

DOWNTOWN VICTORIA NORTH ROCHDALE ROAD, MANCHESTER

SOCIAL VALUE REPORT



THE SCHEME

This development comprises 237 new build apartments on Rochdale Road, Manchester for the rental market and will be known as Downtown Victoria North. The scheme also includes a gym, residents lounge, underground parking and cycle store. McGoff Construction are delivering this project as Principal Contractor.

SOCIAL VALUE

McGoff Construction made a pledge to deliver various strands of social value on this landmark scheme. Operating in line with Manchester City Council's North Manchester Social Benefits Framework we partnered with a number of local subcontractors, suppliers, education providers and businesses to ensure that we leave a lasting legacy in this region.

This report covers our activity to date including;

1. **Local Employment**
2. **Supply Chain**
3. **Young People – Site Visits, Work Experience & Apprenticeships**
4. **Unemployed Adults**
5. **The Local Community**
6. **Plans for 2026**



1. LOCAL EMPLOYMENT

We tracked our local employment internally via the Project Team & HR and externally via Search Consultancy (for site staff and labour resources).

Search Consultancy recruit through a number of channels, including recruitment events and partnerships with organisations such as Skills People Group, The Works, The Growth Company, and CREATE (in partnership with the DWP).

Skills People Group candidates must have been unemployed for at least 12 months to qualify. Skills People then put them through the required training and CSCS course before they are introduced to us via Search.

McGoff Construction is proud to be an Investors in People **GOLD** accredited business.

Employee Role	Post Code	Distance from site (miles)
Project Lead	CH49 0WD	52
Commercial Lead	M24 1RG	4
Senior Surveyor	M43 6EH	4.7
QS	M26 1PY	11.9
Document Controller	M33 2AJ	8
M&E	SK1 4NH	10.8
Project Manager	SK10 2PQ	23
Construction Manager	WN7 2GD	18
Site Manager 1	WA11 7DL	26
Site Manager 2	WN7 2EY	19.7
Site Manager 3	SK7 5NF	17.5
Site Manager 4	WA11 9AL	25
Logistics Manager	OL16 4AA	14.9
Site Engineer	M5 5AN	5.3
Planner	WA15 9PJ	13
Average distance from site (miles)		16.9



Site Staff provided via Search Consultancy – average distance from site 6.3 miles

Candidate Name	Post Code	Start Date	End Date	Distance from site (miles)	Occupation
M Burke	PR7 7HQ	29/01/2024	11/05/2025	26.6	Engineer
R Carpenter	OL12 8PW	19/02/2024	still on site	15.1	Banksman
C Barker	M24 6ET	01/03/2024	14/11/2025	6.1	Slinger
T Burke	M7 3TN	22/03/2024	30/03/2025	3.6	Slinger
I Jamieson	M5 5HF	09/04/2024	09/04/2024	4.3	Banksman
G Nelson	M14 5LU	21/06/2024	ad-hoc cover	3.8	Slinger
S Ali	M7 4HJ	29/07/2024	09/02/2025	2.7	General Operative
E Belay	M7 4UJ	29/07/2024	11/08/2024	2	General Operative
N Sonne	M21 7SA	13/08/2024	09/10/2024	4.7	General Operative
R McLinn	M5 5NG	23/09/2024	still on site	3.3	General Operative
A Palkimas	M9 0SD	20/08/2024	15/09/2024	4	Shuttering Joiner
D Thomas	BB5 5SW	16/09/2024	ad-hoc cover	23.3	Slinger
P Connolly	M12 5BD	11/10/2024	10/03/2025	3.8	General Operative
A Gregg	M5 3PT	08/10/2024	18/10/2024	2.6	Slinger
A O'Rourke	M21 7SG	08/11/2024	01/12/2024	5.7	Hoist Operator
P Moore	M30 8GL	26/11/2024	27/11/2024	7.1	Slinger
L Heaton	M27 5NX	09/12/2024	19/02/2025	5.5	Logistics Manager
S Howard	M6 6SR	16/12/2024	10/01/2024	2.8	Joiner
J Davidson	M24 6UN	13/01/2025	06/07/2025	5.4	Telehandler Op
C Parry	M4 1PP	27/01/2025	16/02/2025	1.1	General Operative
S Spilsbury	M20 1DQ	03/02/2025	06/04/2025	5.4	General Operative

