Deloitte.



Manchester Digital Campus

Social Value Statement

November 2024

Contents

1.	Introduction	1
2.	Social Value Policy Objectives	3
3.	Social Value - Construction Phase	9
4.	Social Value - Operational Phase	15
5.	Summary	22

1. Introduction

This section introduces the GPA's Manchester Digital Campus Proposals and sets out the structure of this Social Value Statement.

1.1. This Social Value Statement (the "Statement") accompanies an application for Full Planning Permission for the creation of a new civil service campus submitted on behalf of the Government Property Agency ("the GPA") to Manchester City Council ("MCC").

1.2. The Statement has been prepared by Deloitte to communicate the key social value objectives of the GPA and their design and operational teams with respect to the Manchester Digital Campus ("the Proposed Development") Proposals.

1.3. It should be read in conjunction with the complete set of Planning Application documents, as listed at Appendix A of the Planning and Tall Building Statement, submitted in support of the application.

What is Social Value?

1.4. The concept of social value refers to the wider value to society that organisations can generate, i.e. value generated beyond the direct value that the organisation and its customers or end-users receive.

1.5. Social value is defined through the Public Services (Social Value) Act (2013) which requires all public sector organisations and their suppliers to look beyond the financial cost of a contract to consider how the services they commission and procure can improve the economic, social and environmental wellbeing of an area.

1.6. Major commercial developments, such as the Proposed Development, can play an important part in placemaking and physical regeneration and inward investment (including public sector relocation), contributing to local economies through the direct impact of moving jobs and the 'multiplier effect' that these jobs can have, increasing demand for local goods and services and attracting jobs in related industries.

The GPA's approach and intentions in relation to Social Value

1.7. The GPA is an Executive Agency of the Cabinet Office and a national organisation, working with government departments across the UK. The GPA delivers property and workplace solutions across government, delivering benefits through efficient and effective use of the civil estate and deliver great places to work for a modern Civil Service.

1.8. It is of paramount importance that local communities are placed at the heart of the Government and that policymakers are representative to the diversity of the communities served. As a public sector organisation, the GPA are aligned with the UK Government's Social Value approach, and as a result consider the cost and benefits of their services beyond their financial impact to also look at social, economic, and wellbeing consequences of their decisions. The GPA uses the national themes, outcomes and measures ("TOMs") Framework, which is a measurement standard that has evolved to enable the Social Value Act.

1.9. The GPA are taking steps as an organisation to integrate the TOMs into their own ways of working. To ensure that they continue to create social value, the GPA's material measures will be:

- Social value - Benefiting their people and communities.
- Wellbeing - Enhancing the welfare of community.
- Equality, diversity and inclusion - Making sure all are welcome.
- Human rights - Ensuring justice in their operations.
- Workplace health and safety - Ensuring the safety of their workforce.

1.10. The GPA is committed to investing in regional growth and delivering office solutions meeting Government's needs and objectives. Under the Government's Places for Growth Programme, the GPA aims to help the Civil Service to be more representative of the entire UK, across departments, functions and professions. Circa. 22,000 Government roles will be relocated from London into a number of Government Hubs across the UK, with the aim to ensure half of all UK-based Senior Civil Service roles are provided outside of London.

Structure of Statement

1.11. The remainder of this Statement is structured as follows:

- Section 2 – Social Value Policy Objectives
- Section 3 – Construction Phase Social Value
- Section 4 – Operational Phase Social Value
- Section 5 – Conclusions

2. Social Value Policy Objectives

This section sets out the social value policies, ambitions and objectives at a national, regional and local level which are pertinent to the MDC proposals.

Social Value Policies

National

Social Value Act (2013)

2.1. The Public Services (Social Value) Act came into force on 31 January 2013. It requires people who commission public services to think about how they can also secure wider social, economic and environmental benefits. The Act applies to the pre-procurement stage of contracts for services because that is where social value can be considered to greatest effect.

2.2. In June 2018, Central Government announced it would go further and explicitly evaluate social value when awarding most major contracts. Government departments will be expected to report on the social impact of their major contracts.

Social Value Model (2020)

2.3. From January 2021, the UK Government's Social Value Model became mandatory in all central government contracts. The Social Value Model sets out the government's social value priorities for procurement and includes a menu of social value objectives centred around five themes:

Theme	Policy Outcome
COVID-19 recovery	• Help local communities to manage and recover from the impact of COVID-19.
Tackling economic inequality	• Create new businesses, new jobs, and new skills. • Increase supply chain resilience and capacity.
Fighting climate change	• Effective stewardship of the environment.
Equal opportunity	• Reduce the disability employment gap. • Tackle workforce inequality.
Wellbeing	• Improve health and wellbeing. • Improve community integration.

Regional

Greater Manchester Strategy 2021-2031 'Good Lives for All'

2.4. "Good Lives for All" is the Greater Manchester Combined Authority's ("GMCA") plan for all the communities, neighbourhoods, towns and cities which make up the city region. It is a plan for recovery and renewal following

the pandemic and provides a clear direction of travel for the city region, focused on those areas where all parts of the conurbation need to work together to achieve the shared vision of:

"Good Lives for All: that Greater Manchester is a great place to grow up, get on and grow old; a great place to invest, do business, visit and study".

