



**The Casey Group Ltd**

**Condition No 5: Labour Benefit Report**

in respect of land at Greenbrow Road, Wythenshawe, M23 2TU

Prepared by

John Walmsley - Social Impact Executive

September 2025

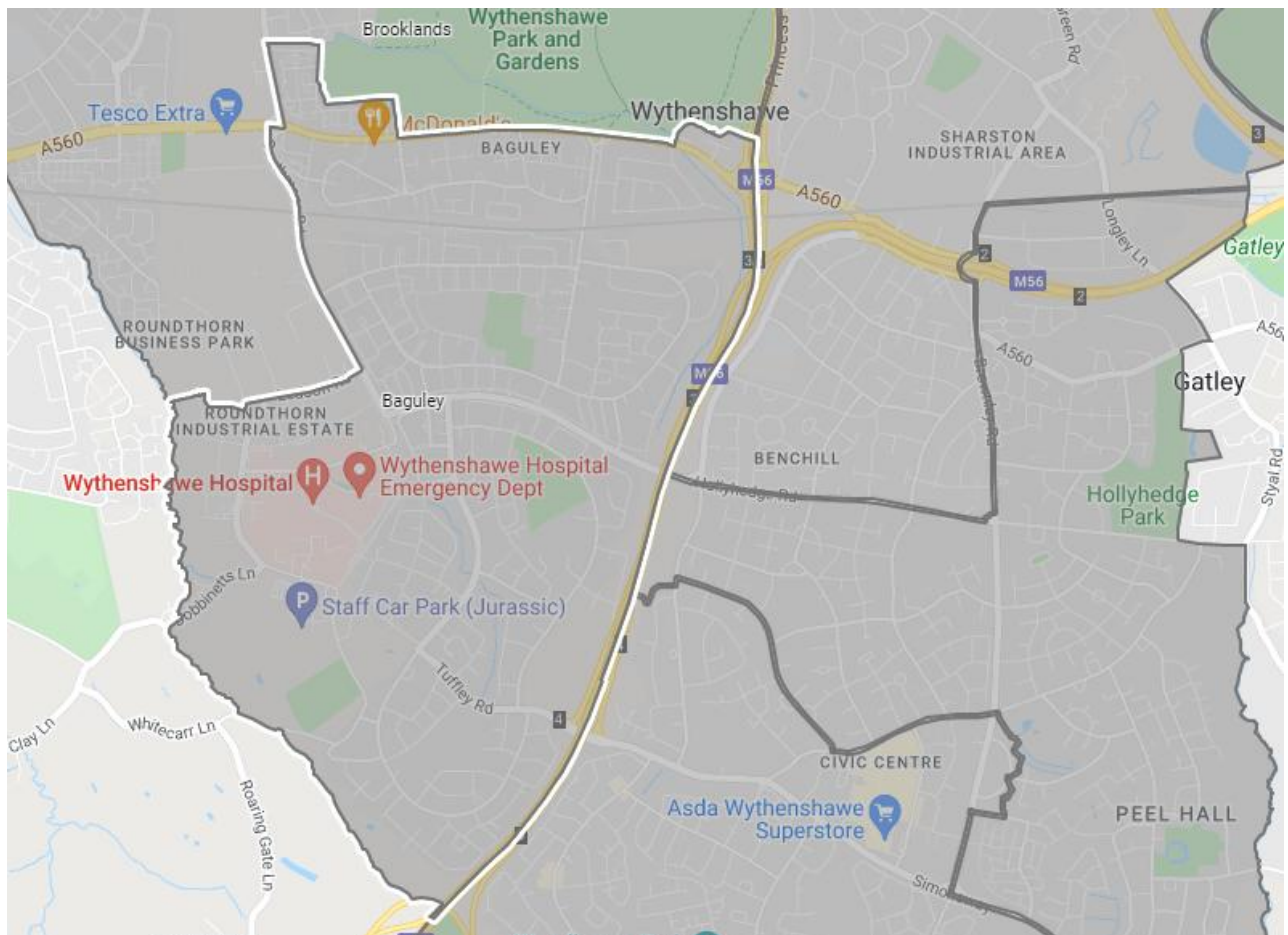
## Executive Summary

The development at Greenbrow has delivered significant local benefit through employment, training, and apprenticeship opportunities. By working closely with the Client's Employment & Skills team, we have ensured that local residents have directly benefited from the scheme, and that training opportunities have been maximised.