M Shields	M22 0EJ	03/02/2025	15/08/2025	10.6	General Operative
A Murray	M24 4LY	04/02/2025	ad hoc cover	6.5	General Operative
A Selemon	M3 7FG	10/02/2025	still on site	2	Hoist Operator
D Maguire	M34 5NA	17/02/2025	15/08/2025	5.9	General Operative
I Fasakin	M9 8JW	21/02/2025	ad hoc cover	3.9	Slinger
B Titiosho	M22 0NR	19/02/2025	07/09/2025	11	Logistics Manager
C Devine	M43 6ES	21/02/2025	23/02/2025	4	General Operative
R Hanse	M13 9GG	24/02/2025	15/08/2025	2.6	General Operative
H Heardman	M27 5SW	03/03/2025	11/05/2025	7.5	General Operative
J Finnigan	M43 6QF	12/03/2025	ad hoc cover	3.5	Slinger
J Ogbazghi	M7 2JA	11/03/2025	still on site	3.6	General Operative
L Boya	M40 8AF	08/05/2025	11/05/2025	1.5	General Operative
B Leach	OL1 4LJ	08/05/2025	18/07/2025	8.5	General Operative
D Beaton	OL1 3BY	26/05/2025	01/06/2025	6.9	General Operative
J Hafford	SK15 1HG	02/06/2025	28/09/2025	11	General Operative
A Barton	M40 7GS	02/06/2025	still on site	0.7	General Operative
M Gomes	M43 6JL	11/06/2025	still on site	3.8	General Operative
P McCulloch	M9 6LR	24/06/2025	20/07/2025	3.5	Telehandler Op
A Kusimo	OL11 2EH	09/07/2025	10/07/2025	13.7	Traffic Marshall
C Cox	M40 3LL	19/07/2025	still on site	4.7	Telehandler Op
K Amofa	M9 4EH	21/07/2025	05/10/2025	2.4	General Operative
M Harrison	M3 6AH	30/07/2025	14/09/2025	1.7	Joiner
C Bulai	OL16 4AA	20/08/2025	still on site	13.5	Logistics Manager
Z Spence	M8 9BD	18/08/2025	21/09/2025	1.9	General Operative
M Breeze	M40 7EY	16/09/2025	30/11/2025	1	General Operative

V Bihun	BL9 8DN	15/09/2025	still on site	6.3	Joiner
M Khezaei	BL6 4NS	19/09/2025	21/09/2025	15.6	Crane Supervisor
K Huddart	BL2 2HX	20/09/2025	05/10/2025	12.1	Slinger
P Green	WA8 7LS	20/09/2025	12/10/2025	27.3	Telehandler Op
J Birtwhistle	BL8 4AZ	29/09/2025	26/10/2025	11.8	General Operative
B Nkonjera	M20 1HP	01/10/2025	26/10/2025	4.6	General Operative
I Dukalovs	BL8 1HU	08/10/2025	12/12/2025	10.5	General Operative
I Ijeh	M29 7AJ	29/10/2025	02/11/2025	11	General Operative
M Cunningham	M19 3BU	29/10/2025	09/11/2025	3.9	General Operative
D Seville	M24 4WA	20/11/2025	still on site	6.1	General Operative
M Hunt	M14 7HN	20/11/2025	12/11/2025	3.4	General Operative
J Crennell	M50 1WH	20/11/2025	12/11/2025	3.7	General Operative
S Costello	M8 9EG	20/11/2025	12/11/2025	2.1	General Operative
R Thomas	M30 0JG	26/11/2025	still on site	5.5	Slinger
M Collar	M11 2LG	27/11/2025	still on site	3.3	General Operative
L Hilton - Perry	M6 7JG	11/12/2025	09/01/2026	3.6	General Operative
D Ile	M7 4RZ	15/12/2025	still on site	1.7	General Operative
J Hill	OL3 6BX	12/01/2026	still on site	11.6	General Operative
N Avram	OL4 1NR	16/10/2026	still on site	8.6	General Operative
A Protop	OL10 2JS	17/01/2026	still on site	10.5	Ganger
Average distance from site (miles)				6.36	

2. SUPPLY CHAIN

McGoff Construction utilise a long standing local supply chain, many of whom have worked with us for over 10 years. We are also actively working with new partners and attend events such as Constructionline's Meet the Buyer (Old Trafford) to raise awareness of local schemes.