2.5. The Greater Manchester strategy sets out a route, over the next decade, to deliver this vision for the benefit of GM's people, GM's places and the planet. The GMCA will continue the work to make Greater Manchester a great place to visit, invest and study, with thriving businesses which are UK and world leading, in sectors including low carbon and digital. The Strategy will look through the triple lens of a greener, fairer and more prosperous Greater Manchester, making sure activity supports all three themes.

2.6. At the heart of the strategy are three shared outcomes which will be seen and felt by everyone in Greater Manchester as the strategy is delivered:

- People's wellbeing – with better homes, jobs, transport, and health, living in vibrant communities.
- Thriving organisations – which succeed and look after their people, places and planet.
- Leading the UK and the world – in sectors including low carbon and digital.

Greater Manchester Social Value Framework (2020)

2.7. Building on Greater Manchester's position at the vanguard of delivery on Social Value, the Greater Manchester Social Value Framework ("GMSVF") seeks to use that foundation of best practice and learning to create a groundswell of collaborative action across the city region.

2.8. The GMSVF aims to guide and support the work of organisations to create social, environmental and economic benefit in all their activities and is built around the following key pillars:

Figure 2.1: Greater Manchester Social Value Framework Key Pillars

A **Greener** Greater Manchester	• Make your organisation greener • Keep the clean air in Greater Manchester
A **Fairer** Greater Manchester	• Be part of a strong local community • Creating the Education, Work and Skills opportunities our residents need
A **More Prosperous** Greater Manchester	• Provide the best employment that you can • Develop a local, GM based and resilient supply chain

Local

Manchester City Council Social Value Policy (June 2022)

2.9. MCC's Social Value Policy (June 2022) sets out what MCC is seeking to achieve for Manchester's residents and neighbourhoods in this regard, drawing on the following priority actions:

- Maximise new job creation, increasing overall labour demand in the city and ensure residents are supported into these opportunities;
- Support unemployed Manchester residents to re-enter work as quickly as possible - especially priority cohorts;
- Support and strengthen organisations that make a positive contribution to Manchester and retain money in the local economy, including through use of local, Manchester-based supply chains;
- Support Manchester's transition to a zero-carbon city;

- Ensure 'good employment' is central to any opportunities. MCC particularly encourages organisations to commit to the Greater Manchester Good Employment Charter, including paying all staff at least the Real Living Wage;
- Focus charitable giving on We Love MCR, Young Manchester and Big Change;
- Facilitate donations of surplus food through the Food Response Team and Council's website to ensure food can be distributed to those who need it and reduce food waste;
- Build an understanding of the diversity of the supply chain, particularly how black, Asian and minority ethnic communities and women are represented both in the workforce and in company ownership; and,
- Establish the required processes to make use of the Social Value fund and realign to the recovery priorities.

Manchester City Council Social Value Toolkit for Suppliers'

2.10. This short guide explains what MCC are looking for from their suppliers and provides some pointers for how organisations can have the biggest impact on social value. It includes the following objectives:

- Promote employment and economic sustainability – tackle unemployment and facilitate the development of residents' skills.
- Raise the living standards of local residents – working towards living wage, maximise employee access to entitlements such as childcare and encourage suppliers to source labour from within Greater Manchester.
- Promote participation and citizen engagement – encourage resident participation and promote active citizenship.
- Build the capacity and sustainability of the voluntary and community sector– practical support for local voluntary and community groups.
- Promote equity and fairness – target effort towards those in the greatest need or facing the greatest disadvantage and tackle deprivation across the borough.
- Promote environmental sustainability – reduce wastage, limit energy consumption and procure materials from sustainable sources.

Other Relevant Policies and Strategies

National

Places for Growth (2024)

2.11. The Places for Growth programme is working to deliver a Civil Service that is representative of the communities they serve with more Government roles, including senior leaders, being based outside London.

2.12. Under the Government's Places for Growth Programme, the GPA aims to help the Civil Service to be more representative of the entire UK, across departments, functions, and professions. Circa. 22,000 Government roles will be relocated from London into a number of Government Hubs across the UK, with the aim to ensure half of all UK-based Senior Civil Service roles are provided outside of London. This programme will have the following benefits:

- Rebalance an historic bias towards London;
- Provide an economic boost to towns and cities across the UK;
- Create new career opportunities for people across the UK; and,
- Make the Civil Service even more diverse, effective and representative.

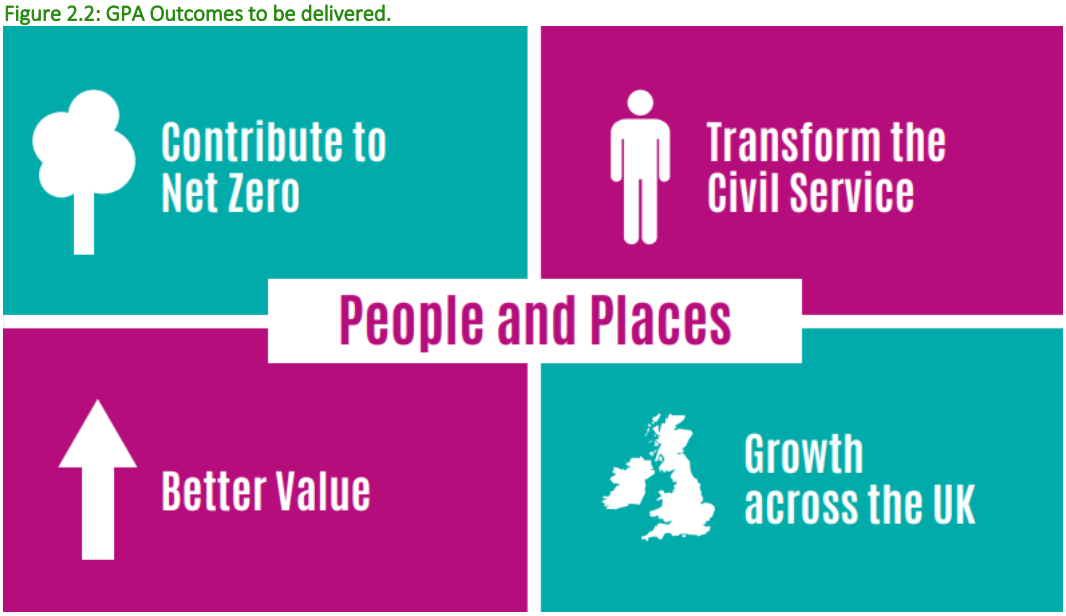
Government Property Agency Strategy 2020-2030

