

Bengal Street

Application Number: 120893/FO/2018

Condition 3: Local Benefit Proposal

Unfortunately, it was not possible to meet all the target objectives set out in the planning condition due to:

The outbreak of the Covid-19 pandemic shortly after commencement of the project

The national restrictions in place as a result of the pandemic

The economic challenges that ensued, including labour shortages and the rapid rise of material prices

Challenging market conditions not experienced in the industry in decades

The project being carried out by the developer's own small in-house team without the resources of a main contractor

Nonetheless, significant effort was made in an attempt to reach the targets and record the employment of as much of the workforce as possible.

The data has been provided in this document in summary format to show how the numbers were achieved, despite not reaching the intended outcome.

Furthermore, the developer continued to support the local community in other ways via collaboration with the Mustard Tree charity when it became unfeasible to manage the logistics of the employment skills presentations proposed prior to construction.

The Mustard Tree charity is immediately next door to the construction site and efforts were implemented to ensure the safe and uninterrupted continuation of their operations.

Additional support provided to the Mustard Tree may be disclosed to MCC separately if agreed to by the Mustard Tree.

Proposal and Reporting Template
Local Labour Construction

Your proposal:
1. Please add planning reference and/or scheme name; expected start and end date construction; expected start date of main recruitment (if any); estimated vale of scheme in nearest £M.
2. As a minimum please add indicative targets in sections "Workforce", "Apprenticeships" and "Supply Chain".
3. Please also add indicative targets for activities you want to deliver in sections 4 & 5.
4. An authorised person then needs to sign and date this form at the bottom.
If you would like to discuss your proposal including any support available please email workandskillsadmin@manchester.gov.uk.

Reporting:
You can also use this form to submit your report(s) as agreed with the Council's Work & Skills Team. Your final report may also need to be sent to the Planning Team to discharge the local labour condition.
Please show the cumulative total achieved after each period (Q1&2 = April-Sept; Q3&4 = Oct-March).
Please use section 6 to:
- Name schools/universities/community organisations you supported in sections 4 and 5
- Tell us about any good news stories you want us to share with others.
An authorised person then needs to sign and date this form at the bottom.

