

Local Benefit Proposal

Laystall Street

19th December 2025

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1.0 Executive summary

This document will demonstrate our performance against key performance indicators (KPIs) against measured within 'Manchester City Council's Local Labour Agreement', in response to planning condition. PCD32 *"Prior to the commencement of residential element of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City council, as Local Planning Authority. The approved document shall be implemented as part of the construction development)."*

The reporting period for this development are from January 2024 – December 2025, based on two local definitions, City of Manchester (approx.0–5-mile radius) and City of Manchester (approx.5–20-mile radius).

2.0 Mechanisms for the implementation of Local Benefit

Eric Wright Group is 100% owned by The Eric Wright Charitable Trust. Our Group structure ensures that we generate profit for a purpose, supporting the future growth of our business whilst at the same time, supporting local charities within our communities. Our business is based on a simple principle: we believe that the greatest achievement in life is what we achieve together.

This unique partnership between our commercial and charitable interests ensures that together, we operate as a social enterprise, continually giving back, whilst always looking forward to a better, more considerate and more sustainable future.

We consider the wider impact we can achieve on a social, economic and environmental level as the true benchmark for our business success. We are dedicated to delivering local benefits within the communities we serve.

Our projects are designed to uplift local economies and enhance community well-being. We believe in building infrastructure that fosters community relationships, for this project we have worked together with our client Great Places Housing Group to focus our local benefit delivery within the communities in which they operate.

Where appropriate we will ensure that social value deliverables are incorporated in to subcontract agreements, with continued management and support from the project team and specialists within the Eric Wright Group.

3.0 Measures to monitor and review the effectiveness of the Local Benefit Proposal

All our local benefit achievements are evidenced and reported through our comprehensive monitoring process, managed by our dedicated KPI Coordinator who measures, monitors and tracks outputs monthly and are reviewed by the EWC project team, senior leadership team and our Group Social Value Manager.

To effectively manage, monitor and report achievements against each area of the 'Manchester City Council Local Labour Agreement' we will gather the following information.



Theme	Measure
Apprentices (New/Existing)	Name & Post code Name of apprenticeship and level Newly created or sustained Training provider Start & End date onsite
Work Opportunities	Name & post code Start date & end date onsite Recruitment source
Work Experience/Trials	Name & Post code Name of work experience programme Education establishment/Training provider Start & End date onsite
Careers activities	Date of activity. School/College/University & their post code EWCE/Subcontract staff involved. EWCE/Subcontract hours. Number of students. Demographic of students
Supply Chain	Name & post code Package of work procured New or Existing
Employees	Name & Post code Company working for Start and End date onsite
Community Involvement	Careers activities Date of activity Name of training provider Types of activities involved Number of staff hours Number of learners Community engagement Date of volunteering Volunteering activities Organisation supported



	Location of volunteering Number of people volunteering Number of hours each person volunteered Case study from organisation supported. Value of donations
Supporting local business growth	Type of activity Businesses involved

4.0 Priorities

This document will demonstrate achievement under the following key priority areas.

- Employment Opportunities

This area will demonstrate Eric Wright Construction's (EWC) commitments to apprentices, both existing and newly created, work opportunities, and work experience and work trials.

- Employees

Where the project workforce live, both EWC and subcontract employees.

- Supply Chain

Number of new and existing subcontracts procured to deliver work packages on the Laystall Street development.

- Training Opportunities

Number of training hours delivered throughout the course of the development, upskilling the project workforce, supporting learners on their career development and CPD for teaching and employment staff.

- Community Involvement

Supporting local education institutions through the delivery of the Gatsby benchmarks. Along with how EWC have supported the local community through time and resources.



4.1 Employment Opportunities

Employee Name	Employee Postcode	Recruitment Source Category	Position Held	Employer	Start Date	Date Finish
NC	PR6	EWC Direct	Assistant QS	EWC	25-Mar-24	Still onsite at the

The number of employment opportunities, including apprenticeships, work experience and work trials for people within the local radius.

New & Existing Apprentice Starts

A new apprentice, is an apprenticeship that has been created directly as a result of the Laystall Street development, with an existing apprentice, being an apprenticeship that was created prior to the development, with the apprenticeship being supported through experience gained on the development.

Over the course of the development one new apprenticeships where created, via the PlanBee shared apprenticeship programme and a further 10 supported on and offsite, all living within 20-mile radius of the development.

This equates to one apprentice per £2m of project spend.