The results demonstrate the effectiveness of meaningful collaboration with local stakeholders. This approach has not only exceeded the agreed local labour targets but also supported sustainable apprenticeships and training pathways, leaving a lasting legacy for the Wythenshawe community.

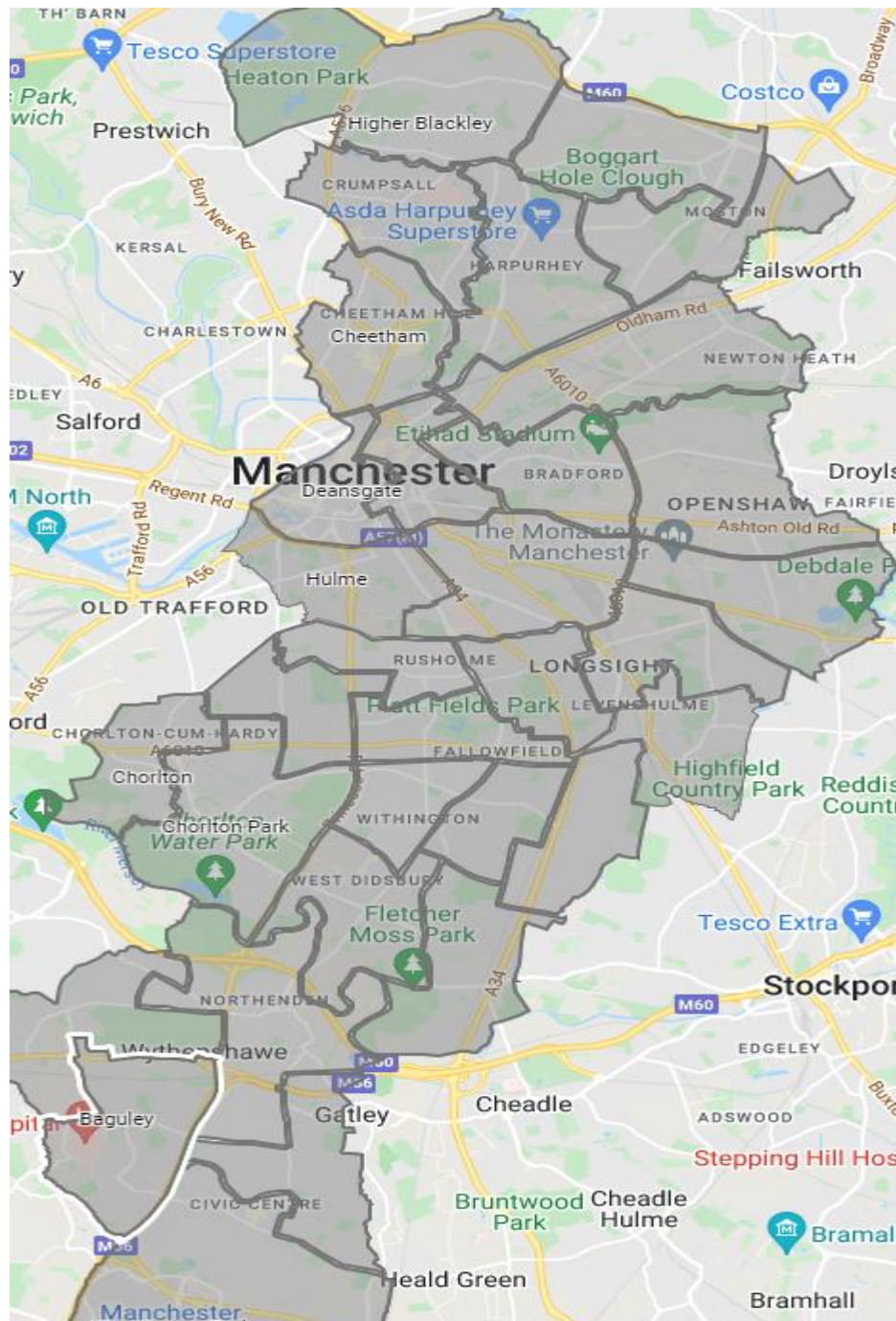
## Local Labour

### Priority Area 1 Manchester Ward Baguley



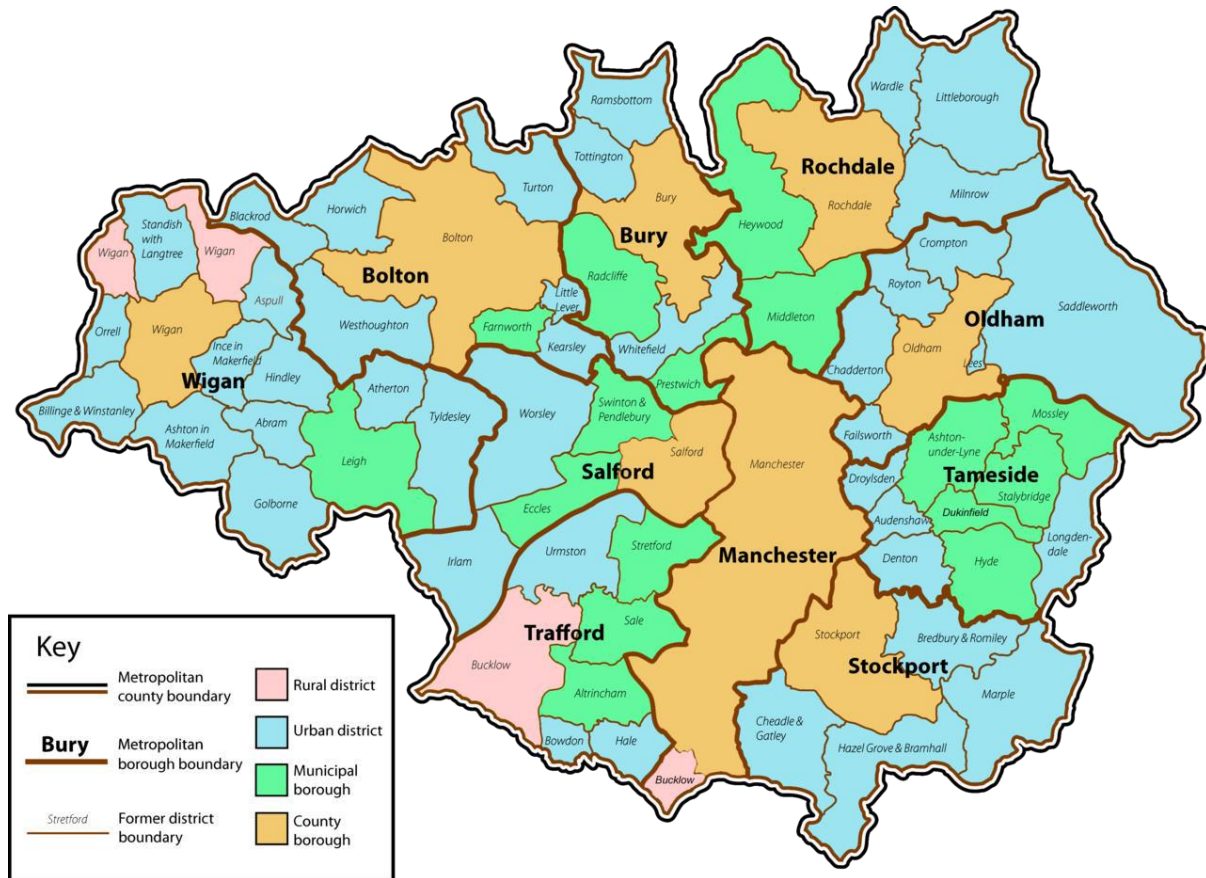
Of the 41 people shown in the appended table, 5 are from priority area 1. This equates to 12.2 % of the workforce.

## Priority Area 2 - Manchester Wards



Of the 41 people shown in the appended table, 9 are from priority area 2. This equates to 22 % of the workforce. Combining priority areas 1 and 2, this equates to 14 people, 34.2 % of the workforce.

### Priority Area 3 Greater Manchester County area



Of the 41 people shown in the appended table, 19 are from priority area 3. This equates to 46.3 % of the workforce. Combining priority areas 1, 2 and 3, this equates to 33 people, 80.5 % of the workforce.

In summary, this scheme provided work for **41 individuals**, of whom **33 (80.5%)** live within Greater Manchester. This far exceeds the minimum target of **20% local labour**.

