



Plymouth Grove Employment & Skills Plan



Issue Date: March 2026

HG Construction – Plymouth Grove Employment & Skills Plan **Planning Ref: 138294/FO/2023**

Site	Land bounded by Plymouth Grove and Dryden Street, Ardwick, Manchester
Developer	Plymouth Grove Property Developments Ltd
Main Contractor	HG Construction
Planning Ref	138294/FO/2023

Development Overview

Project description / scope

Plymouth Grove:

Erection of a part six storey, part eight storey building for use as purpose built student accommodation (PSBA)(SUI Generis) comprising 263 bed spaces, with associated amenity space, cycle parking, external landscaping, access and other associated works.

Introduction

This Employment and Skills Action Plan outlines how HG Construction will support employment, training and education engagement opportunities during the construction phase of the Plymouth Grove development.

HG Construction will work collaboratively with Manchester City Council Work and Skills Team, local education providers and community partners to maximise opportunities associated with the project and promote careers within the construction and built environment sectors. Collaboration with Manchester City Council

HG Construction will work in partnership with Manchester City Council Work and Skills Team to support local employment and skills initiatives linked to the development.

This will include promoting employment opportunities through the Council's networks, engaging with local employment support organisations and sharing information on employment and skills activities delivered during the project.

Local Employment

HG Construction and its supply chain will promote employment opportunities generated by the development. This may include:

- Advertising vacancies through Manchester City Council employment and skills networks
- Working with local employment support organisations and job brokers
- Encouraging subcontractors to consider local labour where appropriate
- Promoting a range of construction roles including trade, labour and management positions

The construction phase of the Plymouth Grove development will generate a range of employment opportunities across a variety of trades and professional roles. Based on the current programme and anticipated subcontract packages, the construction works are expected to support the following predicted Full Time Equivalent (FTE) roles over the construction period.

To support this approach, HG Construction has established indicative targets for the geographical distribution of both the workforce and apprenticeship opportunities throughout the construction phase:

Labour (overall workforce):

Approximately 30–35% to be sourced from Manchester wards

Approximately 45–50% from the wider Greater Manchester area

The remaining 15–25% from outside Greater Manchester, reflecting the requirement to engage specialist trades where necessary

Apprenticeships:

Approximately 40–50% to be sourced from Manchester wards

Approximately 40–45% from the wider Greater Manchester area

A smaller proportion (5–15%) from outside Greater Manchester, where specialist roles or training pathways are required

These figures are indicative at this stage and will be influenced by the appointed supply chain, programme requirements and the availability of suitably qualified local candidates. HG Construction remains committed to maximising opportunities for residents within Manchester wards in the first instance and will work closely with Manchester City Council's Work and Skills Team, local employment partners and training providers to promote vacancies, support access to apprenticeships and encourage local participation. Predicted Construction Workforce (FTE)

Start	Jun-26			
End	May-28			
Trade	Duration	Start Date to Completion Date	Number of operatives	FTE equivalent
Groundworks and Concrete Frame	48	Jun 26 - May27	12	576
Scaffolding	60	Dec 26 - Feb 28	3	180
Façade	60	Dec 26 - Mar 28	3	180
Windows	24	Feb 27 - Aug 27	4	96
Roofing	16	May 27 - Sep 27	3	48
Brickwork	36	Mar 27 - Nov 27	20	720
Drylining	32	Mar 27 - Oct 27	26	832
Mechanical	65	Jan 27 - Apr 28	15	975
Electrical	65	Jan 27 - Apr 28	15	975
Carpentry	26	May 27 - Nov 27	4	104
Painting	30	May 27 - Dec 27	3	90
Floor Laying	30	May 27 - Dec 27	4	120
Builders Cleaning	20	Jan 28 - Apr 28	5	100
Labouring	90	Aug 26 - May 28	4	360
Traffic Marshal	94	Jul 26 - May 28	2	188
	100 weeks		Total Weeks	5544
			FTE correct figure representation	5544/100 = 55

Skills Development and Training

HG Construction will support skills development within the construction workforce throughout the project. This may include:

- Ensuring site operatives hold relevant industry accreditation such as CSCS certification
- Providing site inductions and regular health and safety toolbox talks
- Encouraging subcontractors to support workforce training and professional development
- Promoting access to recognised construction industry training where appropriate

Education Engagement

HG Construction will engage with local education providers to promote careers within construction and the built environment. Engagement may include careers events, presentations, workshops and site visits where appropriate.

Education providers may include:

- Manchester Metropolitan University
- The University of Manchester
- The Manchester College (LTE Group)
- UCEN Manchester
- Loreto College
- Xaverian College

HG Construction will also seek to engage with organisations supporting construction career pathways including Construction Youth Trust, Manchester Growth Company and Greater Manchester Combined Authority skills and employment programmes.

Work Experience and Careers Awareness

Where safe and practical, HG Construction will support activities that increase awareness of careers within the construction industry. This may include work experience placements, site visits for students and careers discussions with construction professionals.

Community Engagement

HG Construction will seek to engage positively with the local community during the construction phase. This may include supporting community initiatives, volunteering activities and educational sessions that promote awareness of the construction and built environment sector.

Monitoring

Delivery of this Employment and Skills Action Plan will be overseen by HG Construction's Head of Social Value – Lorraine Dawe. Information relating to employment, training and engagement activities will be monitored throughout the construction period and shared with Manchester City Council Work and Skills Team where required.

Key Contacts

HG Construction Delivery leads
Andrew Shaw – Project Director
Lorraine Dawe – Head of Social Value