Planning reference / scheme name:	Expected start date (01/10/19)			Expected end date (30/08/21)	Expected start date main recruitment, if any (mm/yy)			Est value of scheme (nearest £M)		
1. WORKFORCE	Total Indicative Target	Yr 1 Quarter 1&2 (Oct to Mar)	Yr 1 Quarter 3&4 (Apr to Sept)	Yr 2 Quarter 1&2 (Oct to Mar)	Yr 2 Quarter 3&4 (Apr to Sept)	Yr 3 Quarter 1&2 (Oct to Mar)	Yr 3 Quarter 3&4 (Apr to Sept)	Yr 4 Quarter 1&2 (Oct to Mar)	Yr 4 Quarter 3&4 (Apr to Sept)	Target achieved?
1. Total number of people will be / were working on the development (incl those working for subcontractors/suppliers)	150	50	70	100	150					
2. Of that total, how many will be / were City of Manchester residents (see map in Annex 1 of guidance note)	60%	30%	40%	50%	60%					
3. Of that total, how many will be / were newly created jobs	15	5	5	2	3					
4. Of those newly created jobs, how many will be / were taken up by City of Manchester residents	10	0	2	3	5					
2. APPRENTICESHIPS	Total Indicative Target	Yr 1 Quarter 1&2 (Oct to Mar)	Yr 1 Quarter 3&4 (Apr to Sept)	Yr 2 Quarter 1&2 (Oct to Mar)	Yr 2 Quarter 3&4 (Apr to Sept)	Yr 3 Quarter 1&2 (Oct to Mar)	Yr 3 Quarter 3&4 (Apr to Sept)	Yr 4 Quarter 1&2 (Oct to Mar)	Yr 4 Quarter 3&4 (Apr to Sept)	Target achieved?
5. Total number of apprentices will be / were working on the development (incl those working for subcontractors/suppliers)	n/a	n/a	n/a							
6. Total number of weeks these apprentices will be / were working on the development	n/a	n/a	n/a							
7. Of the total number of apprentices, how many will be / were City of Manchester residents (see map in Annex 1 of guidance note)	n/a	n/a	n/a							
8. Of the total number of apprentices how many will be / were expected to be new roles	n/a	n/a	n/a							
9. Total number of weeks these new apprentices will be / were working on the development	n/a	n/a	n/a							
10. Of these new apprenticeship roles, how many will be / were taken up by City of Manchester residents	n/a	n/a	n/a							
3. SUB CONTRACTORS AND SUPPLIERS	Total Indicative Target	Yr 1 Quarter 1&2 (Oct to Mar)	Yr 1 Quarter 3&4 (Apr to Sept)	Yr 2 Quarter 1&2 (Oct to Mar)	Yr 2 Quarter 3&4 (Apr to Sept)	Yr 3 Quarter 1&2 (Oct to Mar)	Yr 3 Quarter 3&4 (Apr to Sept)	Yr 4 Quarter 1&2 (Oct to Mar)	Yr 4 Quarter 3&4 (Apr to Sept)	Target achieved?
11. Total number of sub-contactors/suppliers will be / were working on the development (on / off site)	150	50	70	100	150					
12. Of that total, how many will be / were from the City of Manchester	10	0	2	3	5					
13. Number of Meet The Buyer events will be / were held	none	n/a	n/a							
4. LEARNING AND EMPLOYABILITY WITH CITY OF MANCHESTER SCHOOLS AND JOB SEEKERS	Total Indicative Target	Yr 1 Quarter 1&2 (Oct to Mar)	Yr 1 Quarter 3&4 (Apr to Sept)	Yr 2 Quarter 1&2 (Oct to Mar)	Yr 2 Quarter 3&4 (Apr to Sept)	Yr 3 Quarter 1&2 (Oct to Mar)	Yr 3 Quarter 3&4 (Apr to Sept)	Yr 4 Quarter 1&2 (Oct to Mar)	Yr 4 Quarter 3&4 (Apr to Sept)	Target achieved?
14. Number of careers activities that will be/were held in City of Manchester schools (e.g. career/sector talks; cv writing support; mock interviews; reading/numeracy support)	n/a									
15. Number of careers activities will be / were held on site or office (e.g. career / sector talks, site tours) for City of Manchester schools	2		1		1					
16. Number of work experience/placements for under 18s City of Manchester residents will be / were offered	0									
17. Number of sector insight talks / events / company visits will be / were held for teaching staff of City of Manchester schools	-									
18. Number of strategic releastionships will be / were developed with a City of Manchester secondary school to help improve curriculum and careers education and advice	.									
19. Number of student projects will be / were held with City of Manchester FE College and Universities	n/a									
20. Number of work experience / placements will be / were offered to over 18s City of Manchester residents	n/a									
21. Number of volunteer opportunities for City of Manchester job seekers will be / were offered	n/a									
22. Number of work trials for City of Manchester job seekers will be / were offered	n/a									
5. WORKING WITH THE COMMUNITY ORGANISATIONS IN THE CITY OF MANCHESTER	Total Indicative Target	Yr 1 Quarter 1&2 (Oct to Mar)	Yr 1 Quarter 3&4 (Apr to Sept)	Yr 2 Quarter 1&2 (Oct to Mar)	Yr 2 Quarter 3&4 (Apr to Sept)	Yr 3 Quarter 1&2 (Oct to Mar)	Yr 3 Quarter 3&4 (Apr to Sept)	Yr 4 Quarter 1&2 (Oct to Mar)	Yr 4 Quarter 3&4 (Apr to Sept)	Target achieved?
23. Number of community projects will be / were delivered that had skills and employability outcomes for residents	n/a		1	2	2	1				6
24. Number of other community projects will be / were delivered	n/a									

6. DETAILS OF SCHOOLS AND COMMUNITY ORGANISATIONS & CELEBRATING SUCCESS
Please name the individual named schools/universities and community organisations supported under 4 and 5 above.
We also want to hear your good news stories so if you have something to shout about tell us here!!

We have proposed to Mustard Tree (MT) (<http://www.mustardtree.org.uk/>) to deliver 1no skills and employment presentation per quarter (total 6no across the ~20-month construction programme, Oct 2019 to June 2021) to support their skills drop-in sessions attended by local people attempting to find their way back into employment to understand how to access employment opportunities within the construction industry.

