Weston Halls and Pendulum Hotel
Local Labour Agreement

At Bowmer and Kirkland (B+K), creating social value means making a positive impact on peoples' lives and local communities. For the Weston Halls and Pendulum Hotel development, we will strive to meet Manchester City Council's expectations and comply with the Public Services (Social Value) Act 2012 by:

- Creating a local labour agreement, setting project specific KPIs and monitoring progress.
- Understanding community needs and collaborating with the Council and local stake holders to address these.
- Using a social value calculator (TOMs) to quantify social value (in £).
- Documenting social value impact through case studies.
- Having a dedicated social value resource.

Social value KPIs

Across the two phases B+K will endeavor to meet the following targets:

- Prioritise spend with local suppliers within 20 miles of Manchester.
- Employ 50% local labour within 20 miles of Manchester, including:
    - 20% from Manchester City Council district postcodes
    - 8 people from unemployed backgrounds and priority groups including:
        - 2 NEETS
        - 2 prison leavers
        - 2 service leavers
        - 2 care leavers
- Notify the Growth Company's Ellis Williamson and Rusholme Jobcentre Plus of B+K site vacancies and require our supply chain to do the same
- Engage 60 apprentices (or 1200 apprentice week equivalent) on the project, either as sustained apprentices or new start opportunities as a result of the project.
- Offer 6 T-level work experience placements (or 54 weeks equivalent) on the project in addition to facilitating summer work experience placements equivalent to 21 weeks.
- Participate in 76 activities with local schools, colleges and universities (or 152 hours equivalent).
- Participate in 16 career activities to support unemployed people e.g. via Manchester Adult Education and Skills Construction Centre (or 152 hours equivalent).
- Organise 19 local community or fundraising activities (or 76 hours equivalent).
- Facilitate 194 weeks of staff training.
- Divert at least 92% of site waste from landfill.

Measuring and reporting

B+K is a member of the Social Value Portal and will be using the TOMs (Themes Outcomes and Measures) methodology to calculate the social value contribution (in £) on the project and track progress against its economic, social and environmental measures. Not all social value can, nor should, be quantified. Therefore, we will build a portfolio of case studies to represent our social impact activities.

The site will be registered with the Considerate Constructors Scheme to ensure compliance with industry standards and work towards best practice, all monitored by independent industry experts. The project will aim to achieve an *Excellent* (42+) overall score and a 15/15 *Community* score before completion.

Social value contact

Mona Baig, B+K Social Value Manager (Tel: 0161 493 1880, Email: m.baig@bandk.co.uk) will be responsible for the implementation and delivery of these KPIs. She will submit a progress report to the client monthly and to Manchester City Council on request.

M. Baig
Oct 2025