Company	Trade	Location	Distance from site (miles)
McGoff Construction	Principal Contractor	WA14 5UA	10
Beyond Corporate	Legals	M15 4PZ	3
Dalbergia	Monitoring Surveyor	M3 7DU	1.3
dBx Acoustics Ltd	Acoustician	M4 6JG	0.5
Garner Town Planning Ltd	Planning Consultant	SK6 8ED	15.7
Hurstwood Environmental Consulting	MEP Design	BL1 4AG	14.4
Lanpro	Arch Survey	M2 3DE	2.2
Planit IE	Landscape Design	WA14 1DY	13.9
Waterman Structures Ltd	Structural Engineer	M2 6HY	1
P McGuinness & Co Ltd.	Demolition Contractor	M12 6BF	1.8
Chartrange	Ground Remediation	SK16 4NJ	8
Wallbank	Hoarding	SK7 2JX	10.8
Foundation Piling	Piling	SY11 3DA	69
Santon Lightning Protection Services	Lightning Protection	SK14 5ED	10.2
Heyrods	Concrete Frame	OL9 7LY	4.9
Sterling Fabrications Ltd	Structural Steelwork	M30 0GJ	6.5
Panacea Building Systems	Frame & Drylining	WA14 5UA	10
Craven	Scaffolding	M23 9GG	9.3
Cara	Brickwork	M44 5EG	12.1
Red Systems	Windows	CH64 3RU	49
Konnekt	HR and Balustrading	CW11 3JA	34
Ascot	Metal Doors	BL2 2HE	14.5
Primeseal	Roofing Package	OL9 9HD	6.2
RACS Industrial	Roof Access	CH1 4QL	48
GPL Ventilation	Mechanical & Plumbing	BL9 5BT	10.8
EdenCroft Building Services	Electrical Sub-Contractor	WA14 5UA	10
Emergency Systems Limited	Fire Alarm and Evacuation	BB10 3PS	30
Armstrong Priestley	Sprinklers	M40 8WN	1.8
Interactive	Smoke Ventilation Control	M283GN	9.9
Bethell	Utilities	M26 1GE	10.9
Schindler Ltd	Lifts	WA2 0XP	16.4
New Era Mastics	Mastic Sealant	L39 2BY	35
JD Tiling LTD	Ceramic Tiling	BI1 8BX	14.9
Wren	Kitchens	M16 0RP	4.6
Smith Painters	Painting and Decoration	S66 7LZ	51
Active Flooring Solutions Ltd	Flooring - Vinyl/Carpet	L10 2JA	37
Urban Roofscapes	External Works	WA5 0LH	20

Gralyn	Joinery	LS27 9LR	39
Profiles Brickwork Properties Ltd	Sample Panel Brickwork	WN5 7XB	27
Intercounty Rainwater Ltd	Aluminium Soffits	SK14 4QF	8
Thermal Engineering Contracts Limited	Passive Fire	LS10 1AD	44
MGFS	Fitout works	WA14 5UA	10
Average distance from site (miles)			17.5