Apprentice Name	New / Existing	On/Offsite	Employee Postcode	Position Held	Employer	Start Date	Date Finish
WH	New	Onsite	M33	Apprentice QS	EWC	06-Jan-25	25-Apr-25
DH	Existing	Onsite	BB1	joinery apprentice	EWC	25-Sep-25	Still onsite at the time of report
JW	Existing	Onsite	PR5	joinery apprentice	EWC	02-Oct-25	Still onsite at the time of report
MA	Existing	Onsite	OL68	Bricklayer	PLF	15-Sep-25	Still onsite at the time of report
LF	Existing	Offsite	WN6	Electrotechnical Lv3	Brogan Group	31-Mar-25	01-May-25
LH	Existing	Offsite	WN3	Electrical/Mechanical maintenance	Brogan Group	31-Mar-25	01-May-25
JS	Existing	Offsite	WN3	Electrical/Mechanical maintenance	Brogan Group	31-Mar-25	01-May-25
ES	Existing	Offsite	WN3	Electrotechnical Lv3	Brogan Group	31-Mar-25	01-May-25
TG	Existing	Onsite	OL7	NVQ 2 Impervious floors	Phoenix Flooring	06-Oct-25	Still onsite at the time of report
MG	Existing	Onsite	OL7	NVQ 2 Impervious floors	Phoenix Flooring	06-Oct-25	Still onsite at the time of report
MC	Existing	Onsite	OL8	Painting & Decoration Apprenticeship	Smith Painters	29-Sep-25	08-Dec-25

Work opportunities

Work opportunities are new jobs that have been created as a direct result of the Laystall Street development, including project management, Trainee quantity surveying and operative positions.

Nine new jobs have been created directly with EWC on the development, with 177.50 weeks worked. Four of the nine jobs created where for people living within 0-5 miles of the development and a further three for people living within 5-20 miles of the development.



						time of report
DM	WA8	EWC Direct	Project Manager	EWC	01-Jul-24	Still onsite at the time of report
AA	M15	Agency	General Labourer	EWC	11-Jun-25	06-Aug-25
KC	SK8	Agency	Lift Supervisor	EWC	09-Jun-25	03-Jul-25
NA	OL4	Agency	General Labourer	EWC	12-Aug-25	Still onsite at the time of report
RM	BH17	Agency	Lift Supervisor	EWC	09-Jul-25	17-Jul-25
SG	M14	Agency	Traffic Marshal	EWC	01-Sep-25	12-Sep-25
KF	M40	Agency	Machine Bank Operative	EWC	01-Jun-24	03-Jun-24
TA	M14	Agency	Machine Bank Operative	EWC	04-Jun-24	05-Jun-24

4.2 Supply chain

Professional consultants and trade contractors procured by EWC to deliver work packages on the Laystall Street Dispensary development. Two new subcontractors were procured to deliver this project. However, both are located outside of Manchester.

Subcontractors

22% of the subcontract work packages procured for this development were placed with companies located within a 0–5-mile radius and a further 20% procured with companies located within a 5–20-mile radius of the development.

Sub-Contractor within 0-5miles	Trade	Postal Address
Utilities Design and Planning Limited	Traffic Management	Astor Road Salford Manchester England M50 1BB
Wernick Hire Ltd	Site Cabins	Windmill Lane Denton Manchester M34 2JF



Clockwork Services Security Limited	CCTV and Security	The Junction Merchants Quay Salford Quays Manchester M50 3SG
Bartell Cottage Furnishings Ltd	Blinds	733 Oldham Road, Newton Heath, Manchester M40 5AP
Liquid Roofing Limited	Roofing	2 City Approach Albert Street Eccles Manchester M30 0BL
Rapid Fix Ceilings & Partitions Limited	Ceilings & Partitions	Suite 312 76 King Street Manchester M2 4NH
Spectrum Rail Limited	Agency Joiner	Floor 5 2 City Approach Albert Street Eccles M30 0BL
Complete Sustainability Solutions Limited	Air Test	1 Balloon Street, Manchester, Greater Manchester, England, M4 4BE
Koda Engineering Limited	Drainage Verification Report	Colony Piccadilly 5 Piccadilly Place Aytoun Street Manchester M1 3BR



CPC project services	Employers Agent/Principal Designer	3rd Floor, Suite B, One St. James' Square, Manchester M2 6DN
OMI	Architect	31 Blackfriars Rd, Salford, Manchester M3 7AQ
OFR	Fire Consultant	Sevendale House, Lever St, Manchester M1 1JA
TPM	Landscape Architect	6 Brewer St, Manchester M1 2EU
Artec	Surveyor/Consultant	Floor 11 3 Piccadilly Place Manchester, England M1 3BN
Clancy Consulting	Engineer	4th Floor, Windmill Green, 24 Mount Street, Manchester M2 3NX

