Sister Plot C
Local Labour Agreement - April 2025

Planning application number: TBC
Value of scheme (nearest £1m): c.£230m
Expected start & end date construction phase: September 2025 - December 2032
Expected start date operation/end use phase if applicable:Phased completion from October 2029

Undertaking to Manchester City Council

General

With this agreement, the Applicant (ID Manchester Limited and the University of Manchester) confirms its intent to maximise local labour benefits resulting from the Sister Plot C development. This applies to the construction phase and (if applicable and within the remit of the Applicant) to the end-use operation phase.

Scheme Overview

The scheme relates to the development of Sister Plot C for:

Full Planning Application for phased development comprising: Phase A - demolition of existing buildings and structures, erection of a basement (Building C1 and Building C2) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/ or Sui Generis – drinking establishment), erection of a building (Building C1) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; Phase B – erection of a podium across lower ground and upper ground floors and a new building (Building C2) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis – drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; Phase C - change of use and associated works to railway viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works.

The main contractor is to be determined.

Programme

The approximate start date on site is September 2025 (subject to planning permission) with an estimated duration of c430 weeks.

Scope

The employment opportunities arising from the project are limited to the construction stage.

Procedures

The Applicant commits to the following strategy:

- From the start of the tendering process for the construction of the development and throughout the period when the Development is under construction to use (or procure that its building contractor uses) reasonable endeavours to co-operate and work closely with the Council's Employment and Skills service to develop an employment and skills scheme to promote employment opportunities for local people during the construction works.
- Subject to a caveat that nothing is required that would be contrary to prudent business practice to law then the applicant or its building contractor shall use reasonable endeavours to:
    - Employ local contractors, local sub-contractors and local people in the said construction works;
    - Consult with the Council's Employment and Skills service with a view to identifying procedures to facilitate the appointment of local contractors, local sub-constactors and local people in the said construction works.

Objectives

The objectives can be defined as:

- To work with the Council's Employment and Skills service to build partnerships between education and employers;
- To promote employment and skills enhancement opportunities for local people relating to jobs, apprenticeships and work experience programmes;
- To promote employment opportunities for local sub-contractors.

Construction Phase

The Applicant will also submit for approval in writing by the Council as the Local Planning Authority: 1) a proposal that outlines what local labour activities and targets the Applicant will endeavour to deliver; and 2) a final report detailing the local labour results.

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

End Use / Operation Phase

The Applicant, if end user, will also submit for approval in writing by the Council as the Local Planning Authority: 1) a proposal that outlines what local labour activities and targets the Applicant will endeavour to deliver; and 2) a final report detailing the local labour results.

If the Applicant is not the end user the Applicant agrees to introduce the Work and Skills Team to the end user(s) if appropriate and if the end user(s)are known.

Scope of Agreement

The Applicant agrees to explore working together with the Council's 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

Name: Charlie Entwistle
Position in Organisation:Associate Director
Name of Organisation: Bruntwood SciTech (ID Manchester Joint Venture Partner) on behalf of the Applicant

Signed: *Charlie Entwistle*

Date: 25 April 2025