

28th May 2025

Expected start & end date construction phase : March 2026 – October 2027

Expected start date operation: October 2027

Undertaking to Manchester City Council

General

With this agreement The Applicant, **Joyce by The James**, confirms its intent to maximise local labour use to benefit from the above development. This applies to the construction phase and to the end-use operation phase as outlined in the operational management plan.

Construction phase

The awarded contractor will endeavour to provide directly employed labour from the M1, M2, M3, M4, M5, M6, M7, M8, M9, M11, M12, M13, M14, M15 and M40 postcode areas.

The Applicant also agrees to provide quarterly local labour updates at the Council's Work and Skills Team's request.

End use / Operation phase

The Applicant, will employ all local labour for the running of the serviced apartments. There will be roughly 20 employees needed for the running of the day-to-day operations, all of whom will be directly employed by Joyce by The James.

Apprenticeships

Joyce by The James will work with a number of recruitment companies and local colleges to provide a number of placement opportunities consistently throughout our operations if practically possible.

Local Charities

The client and contractor will both seek opportunities to support local charities, whether this be in the form of labour, or material donation.

Scope of agreement

The Applicant agrees to explore working together with The Councils Work and Skills Team in maximising local labour benefits which may include local promotion of vacancies, using local recruitment services, sourcing local suppliers and contractors and introductions to local schools and community organisations. The Applicant will ensure there is sufficient lead in time for the Work and Skills Team and its partners to put in place appropriate solutions.

Nothing in this undertaking shall be deemed to impose on The Applicant any obligation or require any action that would contravene any UK employment law or UK anti-discrimination law. The Applicant reserves the right to recruit staff, source suppliers and sub-contractor and develop links with schools and community groups as business needs dictates.

Authorised Signatory



Grant Sulkin
Joyce by The James