Sub-Contractor within 5-20 miles	Trade	Postal Address
Environmental Engineering Partnership Limited	Site Investigation	Heliport Business Park Liverpool Road Eccles Manchester M30 7RU
Sightsafe (GB) Limited	Dilapidation Survey	Sightsafe (GB) Limited 70 Woodheys Drive Sale Cheshire M33 4JD
C&C Baseline Architectural Limited	Metalwork	The Workshop 17 Douglas Mill Bradley Lane Wigan WN6 0XF



Wallbank Fencing Limited	Temporary Hoarding	Wallbank Fencing Limited Dairyground Farm Lytham Drive Bramhall Stockport England SK7 2JX
Global Engineering Ltd	Steelwork	Unit 9 Cricket Street Business Park Wigan WN6 7TP
Premier Pest Services Ltd	Pest Control	10 Exford Drive Bolton Lancashire BL2 6TB
Concrete Drilling Services Ltd	Diamond Drilling	Unit 4 Waters Meeting Britannia Way Bolton BL2 2HH
Ascot Doors Ltd	construction and installation of External Steel Doors	Brittania Way Industrial Park, Union Road, Bolton, Greater Manchester, BL2 2HE
ABD Supplies Limited	Ceramic Tiling and Work Specific Tanking	Unit 12 Riverside Waters Meeting Road, Bolton, Lancashire, BL1 8TU



Lester Cladding North West Limited	rainscreen cladding and soffit cladding panels and all associated work	1st Floor, Technology House, Skull House Lane, Appley Bridge, Wigan, WN6 9DL
JCW Floor Screeding Limited	Screeding	Unit 32-34 Waters Meeting Development Britannia Way Bolton BL2 2HH
C&C Baseline Architectural Limitec	supply, construction and installation of The Metalwork	The Workshop 17 Douglas Mill Bradley Lane Standish, WN6 0XF
MCR Repairs Limited	French Polisher	Unit 259 Peel House 30 The Downs Altrincham WA14 2PX
Hurstwood Environmental Consultant	M&E Consultant	Capitol House 51 Churchgate Bolton BL1 1LY

4.3 Employees

Employees for reporting purposes are all EWC and subcontract employees who have been inducted on the Laystall Street development, at this point their home postcodes are taken and used to calculate the distance they live from the development location.

Eric Wright Construction employees



As a regional contractor EWC employ colleagues from throughout the Northwest of England, where possible colleagues are assigned to projects closest to their home location. 66 EWC colleagues were inducted on this development. 11 of those live within 0-5 miles and a further 24 live within a 5-20 mile radius of the development.

Subcontract employees

Through procuring a local supply chain EWC promotes the use of local labour on all projects. Where supply chain partners need to recruit for additional resource, they are informed of local stakeholders and networks who can assist with recruitment, ensuring local people are prioritised where possible. As a result, 163 (21%) of the subcontract workforce live within 0-5 miles of the project and a further 203 (26%) live within 5-20 miles of the development.

This information has been gathered via our site induction records and calculated based on the home addresses provided at point of entry.

4.4 Training opportunities

The development and upskilling of the EWC project delivery team between January 2024 – December 2025.

Training

Training and development is a strand of the Eric Wright Group (EWG) social value strategy and is promoted on all projects and developments. On the Laystall Street development 9 EWC colleagues participated in various training opportunities, resulting in 192.5 hours of training delivered to upskill our workforce.