SUPPLIERS

Company	Location	Distance from site (miles)
All Mix Concrete	WA1 4AW	21
Beesley & Fildes	M27 4ES	6
Camfaud Concrete Pumps	WA9 3JG	23
City Electrical Factors	M12 6DD	1.7
Dulux Decorators	M43 7BA	5
Fixings NW	M33 6LB	6.4
Flomix	WA4 6XE	23
Howard Mercer Metalwork	BB1 2JT	24
Huys Grey	M27 5RR	6
Irmass Company	M17 1AN	4.7
Miers Construction Products	WA11 9SZ	21.6
Millenium Brick	SK4 1DJ	14.5
Jewsons	M40 5AJ	1.5
Taylor Maxwell	M2 5PE	2.2
Tensar International	BB1 2QX	24.2
Travis Perkins	WA15 9QX	13.7
Cheshire Soils & Aggregates	WA14 5GL	9.6
Search Recruitment	M3 3HN	1.9
One Stop Hire	M11 2DW	3.2
Jarvie Plant	M29 7JS	10.4
Pickerings Hire	WA3 3PX	22
Adlington Welding	PR7 1QD	25
SIG	M17 1SH	6.5
Certas Energy	M17 1SA	7
Kenny Waste	M38 OPT	15.8
Average distance from site (miles)		12

£2.75m supplier spend within 25 miles of the site

3. YOUNG PEOPLE

MANCHESTER COLLEGE PARTNERSHIP – SITE VISITS

From the onset we partnered with Manchester College with a view to utilising the scheme as an exemplar platform for learning. It was key to us that students were able to witness the progress of the project from the very beginning - from initial groundworks through to building operation.

We have undertaken site visits for T-Level Students and their tutors throughout the build. Each visit comprises up to 10 students plus a member of Manchester College staff and have been delivered by our on-site team.

Topics typically covered include; introduction to McGoff Construction Limited, health and safety, works being undertaken, trades involved, programme, logistics, pre-planning work activities, site coordination and current progress on site. We focused on trades, namely brickwork, joinery, and electrical reflecting the student curriculum at the College.



T-Level Site Visits

“The feedback has been super positive from all the groups that visited your site. For most of the students, it was their first time on a live project so the visit really helps put the Health & Safety learning into practice and helps the students link their college learning to that of the industry.

The students asked questions and some of them even started asking for work which shows some real aspiration!” Manchester College







Trade specific Brickwork site visits were also conducted in partnership with the Cara Brickwork site team with Q&A sessions from 15no T-Level 1 brick laying apprentices.

MANCHESTER COLLEGE PARTNERSHIP – CURRICULUM INPUT

We have attended a number of advisory board meetings with the College, and our feedback has now been incorporated into the college Construction curriculum going forward, including modern methods of construction techniques and office etiquette.

We hold regular reviews with the College to assess the students, curriculum and future training requirements to foster continual improvement.

We were also interviewed by Ofsted in March 2025 regarding our partnership with Manchester College, their curriculum and student interaction at Downtown Victoria North.

WORK PLACEMENTS

Following a successful interview process we have successfully delivered x3 T-Level students work placements on this scheme.

Sara and Teandra, both T-Level Design Surveying & Planning students at Manchester College joined us in February 2024 and Arad joined us on 10th February 2025. All have now successfully completed their placements with MCL, a total of **325 hours per student**.

Topics Covered:

- Introduction to MCL and the project team
- Drawing review
- Review block 1 superstructure and Metframe including interfaces
- Health & Safety
- RC structure drawings and details
- Document control
- Site management
- Programme activities
- Drawing review - Metsec details



Sara and Teandra, both T-Level Design Surveying & Planning students at Manchester College with members of the McGoff team

Platinum Partnership with Manchester College

We were delighted to be awarded **Platinum employer status** in recognition of our valuable commitment and contribution to the work readiness of The Manchester College students for 2023-24 alongside the likes of Network Rail and Morgan Sindall.



Manchester College Partnership Overview Statement



Contact: Denis McHugh (Project Manager)
Denis.McHugh@mcgoffgroup.com
07425 414725

McGoff are an employer stakeholder who specialise in architectural design, construction, interior design and facilities management. They support our brickwork education programmes for young people at levels 1 and 2. The relationship with McGoff was established two years ago and has developed to include contributions to:

- TMC Stakeholder Advisory Boards
- Curriculum design, content and sequencing
- Work placements
- Facilitating site visits
- Careers fairs

McGoff have played a pivotal role in construction department by creating valuable opportunities for learners. They facilitate onsite visits and hosted meaningful work placements, ensuring learners gain practical, real-world experience on site projects in the City Centre, working with the project management team. They took 3 T level placements (DSP) last year and will be taking 12 placements this year from wet trades.

