

November 2024

VIEWS.CO.UK

VIEWS

Land adjacent to 786 Stockport Road, M12 4QJ
Local Benefit Proposals (r3) - Planning ref: 133792/JO/2022

ADULLAM
LONDON ROAD
ADLINGTON
MACCLESFIELD
SK10 4DU

Contents

1. About Views
2. About Views Construction
3. Proposed Job Creation
4. Apprentices & Duration of Work
5. Supply Chain
6. Support For Young People
7. Work Placement
8. Work Trials for City of Manchester Job Seekers
9. Support for Unemployed Adults
10. Community Projects



1. About Views

We make our cities, and our cities make us.

A city is not an alpine meadow, woodland glade, or gently shelving beach. A city is a man-made thing, hard edged and imperfect. Cities are shared territory, modelled by power, occupied by negotiation.

Views of cities hold history and ambition. Views literal and views figurative. What you see and what meaning you take from what you see. The picture and the promise.

At Views we aim to make bits of cities. Good bits of cities where people are comfortable and get on with their lives. City blocks that fit, that draw the eye of passers-by. Our buildings fit the street. Our flats and houses are considered, practical, generous. Our shops and offices are in the right place.

We are a Place First outfit. We face the street and make it clear that we are here to make a difference.

Away from the core of the city, out towards the borders, are long established neighbourhoods and communities. The Townships that once were; Burnage, Levenshulme, Longsight, Chorlton, Whalley Range, and the suburbs they became. These are the places we work best. The Views we take. We can see them, appreciate their history, and genuinely and thoughtfully contribute to their futures.



2. Views Construction

Views Construction was established by Views in 2024 with the intention of being able to deliver projects solely for Views Holdings Limited.

Views Construction is an extension of Views Holdings Limited with the intention of ensuring the quality and delivery of our projects match the expectations of the founders.

Views Construction is a new company, over the last 12 months it has recruited experienced construction professionals into senior positions and is currently developing a supply chain. As such will sub-contract a large amount of the construction works.

3. Job Creation

Due to Views Construction being a new company, we will predominantly employ sub-contractors to undertake the works on site.

On this basis it would be our intention to ensure our supply chain prior to appointment, enter into early discussions with MCC Work and Skills regarding local labour availability (Procure Plus, The Works Construction Academy, Construction Talent Retention Scheme).

Views Construction would assist in ensuring supply chain engage with MCC Work and Skills team.

4. Apprentices & Duration of Work

We would look to ensure our supply chain partners engage with Greater Manchester Apprenticeship Hub.

Apprenticeship opportunities would possibly be available with a number of the subcontractors we engage the larger packages will include ground works, brickwork, Joinery, M&E and structural frame. The exact packages will depend on how we break down the works into their specific work packages.

This will be decided as we progress through the procurement process prior to commencing on site in June 2025.

5. Subcontractors & Suppliers

As our supply chain is being developed it is our intention to source as many subcontractors from the Greater Manchester area as possible.

We will be looking to target at least 25% of our suppliers / subcontractors from being within the catchment area of Greater Manchester.

6. Support for Young People

It would be our intention to offer visits to the construction site for young people, offering an insight into the scheme and the construction industry as a whole.

This would consist of a presentation, site tour, and Q&A session. We will liaise with careers advisors at local schools to coordinate these.

We will also offer to speak at local school careers events to describe career opportunities within the construction sector.

We will also offer mock interviews for and cv writing support to young people interested in the construction industry.

7. Work Placement

Work placement and pre-employment training would be made available within Views Construction.

The role would be to work with the Project Delivery team consisting of Project Managers, Quantity Surveyors, and Site Administration.

We currently anticipate this will take the form of work placements running for 2 to 5 days in duration.

We will also work with our subcontractors to provide work trials for city of Manchester job seekers.

8. Work Trials for City of Manchester Job Seeker

Work trials for Job Seekers would be something we would look to implement with our supply chain of subcontractors once this has been developed.

As part of our tendering process we will include a section for subcontractors to set out how they can work with us to provide these work trials.

9. Support for Unemployed Adults

It would be our intention to offer visits to the construction site for unemployed adults offering an insight into the scheme and the construction industry as a whole.

We will also offer careers advice, mock interviews and cv writing support to unemployed adults interested in the construction industry.

10. Community Projects

Views Construction are fully committed to community engagement.

We will consult with local residents in the area prior to construction commencing, to collect and share ideas for community projects.

We will look to focus these on skills and employability outcomes for local residents.



Local Skills Partnership - Proposal and Reporting Template

Template Guidelines:

1. Please complete all information in the top row "Scheme Overview".
 2. For sections 1 - 3 please complete column "Total Indicative Target". Do the same for activities you want to undertake under sections 4 - 5 + if known add organisation(s) add details in Tabs
 3. An authorised person then needs to sign and date the form at the bottom.
- If you would like to discuss your proposal including any support available please email workandskillsadmin@manchester.gov.uk.

Reporting:

1. You should also use this form to send conditional End project reports or on the alternative frequency agreed. Your final report must be sent to the Planning Team to discharge the local labour condition.
2. Provide the cumulative actual achieved at the time of reporting .
3. Please use separate tabs to provide evidence records and case studies:
4. An authorised person then needs to sign and date the form at the bottom.

