

Kennedy House
31 Stamford Street
Altrincham
Cheshire
WA14 1ES



Land at Louisa Works, Louisa Street, Openshaw Local Benefit Proposal

July 2023

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For and on behalf of Westchurch Homes Ltd.

1. Introduction

Local Benefit Proposal

- 1.1 This Local Benefit Proposal is intended to detail the Principal Contactor's commitment to local employment during the construction phase of the redevelopment of Louisa Works, Louisa Street, Openshaw.

Description of Development

- 1.2 The approved development proposals comprise the erection of 2 x 3 storey apartment blocks containing 42 x 1 and 2 bedroom apartments and the erection of 29 x 2, 3 and 4 bedroom dwellings ranging from one to two and a half storey along with access from Louisa Street and associated works, following the demolition of all existing buildings/structures.

Context

- 1.3 Westchurch Homes is committed to the successful redevelopment of Louisa Works in ensuring that it supports the local economy and benefits the broader community. The redevelopment of the site carries potential employment benefits for the local area through the creation of full and part time posts at a variety of skills levels and occupations offering residents the opportunity to gain employment and improve skills locally.
- 1.4 The careful management of developments such as this will help shape the local labour force to meet industry requirements, raise ambitions and aspirations and help residents to understand better the employment and training opportunities available to them.

2. Action Plan

2.1 Working closely with Manchester City Council, our Registered Provider partner and other local partners, Westchurch Homes as Principal Contractor will help to maximise local employability and skills of the residents by:

- Endeavouring to provide direct employed labour from within the local geographical area
- Advertising all employment opportunities for the development for a minimum of 7 days locally before wider advertising
- Endeavouring to subcontract works to subcontractors from within the local geographical area on a tiered basis as follows:

Tier 1 – Manchester area

Tier 2 – North West Area

Tier 3 - National

- Endeavouring to specify and place orders with local suppliers from the local geographical area on the following tiered basis:

Tier 1 – Manchester area

Tier 2 – North West Area

Tier 3 - National

Tier 4 – International

- Endeavouring to provide a number of apprenticeship opportunities throughout the duration of the project both directly employed and through negotiation with our sub contract supply chain
- Using best endeavours to ensure all site operatives have valid CSCS cards. This will be supervised by our dedicated Health & Safety consultants.

2.2 The above strategies and progress will be reported on in the monthly on site progress meetings with our Registered Provider partner.

3. Method Statement

- 3.1 Westchurch Homes has prepared the appended Employment and Skills Plan Template in collaboration with CITB and will strive to achieve these targets working in partnership with CITB and the supply chain as well as local schools and colleges.



EMPLOYMENT AND SKILLS PLAN TEMPLATE

Project name:		Project value:		£11.35m		Project duration:		100 wks		Project start date:		30/06/2023		
Employment and skills areas		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Total
1	Work placements Total of 1a plus 1b	0	0	0	0	0	0	0	0	0	0	0	0	11
1a	Work placements in education													
1b	Work placements not in education													
2	Jobs created Total of 2a plus 2b plus 2c	0	0	0	0	0	0	0	0	0	0	0	0	12
2a	Jobs created for apprentices													
2b	Jobs created for new entrants													
2c	Jobs created for graduates													
3	Careers events													5
4	Training weeks Total of 4a plus 4b plus 4c	0	0	0	0	0	0	0	0	0	0	0	0	261
4a	Apprenticeships													
4b	Traineeships or equivalent													
4c	Technical or higher level qualifications													
5	Qualifications achieved Total of 5a plus 5b plus 5c plus 5d	0	0	0	0	0	0	0	0	0	0	0	0	20
5a	Qualifications - main contractor													
5b	Qualifications - subcontractor													
5c	Short duration courses - main contractor													
5d	Short duration courses - subcontractor													
6	Training Plans													5
7	Case Studies													TBC