Local labour performance against priority areas is set out below:

| Priority Area | Description                        | Number of People | % of Workforce | Cumulative % | Target % |
|---------------|------------------------------------|------------------|----------------|--------------|----------|
| Area 1        | Manchester Ward, Baguley (M22/M23) | 5                | 12.2%          | 12.2%        | -        |
| Area 2        | All other Manchester Wards         | 9                | 22.0%          | 34.2%        | -        |
| Area 3        | Greater Manchester (wider)         | 19               | 46.3%          | 80.5%        | 20%      |

This demonstrates that **over four-fifths of the workforce lived locally**, ensuring that the scheme has had a meaningful impact on the local economy and residents' livelihoods.

## **Analysis**

The summary table shows that we have exceeded the original local labour agreement target (80.5 % > 20 %). Further, and as additionality, we are able to report that the target was met through the engagement of people residing in Manchester wards only, rather than the wider GM area. (22 % < 20 %).

Whilst it is not always easy to define 'local', we believe that a sensible approach should be taken, where boundaries are restricted to those wards and neighbourhoods in which the work exists, as these local residents will add immediate value back into their community through increased economic activity and skills acquisition. We are pleased that the scheme at Greenbrow has supported a number of priority individuals with sustainable employment opportunities and contributed to a general upskilling of those engaged with the scheme.

## **Work Experience and Apprenticeship Opportunities**

The scheme supported 46 apprenticeship weeks in total, of which 40 weeks (86.9%) were delivered in Greater Manchester. This ensured apprentices gained valuable on-site experience in a live construction environment, complementing their vocational learning.

Apprenticeships were safeguarded across trades including joinery and bricklaying, supporting the development of future skills in the construction sector.

## **Other Targets**

### **Employment Conditions**

All employees, whether local or otherwise, were employed on at least the Real Living Wage, reflecting Casey's commitment as a Real Living Wage Employer. Rates of pay were further benchmarked against the Construction Industry's National Working Rule Agreement, ensuring fair terms and conditions, and protecting apprentices and trainees through enhanced minimum pay rates.

### **Equal Treatment & Policies**

Local residents employed on the scheme were engaged under the same HR policies (grievance, disciplinary, health and safety, equality, etc.) as all other Casey employees, ensuring parity across the workforce.

### **Supply Chain Engagement**

All subcontractors engaged on the scheme signed up to Casey's Social Value clause, mirroring our local labour policy. Subcontractors were encouraged to recruit locally wherever possible, and we worked closely with WCHG's Employment & Skills team to fill roles with local residents.

## **Reporting**

Statistical information on workforce location, training weeks, and apprenticeships has been

collated and is available for inspection by the Local Planning Authority upon request. This report fulfils the requirements of Condition 5 (Local Benefit Report).

## Conclusion

The Greenbrow scheme has **exceeded all local labour targets**, delivering:

- **80.5% of the workforce from Greater Manchester** (vs. 20% minimum)
- **46 apprenticeship weeks**, with the majority delivered in the local region

This performance demonstrates Casey's commitment to maximising local benefit and ensuring that developments in Wythenshawe create lasting value for residents, through both employment and skills development.

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## Appendix 1 – Workforce Summary

| Category                     | Number | % of Workforce |
|------------------------------|--------|----------------|
| Total workforce engaged      | 41     | 100%           |
| Directly employed            | 19     | 46.3%          |
| Local workforce (GM total)   | 33     | 80.5%          |
| Apprenticeship weeks (total) | 46     | -              |
| Apprenticeship weeks (GM)    | 40     | 86.9%          |