Proposal and Reporting Template
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2. As a minimum please add indicative targets in sections "Workforce", "Apprenticeships" and "Supply Chain".
3. Please also add indicative targets for activities you want to deliver in sections 4 & 5.
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Reporting:
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Please show the cumulative total achieved after each period (Q1&2 = April-Sept; Q3&4 = Oct-March).
Please use section 6 to:
- Name schools/universities/community organisations you supported in sections 4 and 5
- Tell us about any good news stories you want us to share with others.
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Planning reference / scheme name:	Start date (20/01/20)			End date (31/05/22)	Expected start date main recruitment, if any (mm/yy)		Est value of scheme (nearest £M)		
1. WORKFORCE	Total	Yr 1 Quarter 1&2 (Jan to Jun)	Yr 1 Quarter 3&4 (Jul to Dec)	Yr 2 Quarter 1&2 (Jan to Jun)	Yr 2 Quarter 3&4 (Jul to Dec)	Yr 3 Quarter 1&2 (Jan to Jun)			Target achieved?
1. Total number of people will be / were working on the development (incl those working for subcontractors/suppliers)	104	42	81	100	104	104			N
2. Of that total, how many will be / were City of Manchester residents (see map in Annex 1 of guidance note)	63%	58%	59%	60%	63%	63%			Y
3. Of that total, how many will be / were newly created jobs	Unknown								N
4. Of those newly created jobs, how many will be / were taken up by City of Manchester residents	Unknown								N
2. APPRENTICESHIPS	Total	Yr 1 Quarter 1&2 (Jan to Jun)	Yr 1 Quarter 3&4 (Jul to Dec)	Yr 2 Quarter 1&2 (Jan to Jun)	Yr 2 Quarter 3&4 (Jul to Dec)	Yr 3 Quarter 1&2 (Jan to Jun)			Target achieved?
5. Total number of apprentices will be / were working on the development (incl those working for subcontractors/suppliers)	n/a	n/a	n/a	n/a	n/a	n/a			
6. Total number of weeks these apprentices will be / were working on the development	n/a	n/a	n/a	n/a	n/a	n/a			
7. Of the total number of apprentices, how many will be / were City of Manchester residents (see map in Annex 1 of guidance note)	n/a	n/a	n/a	n/a	n/a	n/a			
8. Of the total number of apprentices how many will be / were expected to be new roles	n/a	n/a	n/a	n/a	n/a	n/a			
9. Total number of weeks these new apprentices will be / were working on the development	n/a	n/a	n/a	n/a	n/a	n/a			
10. Of these new apprenticeship roles, how many will be / were taken up by City of Manchester residents	n/a	n/a	n/a	n/a	n/a	n/a			
3. SUB CONTRACTORS AND SUPPLIERS	Total	Yr 1 Quarter 1&2 (Jan to Jun)	Yr 1 Quarter 3&4 (Jul to Dec)	Yr 2 Quarter 1&2 (Jan to Jun)	Yr 2 Quarter 3&4 (Jul to Dec)	Yr 3 Quarter 1&2 (Jan to Jun)			Target achieved?
11. Total number of sub-contactors/suppliers will be / were working on the development (on / off site)	104	42	81	100	104	104			
12. Of that total, how many will be / were from the City of Manchester	63%	58%	59%	60%	63%	63%			
13. Number of Meet The Buyer events will be / were held	n/a	n/a	n/a	n/a	n/a	n/a			
4. LEARNING AND EMPLOYABILITY WITH CITY OF MANCHESTER SCHOOLS AND JOB SEEKERS	Total	Yr 1 Quarter 1&2 (Jan to Jun)	Yr 1 Quarter 3&4 (Jul to Dec)	Yr 2 Quarter 1&2 (Jan to Jun)	Yr 2 Quarter 3&4 (Jul to Dec)	Yr 3 Quarter 1&2 (Jan to Jun)			Target achieved?
14. Number of careers activities that will be/were held in City of Manchester schools (e.g. career/sector talks; cv writing support; mock interviews; reading/numeracy support)	n/a	n/a	n/a	n/a	n/a	n/a			
15. Number of careers activities will be / were held on site or office (e.g. career / sector talks, site tours) for City of Manchester schools	0	0	0	0	0	0			
16. Number of work experience/placements for under 18s City of Manchester residents will be / were offered	0	0	0	0	0	0			
17. Number of sector insight talks / events / company visits will be / were held for teaching staff of City of Manchester schools	-	-	-	-	-	-			
18. Number of strategic releanships will be / were developed with a City of Manchester secondary school to help improve curriculum and careers education and advice	.	.	.	.	.	.			
19. Number of student projects will be / were held with City of Manchester FE College and Universities	n/a	n/a	n/a	n/a	n/a	n/a			
20. Number of work experience / placements will be / were offered to over 18s City of Manchester residents	n/a	n/a	n/a	n/a	n/a	n/a			
21. Number of volunteer opportunities for City of Manchester job seekers will be / were offered	n/a	n/a	n/a	n/a	n/a	n/a			
22. Number of work trials for City of Manchester job seekers will be / were offered	n/a	n/a	n/a	n/a	n/a	n/a			
5. WORKING WITH THE COMMUNITY ORGANISATIONS IN THE CITY OF MANCHESTER	Total	Yr 1 Quarter 1&2 (Jan to Jun)	Yr 1 Quarter 3&4 (Jul to Dec)	Yr 2 Quarter 1&2 (Jan to Jun)	Yr 2 Quarter 3&4 (Jul to Dec)	Yr 3 Quarter 1&2 (Jan to Jun)			Target achieved?
23. Number of community projects will be / were delivered that had skills and employability outcomes for residents	n/a	0	0	0	0	0			N
24. Number of other community projects will be / were delivered	n/a	n/a	n/a	n/a	n/a	n/a			

6. DETAILS OF SCHOOLS AND COMMUNITY ORGANISATIONS & CELEBRATING SUCCESS
Please name the individual named schools/universities and community organisations supported under 4 and 5 above.
We also want to hear your good news stories so if you have something to shout about tell us here!!