From this, our learners have experienced working in a fast-paced environment with tight turnaround of deadlines. This was one of the behaviours that McGoff suggested to the team to ensure that learners understand the world of work.

Their guidance on the essential knowledge, skills and behaviours required for the current and future construction workforce has directly contributed to the content of work-related projects delivered in weekly KSB sessions. The KSBs highlighted as critical success factors and embedded into SOL/project work, which includes the modern techniques used in Bricklaying i.e. Brick slips and wind posts.

McGoff also informed our learners of progression routes; participating in our careers fairs, promoting their roles to future trades people, facilitating information sharing about apprenticeship and employment opportunities.

McGoff provide T Level industry placements for Design, Surveying and Planning.

APPRENTICES

We were delighted to welcome a cohort of apprentices onto this scheme via our valued supply chain partners, all of whom gained invaluable experience on a fast-moving, complex project.

SUPPLY CHAIN PARTNER	TRADE	APPRENTICES ON THIS SITE
Edencroft Building Services	Electrical	2
Panacea Building Systems	Drylining and Frame Structure	2
Cara Brickwork	Brickwork	6
GPL	HVAC	3 (Trainees)



Cara Brickwork Apprentice & Work Experience Detail



Total Apprentice Training Hours Delivered on Site
Site : Rochdale Road

Apprentices

Name	Total Hours Worked
E. Backhouse	470h 58m
O.Dennis	821h 37m
L. stoddard	558h 16m
M. Heavens	616h 0m
V.Benson	757h 45m
W. Kaminski	25h 47m
Total Hours	3250 hours 23 minutes

Work Experience

Name	Total Hours Worked
R. Scarlett (Oldham College)	30h 15m
M. Scholes (Hopwood Hall College)	35h 15m
Total Hours	65 hours 30 minutes

Following completion of two work experience placements, one individual was offered and accepted an apprenticeship.

Labourers

Name	Total Hours Worked
A.Orzechowski	22h 39m
K.Scargill	108h 35m
S. Edwards	112h 42m
T. Kazeem	100h 54m
Total Hours	344 hours 50 minutes

Grand Total - 3660 Hours 43 Minutes

4. UNEMPLOYED ADULTS

Search Consultancy

Our site and labour staffing partner; Search Consultancy recruit through a number of channels, including recruitment events and partnerships with organisations such as Skills People Group, The Works, The Growth Company, and CREATE (in partnership with the DWP).

Skills People Group candidates must have been unemployed for at least 12 months to qualify. Skills People then put them through the required training and CSCS course before they are introduced to us via Search.