## Appendix 2 – Table of workers engaged on the scheme

| Name    | Role                    | Directly Employed | Postcode               | Priority Area 1 | Priority Area 2 | Priority Area 3 | Greater Manchester Resident | Training Position | Training Type  | Training Weeks |
|---------|-------------------------|-------------------|------------------------|-----------------|-----------------|-----------------|-----------------------------|-------------------|----------------|----------------|
| J.S.    | Contracts Manager       | ✓                 | OL1                    |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| C.L.    | Project Manager         | ✓                 | L14                    |                 |                 |                 | 0                           | X                 | N/A            | N/A            |
| S.C.    | Assistant Site Manager  | ✓                 | WN6                    |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| S.M.    | Quantity Surveyor       | ✓                 | M44                    |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| S.A.    | Welfare Cleaner         | ✓                 | M23                    | 1               |                 |                 | 1                           | X                 | N/A            | N/A            |
| A.S.    | Machine Operator        | X                 | WN3                    |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| C.H.    | Bricklayer              | X                 | OL16                   |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| J.T.    | Bricklayer              | X                 | OL12                   |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| A.C.    | Bricklayer              | X                 | OL12                   |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| G.D.    | Bricklayer              | X                 | M43                    |                 | 1               |                 | 1                           | X                 | N/A            | N/A            |
| S.W.    | Bricklayer              | X                 | SK15                   |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| C.R.    | Bricklayer              | X                 | M9                     |                 | 1               |                 | 1                           | X                 | N/A            | N/A            |
| Cal. R. | Bricklayer              | X                 | M9                     |                 | 1               |                 | 1                           | X                 | N/A            | N/A            |
| Cam. R. | Bricklayer              | X                 | M9                     |                 | 1               |                 | 1                           | X                 | N/A            | N/A            |
| D.M.    | Machine Operator        | ✓                 | M22                    | 1               |                 |                 | 1                           | X                 | N/A            | N/A            |
| J.M.    | Apprentice Bricklayer   | ✓                 | M27                    |                 |                 | 1               | 1                           | ✓                 | Apprenticeship | 7              |
| Ja.R.   | Bricklayer              | X                 | L13                    |                 |                 |                 | 0                           | X                 | N/A            | N/A            |
| Jo.R.   | Bricklayer              | X                 | L13                    |                 |                 |                 | 0                           | X                 | N/A            | N/A            |
| Jo. Re. | Bricklayer              | X                 | L4                     |                 |                 |                 | 0                           | X                 | N/A            | N/A            |
| J.D.    | Bricklayer              | X                 | OL4                    |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| L.G.    | Bricklayer              | X                 | OL12                   |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| C.D.    | Apprentice Bricklayer   | X                 | OL12                   |                 |                 | 1               | 1                           | ✓                 | Apprenticeship | 17             |
| M.J.    | General Operative       | X                 | M21                    |                 | 1               |                 | 1                           | X                 | N/A            | N/A            |
| I.H.    | Machine Operator        | X                 | SK10                   |                 |                 |                 | 0                           | X                 | N/A            | N/A            |
| A.B.    | Joiner                  | ✓                 | OL2                    |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| W.B.    | Joiner                  | ✓                 | OL2                    |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| M.K.    | Apprentice Joiner       | ✓                 | M9                     |                 | 1               |                 | 1                           | ✓                 | Apprenticeship | 8              |
| G.H.    | General Operative       | ✓                 | SK14                   |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| K.J.    | General Operative       | ✓                 | M28                    |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| A.D.    | General Operative       | X                 | M31                    |                 | 1               |                 | 1                           | X                 | N/A            | N/A            |
| T.J.    | Joiner                  | ✓                 | BL6                    |                 |                 | 1               | 1                           | ✓                 | N/A            | N/A            |
| B.P.    | General Operative       | ✓                 | M9                     |                 | 1               |                 | 1                           | X                 | N/A            | N/A            |
| D.X.    | General Operative       | X                 | SK9                    |                 |                 |                 | 0                           | X                 | N/A            | N/A            |
| J.W.    | Apprentice Joiner       | ✓                 | M22                    | 1               |                 |                 | 1                           | ✓                 | Apprenticeship | 8              |
| D.D.    | Joiner                  | ✓                 | M29                    |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| J.M.    | Bricklayer              | ✓                 | OL5                    |                 |                 | 1               | 1                           | X                 | N/A            | N/A            |
| R.B.    | Apprentice Bricklayer   | ✓                 | HD8                    |                 |                 |                 | 0                           | ✓                 | Apprenticeship | 3              |
| J.W.    | Apprentice Bricklayer   | ✓                 | HD9                    |                 |                 |                 | 0                           | ✓                 | Apprenticeship | 3              |
| V.E.    | General Operative       | X                 | M18                    |                 | 1               |                 | 1                           | X                 | N/A            | N/A            |
| J.C.    | Machine Operator        | X                 | M23                    | 1               |                 |                 | 1                           | X                 | N/A            | N/A            |
| L.M.    | Machine Operator        | X                 | M23                    | 1               |                 |                 | 1                           | X                 | N/A            | N/A            |
|         | <b>Total (employed)</b> | 19                | <b>Total (Local)</b>   | 5               | 9               | 19              | 33                          | 6                 | N/A            | 40 weeks       |
|         | <b>Total (Overall)</b>  | 41                | <b>Total (Overall)</b> | 41              | 41              | 41              | 41                          | 41                | N/A            | 46 weeks       |