

Local Labour Proposal

Introduction

This local labour proposal has been prepared by Urban Splash in respect of the development proposal for the site at Old Mill Street. Urban Splash is committed to employing local people with regard to the construction of its developments wherever possible. A detailed local labour proposal will be completed in line with the anticipated local labour condition and submitted to the council for agreement at discharge of condition stage. There has already been initial engagement with work and skills department at Manchester City Council and as schemes progress through the development stages further engagement will be sought.

Project Description

The detailed description of development is as follows:

“Full planning application for a residential-led development to provide 40 no. (Use Class C3) and ground floor commercial space (Use Class E), together with landscaping, parking, cycle parking, supporting infrastructure and associated works.”

Project Location

The site extends to c. 0.15ha located on the corner of Old Mill Street and Lampwick Lane within the New Islington Masterplan area, to the east of the City Centre. The existing site is clear of any buildings, however it is currently being used as a car park the land is bounded by existing development hoardings and security fencing. In recent years New Islington has been transformed through new developments and public realm improvements including the canal and water park improvements, new homes, a school, new office space, a health centre, and new shops, restaurants and bars.

The surrounding area is characterised by a mix of uses, primarily residential, retail, leisure and commercial. To the north is Weavers Quay, a part 3 and part 9 residential building; to the west is Ancoats Dispensary, a 5-storey residential building; to the south is Stubbs Mill, a 2-storey mill conversion to office floorspace; and to the east is low-rise residential properties.

Local Labour

The appointed contractor shall use reasonable endeavours to procure some of the workforce to be from the Greater Manchester Area.

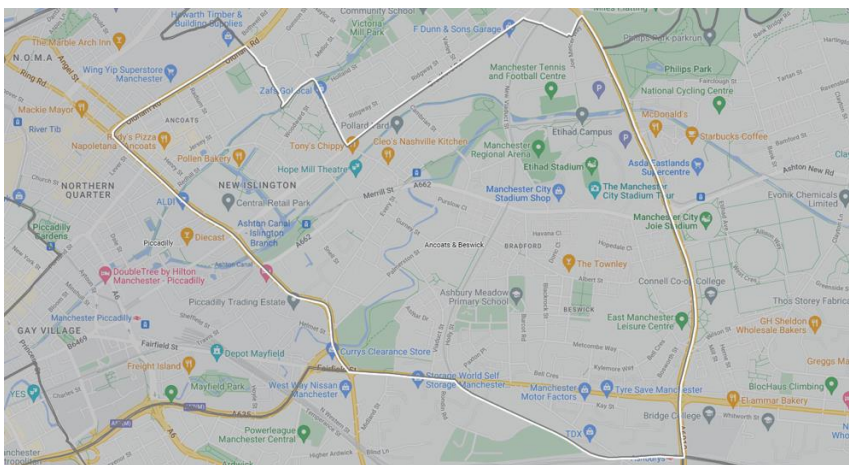
- The contractor shall use reasonable endeavours to ensure that a percentage of local labour employed are trainees. A trainee is classified as a local resident who is undertaking a program of training to a national vocational qualification or any other program of training.
- The contractor shall ensure local residents shall be employed with terms and conditions and at rates of pay no less favourable than the terms and conditions including grievance and disciplinary procedures applying to other persons carrying out duties, whether on the site or elsewhere in its undertaking.
- The contractor shall ensure that where it employs a trainee, the trainee not be paid less than the current agreed minimum wage for apprentices and trainees within the construction industry.
- The contractor shall take all reasonable steps to procure that local residents are employed from Priority Area 1 (see below).
- The contractor shall employ an agreed amount from local residents from Priority Areas 1, 2 and 3 (see below). If the contractor cannot procure a sufficient amount of local residents from these priority areas, they will confirm to Manchester City Council the challenges faced in securing local labour from these areas and obtain agreement that employment from local residents from outside those areas.
- At discharge of condition stage, a detailed local labour proposal will be completed and submitted to Manchester City Council for agreement. There has already been initial engagement with the work and skills department at Manchester City Council and as schemes progresses through the development stages further engagement will be sought. It is understood that during construction of the development the contractor may need to provide the council with statistical

information in relation to its labour force. This will include home locations and training arrangements in order to monitor the contractor's compliance with the provisions of this proposal.

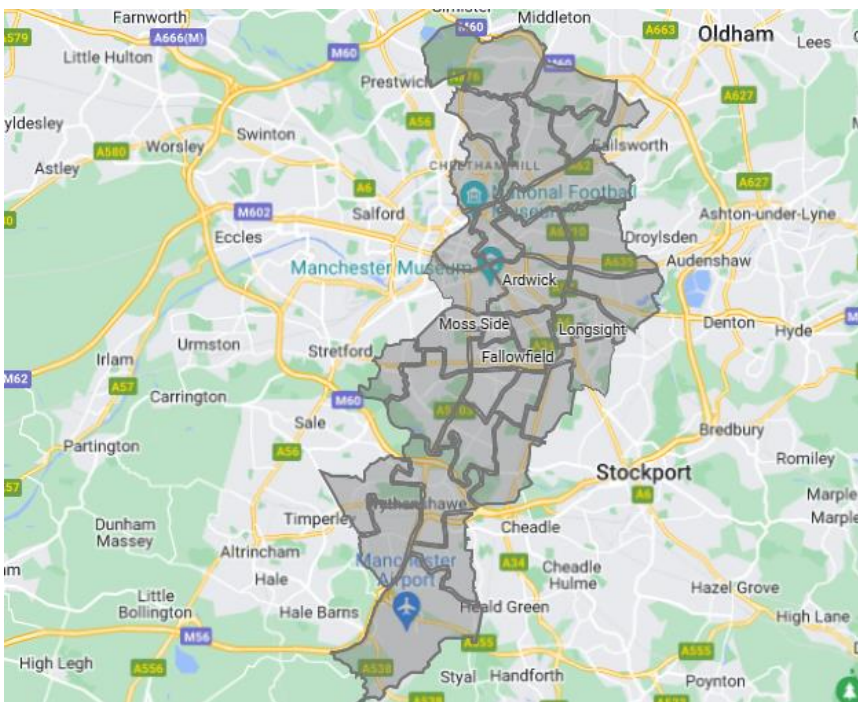
- The contractor shall use reasonable endeavours to ensure that where it sub-contracts any part of the works the person to whom it awards the contract will enter into an agreement to procure labour in substantially the same form as this proposal.

Priority will be given (subject to ability and relevant screening) using the following geographical locations:

Priority Area 1 - Manchester Ward of Ancoats and Beswick



Priority Area 2 - Manchester Administrative Area



Priority Area 3 - Greater Manchester Administrative Area