The Booth Centre, Manchester

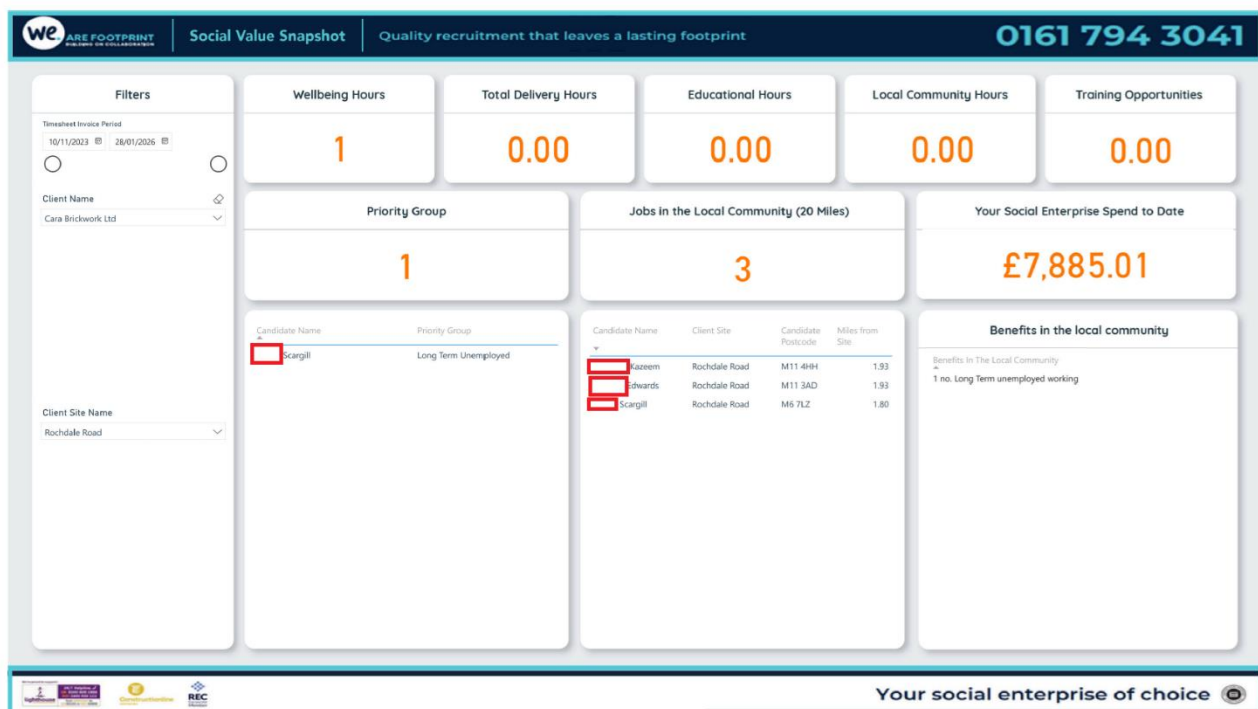
We have engaged with The Booth Centre during June and October 2025 to provide support and assistance with local employment opportunities. We have received 2No. applications for employment from candidates at the Booth Centre and facilitated interviews with our partner subcontractors.

Key Supply Chain Partner - GPL

GPL have confirmed they have appointed x1 local (M33) long-term unemployed member of staff on this project.

Key Supply Chain Partner - Cara Brickwork

Cara have also confirmed they have appointed x1 local (M6 7LZ) long-term unemployed member of staff on this project, via their partner We are Footprint - please see snapshot below.



5. LOCAL COMMUNITY

CONSTRUCTION SKILLS CENTRE, COLLYHURST

We were delighted to attend the official opening of the Collyhurst Community Construction Skills Centre with Manchester City Council, FEC UK and Construction Skills People.

Located on Southchurch parade, less than 5 minutes from our development - the centre will provide an excellent opportunity for local people to gain the relevant skills and qualifications to start a career in the Construction industry.

We attended to offer our support with local site visits.



YES MANCHESTER

YES help people living in North Manchester who aren't working, or who are working in low paid or insecure jobs, to get into meaningful employment.

We saw the charity in full swing at their Newton Heath branch just around the corner from our development.

We met with the team to raise awareness of the project and to keep them on our radar for potential employment/work experience and site visit opportunities.



CONSIDERATE CONSTRUCTORS

We are proud to have achieved consistent 'Excellent' Reports from the Considerate Constructors scheme visits, in particular on the Community category, please see sample below.