2.13. The GPA exists to provide a single Civil Service general purpose estate managed for the benefit of departments - providing great places to work for civil servants, and using their scale and commercial expertise to do this effectively, efficiently and sustainably, helping to support growth in all parts of the UK.

2.14. The ten-year GPA Strategy provides a clear direction of travel and demonstrates where they will support their clients and contribute to the Government's policy targets - as a key enabler of Government transformation, supporting economic growth across the UK, delivering value for clients, and helping meet Government's carbon net zero target across the Government estate.

2.15. Over the period 2020-2030, the GPA expects to transform the way the general purpose government estate supports public service delivery and to deliver the following outcomes:

Figure 2.2: GPA Outcomes to be delivered.



National Planning Policy Framework (2023)

2.16. The NPPF (revised version published December 2023), sets out the government's planning policies for England and how these are expected to be applied.

2.17. At the heart of the NPPF lies the 'presumption' in favour of sustainable development; the key principle running through plan-making and decision taking. Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.18. Consultation on reforms to the NPPF took place between 30 July and 24 September 2024 seeking views on a series of wider policy proposals in order to achieve sustainable growth in the planning system. This has also been taken into account, albeit with weight applied in accordance with its status.

Regional

Places for Everyone (2024)

2.19. Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes and sustainable growth. It has been published by the GMCA on behalf of the nine districts and forms part of the statutory development plan.

2.20. It sets out a bold and ambitious vision for the city region - putting it on a strong footing to further build on the devolution successes to date, deliver against shared strategic priorities, and further maximise the city region's collective strength and leverage nationally and within the global economy.

2.21. The ten strategic objectives of the Plan include the following which are particularly pertinent to social value:

Strategic Objective	We will:
3: Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester.	• Ensure there is adequate development land to meet our employment needs; • Prioritise the use of brownfield land; • Ensure there is a diverse range of employment sites and premises; • Facilitate the development of high value clusters in key economic sectors.
5: Reduce inequalities and improve prosperity.	• Ensure people in all of our neighbourhoods have access to skills training and employment opportunities; • Prioritise development in well-connected locations; • Deliver an inclusive and accessible transport network; • Strengthen the competitiveness of north Greater Manchester; • Reduce the number of our wards in the 10% most deprived nationally.

Local

Manchester Core Strategy (2012)

2.22. The Core Strategy was adopted on 12 July 2012 and was updated following the adoption of Places for Everyone Joint Development Plan in March 2024.

2.23. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and other forms of investment should be located in order to be sustainable, meet local needs and take full advantage of opportunities.

2.24. The Core Strategy emphasises that the economic priorities for Manchester are to increase productivity, grow the market and labour force, attract investment, improve skills, and support businesses. This is identified by Strategic Objective 2 which states:

SO2. Support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.

The Former Central Retail Park Strategic Regeneration Framework (2023)

2.25. The redevelopment of the Site is a long-standing key strategic priority for MCC, and a Strategic Regeneration Framework (SRF) has been prepared by MCC (with input from the GPA) to guide its future development. The

vision set out within the SRF is to create a high-quality, sustainable office district with an attractive public realm at its centre, including a new green space, building upon the strategic location of the Site and its strong connections to the local neighbourhoods, city centre, and transport networks.

2.26. The key development principles set out within the SRF to help create a high-quality destination include the following which are pertinent to social value:

SRF Development Principles
02. Highly sustainable development.
03. Generating meaningful social value for local residents and workers.
04. Expanding and connecting to the green space and marina to benefit of building users, neighbouring communities and users of the site.
06. Building a neighbourhood that people enjoy being part of.
07. Enhancing local biodiversity, and the quantum and quality of public open space.
11. Augmenting local amenities for everyone.

3. Social Value - Construction Phase

This section considers how the social value objectives identified in Section 2 will be embedded within the construction phase of development.

3.1. The Main Contractor for the Proposed Development has not yet been appointed. As a Government body, the GPA's procurement for this role will require the completion of the social value model so that additional social benefits will be achieved in the delivery of the contract, using policy outcomes aligned with national, regional and local priorities.

3.2. Social value accounts for at least 10% of the scoring of all the GPA's commercial procurement tenders. This ensures that social value is embedded into every competitively awarded contract.

3.3. The GPA confirm that the Preferred Contractor will need to:

- Demonstrate their track record of unlocking a wide range of social value through the construction phase of developments as part of their competitive tender.
- Develop and deliver a bespoke social value plan for MDC, drawing on their extensive existing network to truly reach out and integrate with local initiatives in both neighbouring communities and the wider city.
- Sign up to the Considerate Contractors Scheme.

