



Linear Living

Development at One Lord Street, Manchester

Local Employment Plan

Second Issue

January 2026

Revision Date	Revision	Revision by	Approved by
07/01/26	Update to Project Summary	A Johnston	A Johnston

Project Summary

Demolition of existing structures and erection of a residential apartment development comprising 251no. dwellings (Use Class C3) with landscaping and associated works.

Date 12th December 2025

Purpose of the plan

Our local employment plan outlines how the Lord Street project in partnership with the council will provide job and training opportunities for local residents. This plan aims to support the local economy and reduce unemployment by linking residents to job opportunities arising from the Lord Street development.

Key Components the Linear Group Local Employment Plan

Our plan will evolve with input from our potential partners and the community, and we aim to cover the following elements:

- **A clear plan of action** for how partners (e.g., councils, developers, training providers, Jobcentre Plus) will collaborate.
- **Specific targets** for employment and training outputs (e.g., number of apprenticeships, work placements, or local hires).
- **Measures** to support local unemployed people and disadvantaged communities to reskill.
- **Initiatives** to link job opportunities with local training providers, ensuring skills align with local needs.
- **Strategies** for advertising vacancies through local channels (e.g., job clubs) before general release.
- **Supply-chain initiatives** encouraging the use of local businesses and suppliers.
- **Monitoring and evaluation** mechanisms to track progress and ensure compliance with agreed-upon targets.

Our Commitments

- Local Recruitment During Construction
- We will advertise and share vacancies through local employment networks and agencies where feasible, giving local residents the opportunity to apply.
- Recruitment decisions will be made based on skills, experience, and project requirements, with no guarantee of a set proportion of local hires.
- We will work with the Work and Skills Team to monitor local interest and participation during the project mechanisms for Implementation & delivery.

To ensure delivery of the above measures, we will: -

- Nominate a Local Employment Coordinator, who will oversee the implementation of this proposal and function as a point of contact for local agencies and the Council.
- Establish a partnership with the City Council's employment and skills team (or equivalent) to coordinate recruitment efforts.
- Build employment and training requirements into tender documents and contracts with subcontractors and suppliers, obliging them to consider local labour and apprenticeships.
- Maintain a vacancy schedule, identifying opportunities as they arise, and notify partner agencies promptly.
- Provide induction and on-site training for all recruits to support their development and retention.

Apprenticeships

We will collaborate with external partners such as local colleges, and our supply chain to create apprenticeship opportunities over the duration of the development. We will ensure that these are of benefit to the community and will be expanded to look at roles other than the traditional trade opportunities offered.

Work Placements

Working with external stakeholders we will identify work placements that will maximise the experience of the participants. These placements will be a mixture of onsite and classroom training to ensure the quality of training provided and the outcomes required meet minimal standards. These bespoke work opportunities will be tailored for the participants to derive the greatest benefit.

School/College Engagement

In addition to apprenticeships and work placements, there are several opportunities that we can offer local schools and colleges. These include site visits, presentations, and career talks, these are effective in developing local awareness and an interest in the construction industry. Mentoring and CV writing workshops, in addition to talks on "construction career pathway" will be offered for those that have a specific interest in the construction industry. With the support of our Staff, Specialist Contractors, and Design Professionals we will target 3 events across the duration of the



Community Engagement and Skills Development

Linear Living wants to be a welcomed neighbour in Cheetham Hill community within which we will operate; that means positively contributing to the community and pro-actively minimising disruption and stress caused by construction activities. We recognise the need to promote a positive image of the construction industry to tackle the skills gap and attract more individuals into the industry.

Where appropriate, we will offer short-term work experience opportunities to help individuals gain exposure to construction activities.

We will share information on available roles and potential entry pathways with local employment support services.

Specialist Roles

For positions requiring specific qualifications or skills that are not readily available locally, we reserve the right to recruit regionally or nationally as needed to meet project demands.

Legal Compliance

All recruitment activity will comply fully with UK Employment Law and UK Equality and Anti-Discrimination Legislation.

Conclusion

Linear Living Ltd is committed to engaging constructively with Manchester City Council to identify potential opportunities for local workers throughout the construction of this residential development.

While we will make reasonable efforts to advertise locally and consider local applicants, we cannot guarantee a specific number of local hires, as recruitment will ultimately reflect the availability of suitably skilled candidates and project requirements.