Due to the unprecedented global challenges experienced since 2020, not least the national restrictions of Covid-19, it was extremely challenging to organise and carry out the community projects outlined prior to the commencement of the project; the knock-on effects created difficult market conditions not experienced in decades within the construction industry meaning the project was delivered in-house by the developer's own very small team without the resources of a main contractor. As a result, it was not feasible to achieve the targets set prior to construction and prior to the pandemic when the subsequent social, economic, and industry conditions were impossible to predict.

However, alternative community support opportunities were implemented and alternative means of support to the Mustard Tree charity were carried out. These can be disclosed to MCC separately, if agreed to by the Mustard Tree.

Trade	Count	Local Labour	% Local Labour
Civils	3	2	67%
Dry Liners, Painters, etc	27	22	81%
General Labour	5	3	60%
Roofers	10	6	60%
Electricians and Plumbers	36	17	47%
Bricklayers	8	5	63%
Scaffolders	9	4	44%
Window Fitters	4	4	100%
Joiners	2	2	100%
	104	65	63%

Name (Initials)	Postcodes	Local Authority Area
LJ	M3	Manchester
MS	M3	Manchester
RS	M3	Manchester
CS	M4	Manchester
PS	M4	Manchester
ML	M4	Manchester
DH	M4	Manchester
JO	M4	Manchester
OH	M8	Manchester
MF	M8	Manchester
JS	M8	Manchester
CR	M8	Manchester
DR	M9	Manchester
GE	M9	Manchester
SH	M10	Manchester
ND	M10	Manchester
JH	M10	Manchester
RH	M10	Manchester
NB	M11	Manchester
DJ	M11	Manchester
AQ	M12	Manchester
MP	M12	Manchester
GF	M12	Manchester
SK	M13	Manchester
SR	M13	Manchester
JS	M13	Manchester
MM	M13	Manchester
JW	M13	Manchester
AB	M14	Manchester
SF	M14	Manchester
DR	M14	Manchester
JD	M14	Manchester
HF	M14	Manchester
AC	M15	Manchester
FH	M15	Manchester
JS	M15	Manchester
GF	M15	Manchester
TS	M15	Manchester
ST	M15	Manchester
SM	M16	Manchester
CB	M16	Manchester
CK	M18	Manchester
DM	M18	Manchester
MM	M18	Manchester
LS	M18	Manchester
MR	M19	Manchester
DM	M19	Manchester
GB	M20	Manchester
DT	M20	Manchester
LR	M21	Manchester
MW	M21	Manchester
TW	M21	Manchester
KP	M21	Manchester
SP	M22	Manchester
JB	M22	Manchester
HP	M23	Manchester
DP	M23	Manchester
LC	M60	Manchester
PC	M60	Manchester
AR	M60	Manchester
CM	M60	Manchester

DP	M60	Manchester
SH	M60	Manchester
KG	M60	Manchester
CW	M60	Manchester
BF	M5	Salford
BD	M5	Salford
SN	M5	Salford
EN	M5	Salford
RS	M6	Salford
CB	M7	Salford
DS	M7	Salford
PR	M17	Trafford
CC	M17	Trafford
LK	M17	Trafford
RG	M24	Rochdale
LW	M24	Rochdale
AJ	M25	Bury
DH	M26	Bury
JB	M29	Wigan
JB	M30	Salford
SH	M31	Trafford
DC	M33	Trafford
EC	M34	Tameside
MH	M35	Oldham
MS	M35	Oldham
MPK	M35	Oldham
CG	M38	Salford
JH	M41	Trafford
PB	M43	Tameside
AW	M45	Bury
LM	SK1	Stockport
MS	SK2	Stockport
CH	SK6	Stockport
KC	WA3	Warrington
SR	BL4	Bolton
MB	BL9	Bury
GW	OL6	Tameside
ML	OL6	Tameside
BB	WN7	Wigan
BN	WN8	West Lancashire
SJ	L35	Knowsley
SB	L35	Knowsley
JB	CW4	Cheshire West