

Development of New Build Clubhouse

At
Whitehouse Club, Middleton Road, Crumpsall

**Local Labour Statement
October 2022**

This Local Labour Statement/Report has been prepared to address the processes and management for the employment of local labour associated with the development at the Whitehouse Club in Crumpsall.

As the development commences the contractor will review all associated trade requirements and discuss with the appointed sub-contractors their needs for additional workforce. Should this be required job vacancies will be advertised within the immediate area initially and contact will be made by the sub-contractors to determine whether any apprentices are available for work place experience.

As the development progresses all employment associated with the scheme will be monitored and recorded in order to ensure the development and skills of the relevant members of the team are progressing. Prior to the completion of the development a review of the monitoring notes will be carried out in order to determine strengths / weaknesses and discuss continued employment.

Monitoring throughout scheme & Outcomes

Throughout the scheme, the principal contractor Branley Homes Limited, a Manchester based SME builder has reviewed employment requirements with each appointed contractor/sub-contractor. Whilst the principal contractor has sought to prioritise working with local companies/labour in obtaining a minimum of 5 quotations per element of works with at least 3 being local Manchester based companies, some of the contractors/sub-contractors have been recruited from outside of the Manchester area due to their bespoke skill sets (e.g. steel frame, lift and M&E) and local companies sometimes being too busy to price/undertake the work. Non-local contractors have provided their own skilled and experienced workforce and have not required additional local labour. The principal contractor's management team lives locally to the project. The demolition contractor used on the project is based locally in Gorton (East Manchester). The contractor recruited a team of 3 x local ground workers living within close proximity to the scheme (i.e. Crumpsall). The two gangs of bricklayers (4 per team including an apprentice on each team so 8 in total) on the scheme are also based in the Greater Manchester area. The principal contractor used a local scaffolding company (Chorlton Scaffolding). The joinery company employed on the scheme is also local to the project and they recruit their joiners from the Greater Manchester area. The principal contractor is also working with a local bespoke joinery company based in Gorton and a flooring company based in Rochdale. The principal contractor has also used the services of a local apprentice labourer.

Upon occupation of the new clubhouse by the existing Whitehouse Club, all employees will be sourced from the local area with any new employees required

as part of the operation of the new, improved and larger club being recruited for locally.