3.4. This section sets out the potential measures which could be embedded within the construction phase of development and is structured around the Key Pillars of the GMSVF, cross referring to other policy objectives where relevant. As the Main Contractor has not yet been appointed, it is envisaged that the final details of the social value to be achieved through the construction phase would be required to be submitted for approval through the discharge of a planning condition prior to the commencement of development.

A Greener Greater Manchester

Strategic Objectives	Key Policies / Themes
Greater Manchester Social Value Framework A Greener Greater Manchester	Make your organisation greener Keep the clean air in Greater Manchester
Manchester Social Value Policy	Support Manchester's transition to a zero-carbon city
Places For Everyone SO7: Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region.	Promote sustainable patterns of development that minimise the need to travel and contribute to cleaner air

Strategic Objectives	Key Policies / Themes
Manchester Core Strategy SO1. Provide a framework within which the sustainable development of the City can contribute to halting climate change	EN4 Reducing Emissions by Enabling Low and Zero Carbon Development EN8 Adaptation to Climate Change EN9 Green Infrastructure
GPA Strategy	Contribute to Net Zero

3.5. All prospective contractors will be required to evidence their commitments to fighting climate change within their tender documents through addressing the following criteria of the Social Value Model:

- MAC 4.1 Deliver additional environmental benefits in the performance of the contract including working towards net zero greenhouse gas emissions.
- MAC 4.2 Influence staff, suppliers, customers and communities through the delivery of the contract to support environmental protection and improvement.

3.6. The type of potential measures / actions in relation to mitigating the impact of climate change which the GPA would expect prospective contractors to consider include:

- Becoming part of the Greater Manchester green tech and services supply chain and providing the labour and skills needed to achieve the 2038 Net Zero Carbon ambition.
- Using the GM green technology and services supply chain for low carbon, environmental and renewable projects and contracts with support of the Low Carbon Network.
- Organising carbon literacy training for all employees so that they can understand how to reduce their own carbon footprint.
- Building climate change resilience measures into their risk management plans.
- Helping enable a Plastic Free GM with no single use plastics used by onsite welfare facilities.
- Creating less waste.
- Keep the air clean in Greater Manchester – including through implementing the air quality mitigation measures set out within ES Chapter 7 (Air Quality and Dust) and promoting green travel options to employees.

A Fairer Greater Manchester

Strategic Objectives	Key Policies / Themes
Greater Manchester Social Value Framework A Fairer Greater Manchester	Be Part of a Strong Local Community Creating the Education, Work and Skills opportunities GM residents need
Manchester Social Value Policy	Maximise new job creation, increasing overall labour demand in the city and ensure residents are supported into these opportunities Support unemployed Manchester residents to re-enter work as quickly as possible - especially priority cohorts
Places For Everyone SO5: Reduce inequalities and improve prosperity.	Ensure people in all of our neighbourhoods have access to skills training and employment opportunities

Strategic Objectives	Key Policies / Themes
	Reduce the number of wards in the 10% most deprived nationally.
Manchester Core Strategy SO2: Support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities	EC1 Employment and Economic Growth EC3 The Regional Centre CC1 The City Centre and Fringe
GPA Strategy	Transform the Civil Service Growth Across the UK

3.7. All prospective contractors will be required to evidence their commitments to a Fairer Greater Manchester within their tender. This could include through addressing the following criteria against Themes 2 and 4 of the Social Value Model:

- MAC2.2: Create employment and training opportunities particularly for those who face barriers to employment and/or who are located in deprived areas, and for people in industries with known skills shortages or in high growth sectors.
- MAC2.3: Support educational attainment relevant to the contract, including training schemes that address skills gaps and result in recognised qualifications.
- MAC 6.1: Demonstrate action to identify and tackle inequality in employment, skills and pay in the contract workforce.
- MAC 6.2: Support in-work progression to help people, including those from disadvantaged or minority groups, to move into higher paid work by developing new skills relevant to the contract.

3.8. The type of potential measures / actions which the GPA would expect prospective contractors to consider include:

- Commitment to an educational engagement programme for local schools, colleges and universities, offering site visits, career talks, STEM activities and work experience placements.
- Respect, reach out and develop partnerships with local voluntary organisations, community groups and social enterprises, which work in the local community. This could include organisations such as local food banks and homelessness organisations (such as a Bed Every Night).
- Corporate volunteering days delivered to local charities and community groups, donating both labour and materials in kind – which may include helping the Co-op Academy, adjoining the Site.
- Get involved in the Greater Manchester Young Person's Guarantee.
- An employment drop-in centre, to be provided on site, for local members of the public who would like to enquire about training and employment opportunities.
- Entry level jobs filled with individuals from the local wards.
- Offer training and apprenticeships opportunities. The appointed contractor will be required to provide training and apprenticeship opportunities targeting local young people and long term unemployed.

- Collaboration with local agencies and charities that focus on helping hard to reach groups and disadvantaged individuals back into employment and housing in order to support social mobility.
- Mentoring and work placements for students over 16 years old.
- Engage with GM's Good Employment Charter and pledge to become the UK's first Real Living Wage city-region.

