

**Extension to the
Medicines Evaluation Unit,
The Langley Building,
Wythenshawe Hospital Campus,
Southmoor Road,
Wythenshawe,
Manchester,
M23 9QZ**



Local Employment Agreement (LEA)

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1.0 Introduction

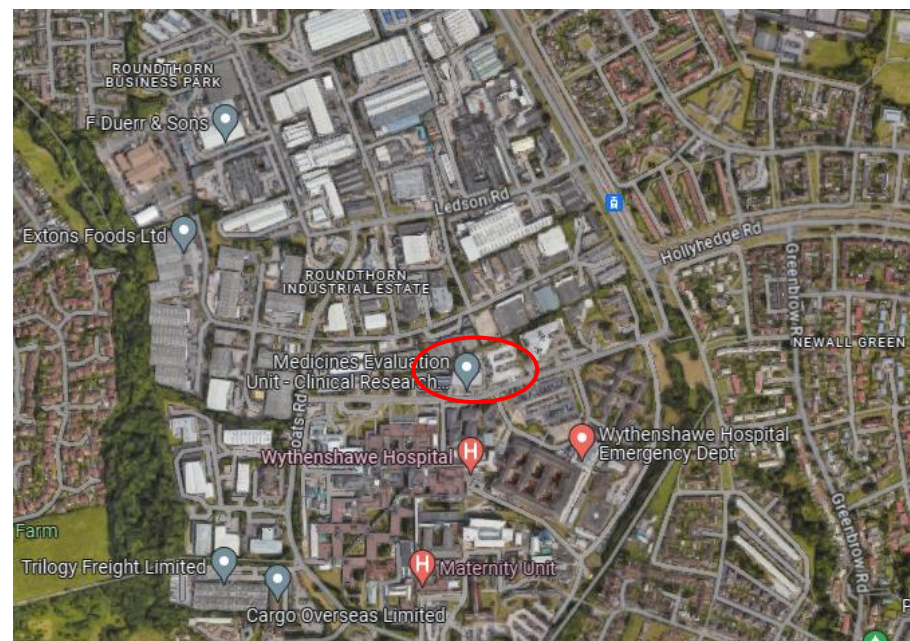
This Local Employment Agreement (LEA) has been prepared to support an application for a new extension to the Medicines Evaluation Unit at Wythenshawe Hospital



2.0 Background & context

The site is located within the Wythenshawe Hospital site which is on the outskirts of Wythenshawe town centre, off the M56. The development site itself is situated on Southmoor Road/Hospital Road, which can be accessed off Floats Road to the east of the site and Hollyhedge Road to the west. The site is close to Newall Green, Baguely, Butcher and Shady Lane Estate and it also backs the rear of Roundthorn Industrial Estate.

The MEU Building and proposed extension is situated in between the Nightingale Centre & Genesis Prevention Centre and the Outpatients Car Park. This part of the Wythenshawe Hospital site has been identified as suitable for development as a “Research Corridor”.



Map 01 | Aerial View of Hospital Site with location of proposed extension site identified

Source: Google Earth 2023

3.0 Report & undertaking purpose

A Local Employment Agreement (LEA) is used to involve a commitment from employers or developers to sign up to the Employment and Skills Charter in order to commit to try and recruit and procure services locally in order to demonstrate a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

As part of any future approval of the planning application, it's likely that a condition of the approval – similar to below - will be that we provide the Local Authority with a proposal for using and supporting local people during the construction and/or the operational use of the development: a Local Labour Proposal.

The condition of the planning approval is typically used to maximise the employment, skills, and learning opportunities for Manchester residents. As a minimum our proposal will include the expected total for new jobs created, new apprenticeships, and training opportunities; but we will also explore the opportunities of working with schools and colleges, as well as community organisations.

Local Labour Conditions.

Construction Phase.

a) 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:

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

(b) 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.

4.0 The undertaking

(Please refer to the signed undertaking)

Undertaking to Manchester City Council

General

A Local Labour Condition is to be attached to the Planning application and the Applicant confirms its intent to maximise local labour and other benefits resulting from the development. This applies to the construction phase.

Construction phase

To discharge the Local Labour Condition 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 that The Applicant/its main contractor(s) will endeavour to deliver and
- 2) a final report detailing local labour results.

If requested, The Applicant/its main contractor(s) will also submit interim reports to the Council's Work and Skills Team.

Scope of agreement

The Applicant agrees to maximise 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. Where possible the Council's Work and Skills Team will support this.

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.

5.0 Conclusion

The Local Labour team acknowledge that until we have appointed the building contractor there are certain promises/commitments that cannot be made.

Once the MEU come to appoint the contractor, the MEU will seek to obligate the contractor to comply with the local labour condition attached to the planning – achieved via the Service level agreement with the contractor.

The Local Labour team have confirmed they will only ask for a construction condition to be applied to this project.

We hope this addresses the Local Employment Agreement requirements.