



Francis Road, Withington, Manchester

1. Introduction

J Greenwood Builders Ltd. has authored this document, which is presented to the Manchester City Council as fulfilment of the requirements outlined in Part a) of Planning Condition 6. This condition is associated with the planning permission 134603/FO/2022, with the application dating 04/08/2022.

(a) Prior to the commencement of the development (excluding demolition works), details of a Local Benefit Proposal, 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 Benefit 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 Benefit Proposal*
- III. measures to monitor and review the effectiveness of the Local Benefit 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 considers 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.

Aligned with condition a), this document outlines specifics of the Local Benefit Proposal associated with the development. It illustrates the developer's pledge to enlist local labour throughout the construction period.

The strategic goal of this Local Benefit Proposal is to guarantee that the development's execution enhances the local economy by maximising employment and training possibilities for residents and businesses in the vicinity.

2. Proposed Development

The details of the development, related to this document, are as follows:

- **Proposal:** Erection of three storey building to provide 24 apartments following demolition of existing buildings including creation of a new vehicular access from Francis Road, parking provision, landscaping, and associated works
- **Location:** Pellowe House, Francis Road, Manchester, M20 9XP
- **Planning Permission:** 134603/FO/2022

3. Details of Local Benefit Proposal

Employment

Our commitment to strengthening the economy and regenerating local communities is important to us in giving back and creating a positive community.

The Francis Road project is a fantastic opportunity to support local labour, training, and apprenticeship opportunities within Greater Manchester.



Our Social Value Manager, Madeleine Toal, alongside the Managing Director, Contracts Manager and Project Team, will review and monitor potential employment, apprenticeship, or training opportunities throughout the project maximising opportunities for local residents.

Our Local Supply Chain members must demonstrate, at key selection stage, their commitment to training and providing meaningful employment.

Concerning the project, where possible, we will:

- Support employment and skills initiatives.
- Provide apprenticeship, employment, and training opportunities.
- Contribute towards local employment.
- Involve local people in the project delivery.

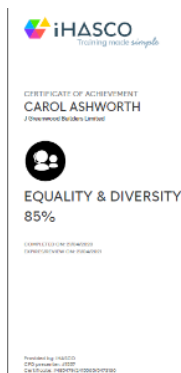


We will ensure local people can apply for any vacancies on our project, advertising employment opportunities through the local Job Centre Plus office situated in Didsbury as well as on Manchester Council's job website.

Training

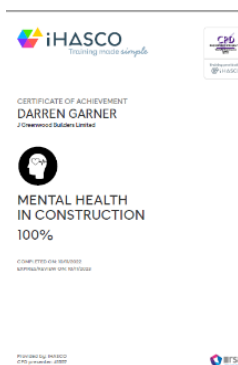
Investing in our employees is vital to the business. We are committed to upskilling our employees ensuring they reach their best potential. Our training policy details the company's holistic approach to Health & Safety training.

Our HS&E Director continually monitors, reviews, and updates our training requirements, identifying gaps in employee training or skills and enabling us to arrange the relevant training or course to help employees excel.



We invest significantly in training and developing staff annually, demonstrating our commitment to raising our employees' skills and competencies and improving company safety performance. We believe engaging with staff in this way boosts staff morale and reduces staff turnover.

Our apprentices are supported by on-site training by our skilled operatives. Our staff are patient and clear, ensuring the apprentice gets the necessary support to succeed.



Community Activity and Engagement

Community engagement is something that we do consistently. We have a long history of supporting voluntary and community groups, providing more than just investment for new buildings through our projects.



Along with providing work opportunities on our schemes, we also support local youth and community groups, through volunteering, donation of materials or cyclical financial support such as our commitment to the Mahdlo Youth zone.

Training targets, timeframes, subcontract agreements and method of delivery required to achieve possible outputs will be agreed at the Pre-Start meeting held with our Project Team and subcontractor representatives. Madeleine will liaise with all stakeholders throughout the project and provide monthly progress reports.