A More Prosperous Greater Manchester

Strategic Objectives	Key Policies / Themes
Greater Manchester Social Value Framework A More Prosperous Manchester	Provide the best employment that you can Develop a local, GM-based and resilient supply chain
Manchester Social Value Policy	Maximise new job creation, increasing overall labour demand in the city and ensure residents are supported into these opportunities. Ensure 'good employment' is central to any opportunities
GPA Strategy	Growth Across the UK

Construction Phase Socio-Economic Impacts

3.9. The main socio-economic impact during construction phase will be the additional employment created for the local labour market receptor, through the direct employment of construction workers, alongside indirect jobs created through supply chain linkage and income multiplier effects. This impact is represented in person year equivalent (PYE) jobs.

3.10. The total construction expenditure is estimated, as per the consultation process, at £700 - £800 million for the base build and fit out of the Proposed Development. The estimated construction costs represent market conditions at Q2 2024 pricing levels and assume that competitive market returns on the work packages are received.

3.11. In estimation, 4900 gross direct construction person year equivalent jobs are required to construct the Proposed Development. The total number of gross direct construction jobs in each of the four years of the construction period is 1,225.

3.12. After assigning leakage, displacement and economic multipliers, the estimate for total net additional jobs per annum over the four-year construction period totals 505 for the local area and 1,515 for Greater Manchester. The employment estimate of 505 jobs per annum over the construction period relates to temporary work and is a significant boost to the local economy in comparison to the current local labour market size and the current construction employment in the Ancoats and Beswick and Piccadilly wards.

3.13. It is also concluded that the GVA for the construction of the Proposed Development can be estimated at approximately £80 million per annum across the construction period (four years) reflecting the net direct and indirect employment in the Ancoats and Beswick and Piccadilly wards, along with the rest of Greater Manchester. In total, the total GVA generated across the four-year construction period of the Proposed Development is approximately £310 million.

Methods to maximise Good Employment within the Construction Phase

3.14. All prospective contractors will be required to evidence their commitments to a More Prosperous Greater Manchester within their tender and will be expected to have considered the following measures:

- Involvement in the Greater Manchester Good Employment Charter which aims to elevate employment standards in Greater Manchester.
- Payment of the Real Living Wage.
- Promote workplace diversity and inclusive recruitment and tackle potential bias.
- Implement measures to improve employee health and wellbeing.
- Signpost staff to local housing and financial benefits advice.
- Use procurement practices to maximise social value – buy local, sustainable and ethical goods and services.
- As far as is feasible, purchase goods, services and works from GM-based organisations – think about 'total life cost' not just immediate financial cost.
- Adhere to the Fair Tax Mark standards – ensure that your organisation pays the right amount of tax which funds vital public services and goods.
- Explore whether its right to enter into 'social contracts' with suppliers or partners, set up mutual credit schemes and local trading partnerships.
- Purchase from organisations known to provide that added 'social impact' – for example local co-operatives and social enterprises.
- Ensure that supply chains do not enable Modern Slavery. This is an umbrella term that encompasses slavery, servitude, forced or compulsory labour and human trafficking. Ensure that suppliers - including sub-contractors - comply with all applicable human rights and employment laws in the jurisdictions in which they work. This includes complying with the provisions of the Modern Slavery Act 2015.

Internal engagement, communication and management of social value within the construction phase

3.15. A bespoke social value plan for MDC will be developed by the Main Contractor, drawing on their extensive existing network to truly reach out and integrate with local initiatives in both neighbouring communities and the wider city.

3.16. This will include the appointment of a dedicated Social Value Lead who will be responsible for communicating, implementing, monitoring and reporting on the social value measures associated with the construction phase of development.

Implementation approach for embedding social value within the construction phase

Embedding Social Value Targets within the Main Contract

3.17. The GPA will embed a set of Social Value Targets within the Contract which require the Main Contractor to:

- Use the Social Value Portal to monitor and report on return on social investment, aligning with the National Themes Outcomes and Measures (TOMs) framework.
- Use of a Social Value Framework Reporting Tool to report on the social value and to be accountable to the local stakeholders and community.

Use of Planning Conditions

3.18. It is anticipated that the planning permission will include the following standard condition in relation to the Construction Phase of the Development:

"Prior to the commencement of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Labour Proposal means a document which includes:

- *the measures proposed to recruit local people including apprenticeships.*
- *mechanisms for the implementation and delivery of the Local Labour Proposal*
- *measures to monitor and review the effectiveness of the Local Labour Proposal in achieving the objective of recruiting and supporting local labour objectives.*

Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority."

4. Social Value - Operational Phase

This section considers how the social value objectives identified in Section 2 will be embedded within the operational phase of development.

4.1. The GPA is committed to delivering social value to the local community during the operational phase of development. Social value is embedded in the project – which is borne out of the Government's commitment to locate more civil servants outside of London and support levelling up.

4.2. This section sets out the measures embedded within the operational phase of Proposed Development and is structured around the Key Pillars of the GMSVF, cross referring to other policy objectives where relevant.

