few months will predominately consist of implementing the temporary works strategy and historic building survey for 7 Kelvin Street, whilst there will be the demolition and site preparation works to 42-26 Thomas Street. Thereafter, the project will be focused on the internal fit out of 7 Kelvin Street and the new-build construction to the remainder of the site.

We plan for up to 30 operatives to be on site at peak times which won't be until the back end of the programme. We will encourage the Principal Contractor to target 5% of the workforce as being at apprentice level; where possible they will be newly formed apprentices. Several newly formed jobs will be targeted through a mixture of directly employed site roles and the supply chain.