Some examples of how we have previously been involved with local communities:



- Letter drops to residents and businesses pre-start
- Periodical bulletins with progress updates
- Contribution to community and school websites, including blogs and webcams
- Local sponsorship and awards examples include Salford Roosters Rugby League Club and Bramhall Cricket Club.



Working in the heart of communities, our responsibility is to act considerably, accounting for the views and opinions of local residents. The establishment and maintenance of good relationships are created within the community by employing local operatives, providing work experience, community contributions and sponsorships of functions, sports teams, and awards.

We recognise the opportunity to enhance the facilities and surroundings of the community, and contribute to their economy through employment and training, such as:

- Treat local communities with respect and welcome their views and concerns
- Use local resources, suppliers, and materials
- Support community initiatives
- Be considerate in site operation and sympathetic to the local environment
- Create strong links with the community

Our commitment for this project will be:

- Create one full time management position from Greater Manchester to work on the project.
- Create two further full-time employment opportunities through our works and the supply chain.
- Support Local Labour – by promoting all new opportunities through Didsbury Job Centre Plus
- Support Local Suppliers – 80% of supply chain will be Manchester based
- Training – Providing in house training for all staff and work with Trafford College on placement and work experience, in the bricklaying and joinery trades.

- Apprentices – Utilising our new apprentices. Callum and Mason who have just joined the business and will work on this project as part of their education and learning experience with Tameside College.
- Create two number apprentice opportunities through the supply chain on the project.
- Undertake 16 hours of career advice and guidance support in conjunction with Levenshulme Inspire

4. Indicative Targets and Reporting Measures

Strategies for assessing and evaluating the efficacy of the Local Benefit Proposal in accomplishing the goal of recruiting and supporting local labour initiatives

Recording of social value output will be through the implementation of the Employment Skills Plan (ESP) tracker as the extract sample document below. This document will be updated by Madeleine Toal and prepared for the monthly site progress meeting with Southway Housing to record our progress with local employment, apprenticeships, and another specific project record of delivered Social Value.

Social Value / Employment Skills Plan																																	
Project Name		 J GREENWOOD (BUILDERS) LIMITED																															
Client																																	
Location																																	
Date																																	
JGB Social Value Lead																																	
Project Team																																	
Contracts Manager		Steve Brown																															
Quantity Surveyor		Guy Quigley																															
Site Manager		Lee Parkes																															
				Month 1 - Jan 24		Month 2 - Feb 24		Month 3 - Mar 24		Month 4 - Apr 24		Month 5 - May 24		Month 6 - Jun 24																			
Social Value Targets		Proposal			Achievement			Achieved?		Target		Achieved		Target		Achieved		Target		Achieved		Target		Achieved		Target		Achieved					
No. of full time equivalent direct local employees (FTE) hired or retained for the duration of the contract		We propose to hire local tradespeople utilising the local job agencies			We have the following employees within Greater Manchester: A. Astley - Groundworker - OL4 2 A. Rooney - Managing Director - SK4 3 A. Spencer - BDM - OL4 5 D. Garner - HS&E Director - OL11 D. Hall - Carrier - OL6 9 D. Woodham - Purchasing Manager - BL3 1 G. Quigley - Quantity Surveyor - WA15 H. Astley - Groundworker - BL4 8 J. Symcock - Banksman - M12 5 L. Parkes - Project/Site Manager - M34 7 M. Green - Labourer - M24 2 M. Shah - Labourer - M19 1 P. Flint - Bricklayer - OL3 7 S. Bowles - Bricklayer - M40 3			Yes		5		14		5		14		5		14		5		14		5		14		5		14	
No. of staff hours spent on local school and college visits supporting		We will engage with at least 1 high school and provide advice and guidance on careers within			Our Social Value manager will be attending Rayner Stephens High School to hold mock interviews for Year 10 pupils and has																												

Utilising, monitoring, and reporting mechanisms to determine the attainment of specified measures within a monthly timeframe.

In cases where targets are not met, the J Greenwoods will collaborate with the Council to assess potential opportunities for enhancing the delivery of targets.