A Greener Greater Manchester

Strategic Objectives	Key Policies / Themes
Greater Manchester Social Value Framework A Greener Greater Manchester	Make your organisation greener Keep the clean air in Greater Manchester
Manchester Social Value Policy	Support Manchester's transition to a zero-carbon city
NPPF Achieving sustainable development	Protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
Places For Everyone SO7: Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region.	Promote sustainable patterns of development that minimise the need to travel and contribute to cleaner air
Manchester Core Strategy SO1. Provide a framework within which the sustainable development of the City can contribute to halting climate change	EN4 Reducing Emissions by Enabling Low and Zero Carbon Development EN8 Adaptation to Climate Change EN9 Green Infrastructure T1 Sustainable Transport
GPA Strategy	Contribute to Net Zero

Strategic Objectives	Key Policies / Themes
FCRP SRF	02. Highly sustainable development 04. Expanding and connecting to the green space and marina to benefit of building users, neighbouring communities and users of the site 07. Enhancing local biodiversity, and the quantum and quality of public open space

Contribution to Sustainable Patterns of Development

4.3. The Proposed Development will contribute to sustainable patterns of development through bringing a key vacant, brownfield city centre site back into productive use to create a high-quality, sustainable office district which has strong connections to the local neighbourhoods and wider city centre, and is highly accessible by sustainable modes of transport.

Contribution to Net Zero Targets

4.4. The Proposed Development will be developed to be as energy efficient as possible and the strategic energy hierarchy shall be followed throughout the design process and applied across the site as described below:

- Be Lean – use less energy
- Be Clean – supply energy efficiently
- Be Green – use renewable energy

4.5. The energy hierarchy has been adopted to demonstrate how it is proposed to minimise energy consumption and carbon emissions associated with the Proposed Development. The priority will be to use passive measures to reduce the Site's overall regulated energy demand (Be Lean). Where energy is then required to provide space heating, cooling, lighting etc, then this shall be achieved through well designed building services utilising high efficiency plant equipment (Be Clean). Then, where necessary to achieve energy and sustainability targets, LZC technologies shall be implemented to further reduce regulated energy demand and the Site's net carbon emissions (Be Green). The Site is also proposed to be a gas free site to reduce the reliance on fossil fuels with a focus on green, renewable energy sources.

4.6. Dynamic thermal models have been produced in order to undertake energy assessments of each building, and all aspects of the building designs have been accounted for including:

- Architectural layout
- Building form and orientation
- Weather data
- Passives design measures
- High efficiency MEP strategies
- LZC technologies

4.7. The energy modelling results show that the proposed design of the Proposed Development satisfy the Core Strategy Policy EN6 CO2 emissions reduction target as described for Target Area 3, where an improvement at least 15% is required of the calculated building CO2 emissions rate when compared to the target established by Part L2 as defined by the Building Regulations notional building (when assessed against Part L2 2010). The North Building has demonstrated a CO2 improvement of 50%, and South Building has demonstrated an improvement of 54%. Therefore both buildings clearly satisfy the CO2 emissions reduction target.

4.8. As the Site is proposed to be a gas free site with an all-electric solution adopted (i.e. electrically powered ASHPs to provide heating and hot water), this provides the benefit that as the electricity grid continues to become

greener over time with decreasing associated carbon factors, the Proposed Development's operational CO2 emissions will decrease in accordance with this.

4.9. The energy modelling has also demonstrated how the Proposed Development is forecasted to achieve the various other energy performance requirements, including Part L2 2021 compliance, the BREEAM ENE01 minimum requirements to achieve a rating of 'Excellent', and the required NABERS DfP rating.

Contribution to Enhancing Biodiversity and Green/Blue Infrastructure

4.10. The Site comprises vacant brownfield land, which comprises mostly of hardstanding following demolition. It does not currently make any meaningful contribution to either biodiversity or the City's green and blue infrastructure.

4.11. Enhancing local biodiversity, and the quantum and quality of public open space, is a core principle of the FCRP SRF. The Proposed Development will achieve this as follows:

- Introducing high quality public realm spaces for use by the new building users and the wider community, including a new streetscape along Great Ancoats Street, a new Canal Plaza and a pedestrianised boulevard between the two buildings.
- Introducing additional private areas of landscaping for building users.
- improving the pedestrian and cyclist environment across the Site and encouraging the use of the City's existing and proposed network of blue and green infrastructure, including the Rochdale Canal and Cottonfields Park.
- Enhance biodiversity on-site through the provision of new planting, including tree and shrub planting.
- Enhance biodiversity offsite through the implementation of a biodiversity gain plan and an appropriate Habitat Management and Monitoring Plan (to be secured through use of a planning condition).

4.12. In addition, the Proposed Development will facilitate a new park at the heart of FCRP SRF (being brought forward concurrently by MCC under a separate planning application), through delivering the final levels for this part of the FCRP SRF area. Once delivered, the new park will have a significant contribution to Manchester's green infrastructure network.

A Fairer Greater Manchester

Strategic Objectives	Key Policies / Themes
Greater Manchester Social Value Framework A Fairer Greater Manchester	Be Part of a Strong Local Community Creating the Education, Work and Skills opportunities GM residents need
Manchester Social Value Policy	Maximise new job creation, increasing overall labour demand in the city and ensure residents are supported into these opportunities
NPPF Achieving sustainable development	To support strong, vibrant and healthy communities, by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being
Places For Everyone SO5: Reduce inequalities and improve prosperity.	Ensure people in all of our neighbourhoods have access to skills training and employment opportunities

Strategic Objectives	Key Policies / Themes
Manchester Core Strategy SO2: Support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities	EC1 Employment and Economic Growth EC3 The Regional Centre CC1 The City Centre and Fringe
GPA Strategy	Growth Across the UK
FCRP SRF	06. Building a neighbourhood that people enjoy being part of 11. Augmenting local amenities for everyone

Part of a Strong, Vibrant and Healthy Community

4.13. The SRF seeks to build a neighbourhood that people enjoy being part of. As Phase 1, the Proposed Development is the catalyst for the redevelopment of the SRF Area and will facilitate new, high quality public realm both onsite (including a new canal plaza to the Rochdale Canal, which will create a new lively and engaging place accessible to all) and offsite (through the delivery of the new park by MCC).