CONSIDERATE CONSTRUCTORS SCHEME				CONSIDERATE CONSTRUCTORS SCHEME
<h1>MONITOR'S REPORT</h1>				
SITE DETAILS				
SITE NAME Rochdale Road	CONTRACTOR McGoff Construction Ltd	SITE CONTACT Darrell Cullen (Project Director)	PROJECT DATES 04/09/2023 - 19/12/2025 First registered: 10/03/2023	
MONITOR John Leonard	SITE ID 134868	VISIT DETAIL 10/07/2025 Site 0 (On-site)	PROJECT CONTRACT VALUE £47,000,000	
PROJECT DESCRIPTION, CONTEXT, LOCATION AND RELEVANT CONSTRAINTS				
237 residential apartments are being constructed in four blocks, north of Manchester city centre, on the trunk road to Rochdale. Works are on a brownfield site with a NCP car park to the rear of the site along with commercial and residential neighbours, partial site frontage to Rochdale Road. Superstructures are progressing. The site compound is situated on the opposite side of Rochdale Road on private rented land offering the temporary accommodation and full welfare facilities.				
SCORING				
Respect the Community	Excellent - 15 / 15	<ul style="list-style-type: none"> A score of 9 in a Section or 27 for the Total Report Score reflects a conforming score for the Code of Considerate Practice For more information on the Monitor Checklist, scoring descriptors, the Scheme's definition of innovation and report writing standards, visit www.considerateconstructors.com. 		
Care for the Environment	Excellent - 15 / 15			
Value their Workforce	Excellent - 13 / 15			
Total Report Score	Excellent - 43 / 45			
EXECUTIVE SUMMARY				
<p>Many thanks to Darrell and the team for their welcome on site today.</p> <p>The Registered Activity has engaged really well with the local community which includes support for apprenticeships, T-level student work placements, and the Booth Centre which provides pathways to education and employment for people who may not ordinarily receive such opportunities. McGoff ensures the supply chain are actively involved in meeting these objectives.</p> <p>ISO 14001 certification is in place with a site environmental management plan, ensuring appropriate consideration of the environmental aspects of the construction project. A company wide carbon reduction plan exists, with a roadmap to achieve Net Zero by 2030. The project utilises a Battery Energy Storage System to reduce CO2 emissions, and this has resulted in a nomination for an Excellence in Sustainability award. The supply chain are required to meet carbon reduction criteria as part of the approval process.</p> <p>The completed project includes green spaces, and bat boxes in the external facade, contributing the the overall bio-diversity net gain.</p> <p>McGoff have Modern Slavery, equality, diversity and inclusivity policies actively backed up with training of the workforce, along with supply chain checks. The business has ISO 45001 accreditation and procedures to ensure health, safety and welfare is a priority.</p> <p>The site welfare and offices are well maintained, equipped and clean. Sanitary bins are required for the male toilet facilities in order to achieve full compliance with the Code. These are located in a secure compound off site, also offering car parking.</p> <p>Gold level Investors in People has been achieved demonstrating employment benefits well above and beyond basic statutory requirements.</p>				
RESPECT THE COMMUNITY				
				EXCELLENT 15 / 15
<p>The project has set KPI's for local community involvements, all being monitored as part of the agreement in place with Manchester City Council. Activities are numerous and includes support for apprenticeships, T-level student work placements, and support for the Booth Centre which provides pathways to education and employment for people who may not ordinarily receive such opportunities. McGoff ensures the supply chain are actively involved in meeting these objectives.</p> <p>The site has received 4Nr complaints, all of which have been successfully closed out. Feedback is managed through a Manchester City Council portal. Land on the opposite side of Rochdale Road has been leased to provide a secure site compound with car parking.</p>				

6. PLANS FOR 2026

INDUSTRY WEEK

We have been invited to take part in Manchester College's upcoming Industry Week in March. The event showcases local industries, career pathways and routes into employment. We will be sharing sector insights, and the knowledge, skills and behaviours that we feel students need to succeed.

TRADE PLACEMENTS

Manchester College are seeking work placements for electricians, bricklayers, plasterers, joiners and decorators, who all have to achieve 35 hours work placement. MCL are currently engaging with subcontractors to identify opportunities within our supply chain to meet the College's aspirations as we enter the final few months of the project.

SALFORD CITY COLLEGE GROUP (SCC)

We have also been approached by SCC Group to support with their T-Level Business students, discussions are ongoing to see how we can progress this partnership.

OPERATIONS

Upon completion, the building will be handed over to Downtown Asset Management (DAM), another company within the McGoff Group. DAM will be responsible for the operation of the building, lettings management and building management including the provision of a 24/7 concierge team. DAM will be recruiting for these positions imminently continuing the theme of local employment leaving a lasting legacy in the local community for many years to come.



CONTACT US:

For further information please contact Sarah Sanderson on sarah.sanderson@mcgoffgroup.com