Scheme Overview	Scheme Start Date (enter below)	Scheme End Date (enter below)	Expected start date of main recruitment (mm/yy)	Est construction value of scheme (nearest £M)
Planning reference / scheme name: 133792/JO/2022 - Vacant Land Bounded By Stockport Road, Swallow Street, Siddall Street And Pennington Street, M12 4QJ Contact name / email: Patrick Sheridan - patrick.sheridan@views.co.uk	02-Jun-25	25-Jun-27	01-May-25	£6million
1. WORKFORCE KPI 1 - 2 - One or more New jobs created per £2m spend on the development.	Total Indicative Target	Target Achieved to date	Proposal stage: Please describe how you arrived at the indicative targets; HOW you are going to deliver the activities; and name recruitment / employment organisations, schools and community groups you intend to work with or you would like us to connect you with.	
KPI, 1a- Total number of newly created jobs on the development (both on site and off site). This includes supply chain and sub-contractors.	3		Indicative target established by using the guide of one job created per £2m of construction spend. Based on a spend of £6million this would generate 3 newly created jobs.	
KPI, 2a - Of that total, how many will be / were City of Manchester residents (see map in Annex 1 of guidance note) Target 50%-100% MCC residents.	2.00		Indicative target established by estimating circa 65% of the new jobs will be taken up by MCC residents.	
KPI,1b - Total number of sustained jobs on the development (both on site and off site). This includes supply chain and sub-contractors. No Target				
KPI, 2b - Of that total, how many are / were City of Manchester residents (see map in Annex 1 of guidance note) No target total deducted from KPI 2a Indicative New MCC jobs up to 75% Max				
2. APPRENTICESHIPS KPI, 3 & 4 - One or more New apprenticeships per £2m spend on the development.	Total Indicative Target	Target Achieved to date		
KPI, 3a - Total number of new apprentices that will be / were working on the development (incl those working for subcontractors/suppliers)	3		Indicative target established by using the guide of one New apprenticeship per £2m of construction spend. Based on a spend of £6million this would generate 3 new apprenticeships.	
KPI, 4a - Of the total number of new apprentices, how many will be / were City of Manchester residents (see map in Annex 1 of guidance note) - Target 50% -100% MCC residents	50%		Indicative target established by assuming not all our subcontractors will be based / have employees based within MCC area.	
KPI, 3b- Total number of sustained apprentices that will be / were working on the development (incl those working for subcontractors/suppliers) No Target				
KPI,4b - Of the total number of new apprentices, how many are / were City of Manchester residents (see map in Annex 1 of guidance note) No target total deducted from KPI 4a Indicative New MCC apprentices up to 75% Max				
3. SUB CONTRACTORS AND SUPPLIERS KPI, 5	Total Indicative Target	Target Achieved to date		
KPI,5 - Total (£)spent in LOCAL (MCR) supply chain through the contract. Target 10-30% MCR Spend. Reporting Only	25%		Indicative target established by working within the target parameters.	
4. LEARNING AND EMPLOYABILITY WITH CITY OF MANCHESTER SCHOOLS AND JOB SEEKERS KPI, 6,7,8,9	Total Indicative Target	Target Achieved to date		
KPI,6 - Number of hours dedicated to supporting Manchester young people up to the age of 24 years into work (e.g. career/sector talks; cv writing support; mock interviews) 2 hours per 1M Investment. 100% MCC residents	12 hours		Indicative target established by using the guide 2 hours per £1m of construction spend. Based on a spend of £6million this would generate 12 hours.	
KPI, 7 - Number of hours of support into work provided to Manchester unemployed adults (over 24yrs) though career mentoring; including mock interviews, cv writing support, and careers advice. 2 hours per 1M Investment. 100% MCC residents.	12 hours		Indicative target established by using the guide 2 hours per £1m of construction spend. Based on a spend of £6million this would generate 12 hours.	
KPI, 8 - Number of weeks of meaningful work placements or pre-employment training for Manchester secondary school and further education students. 1 week per £4M Investment. 100% MCC residents	2 weeks		Indicative target established by using the guide of 1 week per £4m of construction spend. Based on a spend of £6million this would generate 1.5 weeks, rounded up to 2 weeks.	
KPI, 9 - Number of weeks of work trials for city of Manchester job seekers that will be / were offered . 1 week per £4M Investment. 100% MCC residents	2 weeks		Indicative target established by using the guide of 1 week per £4m of construction spend. Based on a spend of £6million this would generate 1.5 weeks, rounded up to 2 weeks.	
5. WORKING WITH THE COMMUNITY ORGANISATIONS IN THE CITY OF MANCHESTER KPI, 10	Total Indicative Target	Target Achieved to date		
KPI, 10 - Number of hours of Manchester community projects that will be / were delivered and have skills and employability outcomes for residents. 2 hours per 1M Investment. 100% MCC Boundary Projects	12 hours		Indicative target established by using the guide 2 hours per £1m of construction spend. Based on a spend of £6million this would generate 12 hours.	
			Name of authorised person: Patrick Sheridan	
			Position in organisation: Senior Development Manager	
			Date: 28 November 2024	
			(E)Signature	