4.14. Through creating new active frontage and reactivating the canal and Great Ancoats Street, as well as repairing and transforming the current gap within the city's fabric, the Proposed Development will also deliver new ground floor commercial units for a mix of uses which will both support the workforce within the development and enhance the local amenity offer for the wider community.

4.15. The Proposed Development has been designed to be safe and secure, and significant design measures have been incorporated to minimise the risk of crime. The operation of the buildings will increase informal surveillance within this area of the city centre, and assist in improving the safety of the surrounding area.

4.16. The GPA is committed to being a good and responsible neighbour:

- Design Measures:
  - The design was carefully considered in terms of sunlight, daylight and overshadowing and wind to minimise any potential impacts on neighbouring buildings.
  - The facade design directs views from the interior of the North Building toward the park, to avoid overlooking of the adjacent school and nearby residential buildings.
  - The permanent boundary to the school will be delivered in the initial enabling works phase, to provide screening throughout the Construction Phase and minimise disruption.
- Corporate Social Responsibility Measures:
  - The GPA commit to reach out and develop partnerships with local voluntary organisations, community groups and social enterprises, which work in the local community. This could include organisations such as local food banks and homelessness organisations (such as a Bed Every Night).
  - Corporate volunteering days will be delivered by Civil Service staff to local charity and community groups, donating both labour and materials in kind.

Inclusive Design

4.17. The SRF vision is to create a new, dynamic and diverse commercial district which will deliver a range of exemplary and innovative workplaces, promoting inclusivity, health and well-being. It will provide buildings that are high-quality, sustainable, resilient, adaptable, reliable and simple to operate, creating environments for diverse communities to collaborate and perform to their highest potential.

4.18. The GPA has set out their intent to deliver inclusive environments within their vision for great places to work. The Proposed Development is designed to be welcoming and accommodating to all, regardless of background, abilities or circumstances. The interior is tailored around comfort and wellbeing, with human-centred design and aims to create a welcoming atmosphere, fostering collaboration, productivity and a healthy work environment. The supporting Design and Access Statement sets out further details.

Access to skills, training and employment opportunities

4.19. MDC will be a flagship development for the GPA with a focus on the digital sector. Manchester was specifically selected as a location by the GPA for its longstanding legacy of technological advancement, and significant existing and emerging pipeline of exceptional talent to support the Proposed Development.

4.20. The skilled nature of the civil service jobs will support the retention and attraction of talent to the city. Civil service departments will also work closely with colleges and universities to help shape and strengthen digital courses to grow the talent in this sector.

4.21. The GPA are committed to ensuring as many jobs as possible go to local people and will look to implement strategies which support the hiring of people who live locally (where appropriate for the role). As well as digital roles, this could include facilities management, catering, cleaning or stewarding and security within the Campus, and also roles within the ground floor retail and amenity units.

4.22. The GPA also commits to providing a range of employment, skills and training initiatives to maximise the accessibility of employment opportunities to local residents within the City, and will explore how this can be achieved in partnership with MCC's Work and Skills Team. This could include commitment to an educational engagement programme for local schools, colleges and universities, offering site visits, career talks, STEM activities and work experience placements.

A More Prosperous Greater Manchester

Strategic Objectives	Key Policies / Themes
Greater Manchester Social Value Framework A More Prosperous Manchester	Provide the best employment that you can
Manchester Social Value Policy	Maximise new job creation, increasing overall labour demand in the city and ensure residents are supported into these opportunities Ensure 'good employment' is central to any opportunities
NPPF Achieving sustainable development	To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity.
Places For Everyone SO3 Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester	Facilitate the development of high value clusters in key economic sectors

Strategic Objectives	Key Policies / Themes
Manchester Core Strategy SO2. Support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities	EC1 Employment and Economic Growth EC3 The Regional Centre CC1 The City Centre and Fringe
GPA Strategy	Growth Across the UK
FCRP SRF	03. Generating meaningful social value for local residents and workers

Maximise Job Creation

4.23. Upon completion, the Proposed Development is likely to have positive impacts on the local, and wider Greater Manchester's economy. It will do so through the provision of a high quality and new civil service campus with ground floor commercial offer.

4.24. The Proposed Development will bring jobs to the area through the provision of 83,000 sqm of office floorspace and 1,000 sqm of retail floorspace.

4.25. The office floorspace will support 7,000 gross direct FTEs, with circa 50% new jobs and 50% safeguarded jobs created. Therefore, circa 3,500 FTEs are net additional job and 3,500 FTEs safeguarded jobs in Greater Manchester.

4.26. The Proposed Development will be the catalyst for the development of the wider SRF site, helping attract substantial financial investment which will deliver additional positive socio-economic changes for New Islington, Ancoats and Greater Manchester as a whole, providing further opportunities for people and local businesses.

4.27. Moreover, there is also 1,000 sqm of retail floorspace which will create jobs in the local area. Using a figure of 15 sqm per FTE, this will support 70 gross direct FTEs. After assigning leakage, displacement and economic multipliers, the estimates for total net additional FTEs totals 50 for the local area.

'Good Employment'

4.28. The Civil Service provides 'Good employment'. Good employment is work that is fairly rewarded, gives people the means to securely make a living, provides opportunities to develop skills and a career and gives a sense of fulfilment, delivers a supportive environment with constructive relationships, allows for work–life balance, is physically and mentally healthy for people, gives people the voice and choice they need to shape their working lives, and is accessible to all.

4.29. In addition, the Proposed Development will create a supportive environment in which diverse communities can collaborate and perform to their highest potential.

Generate meaningful social value for local residents and workers

4.30. Major commercial developments, such as the Proposed Development, can play an important part in placemaking and physical regeneration and inward investment (including public sector relocation) contributes to local economies through the direct impact of moving jobs and the 'multiplier effect' that these jobs can have, increasing demand for local goods and services and attracting jobs in related industries.

4.31. As has been illustrated in this report, social value is embedded within the Proposed Development and will deliver a much wider value to society than simply the delivery of a new office campus.

Implementation approach for embedding social value in the operational phase

4.32. The GPA commits to exploring 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.

4.33. The GPA commit to the appointment of a dedicated Social Value Lead who will be responsible for communicating, implementing, monitoring and reporting on the social value measures associated with the operational phase of development. This will include developing a bespoke Social Value / Local Benefit Framework for the Proposed Development, working with MCC's Work and Skills team.

4.34. It is also suggested that a bespoke planning condition requiring the submission of a Local Benefit Proposal prior to occupation could be used to embed the measures operationally.

5. Summary

5.1. This Social Value Statement (the "Statement") accompanies an application for Full Planning Permission for the creation of a new civil service campus submitted on behalf of the GPA, to communicate the key social value objectives of the Proposed Development.

5.2. The GPA is committed to delivering social value to the local community during the construction and operational phases of development. Social value is embedded in the project – which is borne out of the Government's commitment to locate more civil servants outside of London and support the growth of the Regions.

5.3. The Proposed Development will contribute to the following in terms of delivering social value:

A Greener Greater Manchester

- The Proposed Development will contribute to sustainable patterns of development through bringing a key vacant, brownfield city centre site back into productive use to create a high-quality, sustainable office district which has strong connections to the local neighbourhoods and wider city centre, and is highly accessible by sustainable modes of transport.
- It will contribute to Net Zero Targets, being designed to be as energy efficient as possible and is forecast to achieve a BREEAM rating of 'Excellent'.
- The Site does not currently make any meaningful contribution to either biodiversity or the City's green and blue infrastructure and the Proposed Development will enhance local biodiversity and the quantum and quality of public open space. In addition, the Proposed Development will facilitate a new park at the heart of the SRF (being brought forward concurrently by MCC under a separate planning application), through delivering the final levels for this part of the SRF area. Once delivered, the new park will have a significant contribution to Manchester's green infrastructure network.

A Fairer Greater Manchester

- Manchester Digital Campus will be a flagship development for the GPA – with a focus on the digital sector. Manchester was specifically selected as a location by the GPA for its longstanding legacy of technological advancement, and significant existing and emerging pipeline of exceptional talent to support the Proposed Development. The vision is to create a new, dynamic and diverse commercial district which will deliver a range of exemplary and innovative workplaces, promoting inclusivity, health and well-being. It will provide buildings that are high-quality, sustainable, resilient, adaptable, reliable and simple to operate, creating environments for diverse communities to collaborate and perform to their highest potential.
- The Proposed Development will be the catalyst for the development of the wider SRF site, helping attract substantial financial investment which will deliver additional positive socio-economic changes for New Islington, Ancoats and Greater Manchester as a whole, providing further opportunities for people and local businesses. It will also facilitate new, high quality public realm both onsite (including a new canal plaza to the Rochdale Canal, which will create a new lively and engaging place accessible to all) and offsite (through the delivery of the new park by MCC). It will also transform a current gap in the city's fabric and deliver activity and local amenity at ground floor level.
- The design was carefully considered in terms of sunlight, daylight and overshadowing and wind to minimise any potential impacts on neighbouring buildings and has been designed to avoid overlooking of the adjacent school and nearby residential buildings.
- A range of corporate social responsibility measures are committed to by the GPA to reach out and develop partnerships with local voluntary organisations, community groups and social enterprises, which work in the local community.

A More Prosperous Greater Manchester

- An estimated 4,900 gross direct construction person year equivalent jobs will be supported across a four-year construction phase.
- During operation, 7,000 gross direct FTEs jobs will be provided, with 50% new jobs and 50% safeguarded jobs created. An additional 70 gross direct FTEs will be created from the retail offering.
- The total gross value added (GVA) generated across the four-year construction period of the Proposed Development is approximately £310 million.
- The GPA is committed to working with Manchester City Council's Work and Skills team as an initiative to recruit local labour for the Proposed Development for both the construction and operational phases of development.
- The Proposed Development fully aligns to the vision of the Greater Manchester Strategy 2013 – 2020, maximising the sustainability potential of the Site, through capturing new opportunities for growth in the commercial economy, creating jobs across the City Region, as well as being a place at the forefront of action on climate change with clean air and a flourishing natural environment.
- The Proposed Development will play an important part in placemaking and physical regeneration and inward investment (including public sector relocation) contributes to local economies through the direct impact of moving jobs and the 'multiplier effect' that these jobs can have, increasing demand for local goods and services and attracting jobs in related industries, therefore creating significant positive benefits for Manchester residents.

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