Training Date (DD/MM/YY)	Division (LIST)	Course Name (LIST)	Card/Ticket Name (LIST)	Supplier (LIST)	Delegate name/s	Number Attended	Duration of Course (Hours)	Total Duration (Formula)
02/05/2024	EWC	N/A	PASMA - Mobile Access Towers	One Stop Safety Training		1	1	1
2/21/2024	EWC	SMSTS Refresher		One Stop Safety Training		1	14	14
07/08/2024	EWC	First Aid at Work	N/A	St Johns Ambulance		1	21	21
07/08/2024	EWC	N/A	CITB Health & Safety Test	CITB - Pearson		1	1	1
7/31/2024	EWC	N/A	CSCS Card	CSCS		1	1	1
9/29/2024	EWC	First Aid at Work - Refresher	N/A	St Johns Ambulance		1		0
10/01/2024	EWC	Temporary Works Coordinator	N/A	One Stop Safety Training		1	1	1
10/02/2024	EWC	Temporary Works Coordinator	N/A	One Stop Safety Training		1	1	1
10/31/2024	EWC		CPCS - Slinger/Signaller/Banksman (Lifting)	NOCN		1	1	1
11/18/2024	EWC	First Aid at Work - Refresher	N/A	St Johns Ambulance		1	14	14
12/09/2024	EWC	EUSR Prop Shoring 3,4,5		VP PLC		1	14	14
12/12/2024	EWC	Abrasive Wheels		One Stop Safety Training		1	3.5	3.5
1/13/2025	EWC	First Aid at Work - Refresher		St Johns Ambulance		1	14	14
1/13/2025	EWC	SMSTS		One Stop Safety Training		1	35	35
02/10/2025	EWC	SMSTS	CPCS - Telescopic Handler	One Stop Safety Training		1	35	35
2/27/2025	EWC	Temporary Works Coordinator		One Stop Safety Training		1	7	7
3/21/2025	EWC			NOCN		1		0
4/16/2025	EWC	Avoiding Underground Services Inc Cat and Genny		Sigma		1	7	7
7/21/2025	EWC	Avoiding Underground Services Inc Cat and Genny		Sigma		1	7	7
10/06/2025	EWC	Pasma Combined		One Stop Safety Training		1	8	8
11/05/2025	EWC	Avoiding Underground Services Inc Cat and Genny		Sigma		1	7	7

192.5

No of students, graduates, interns working and/or training on the development



The number of learners supported through their professional qualifications on the development.

As per EWC's commitment to learning and development a trainee quantity surveyor was supported to the completion of their degree apprenticeships at the University of Salford. With continued development to become RICS chartered surveyor.

No. of students, graduates, interns working and/or trained on the development						
Support the training of a professional qualifications A target of 1. Individual supported						
Name	Home postcode prefix	Name of learning establishment	Course studying	No. of days per week on site	Start on site date	Finish on site date
NC	WN2	University of Salford	Quantity surveying	4	25-03-24	TBC

Professional development for teaching, careers or employment staff

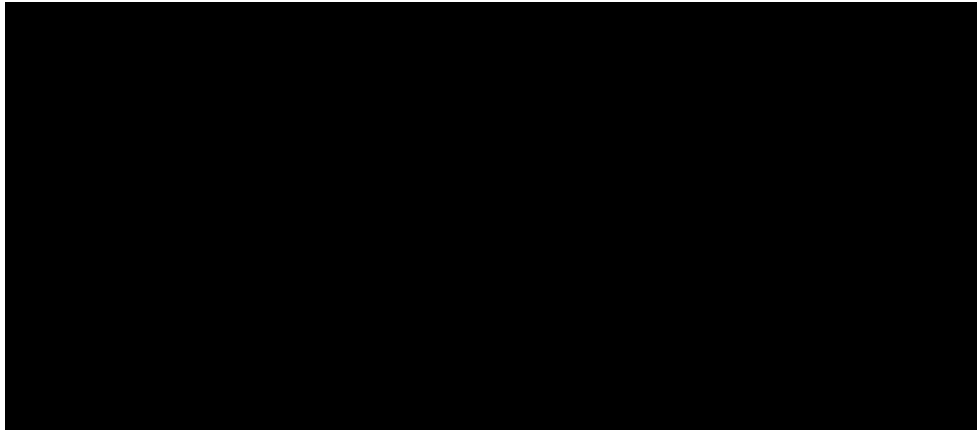
EWC have an extensive network of schools, colleges and universities throughout Greater Manchester, although we have not specifically engaged with an professional development as a direct result of the Laystall Street development, we have supported numerous educational establishments over the previous 24 months on other EWC developments.

4.5 Community involvement

How the Laystall Street development has engaged with the local community through careers-based activities within local schools/colleges/universities, delivering community projects and supporting local business growth.

Careers activities

Inspire and Educate is at the forefront of the Eric Wright social value strategy, which is adopted on all projects. Through the Laystall Street development, EWC have worked with Manchester Secondary Pupil Referral Unit, in support of their career carousel event, which was attached by EWC, Great Places, the project agent CPC and subcontractor PLF.



Additionally, we have supported events at Eden Girls Leadership academy and Manchester Islamic Grammar School for Girls. All three events were specifically targeted in order to break down common misconceptions of careers within the built environment.

Engagement with community projects

EWC works with many charities who are in receipt of grants from the Eric Wright Charitable Trust, in order to maximise the impact that the Eric Wright Group makes within the communities in which we work. On the Laystall Street development we have supported employment programmes with Greater Manchester Youth Network (GMYN) and Street League, who both receive annual grants of £25,000 from our Trust.

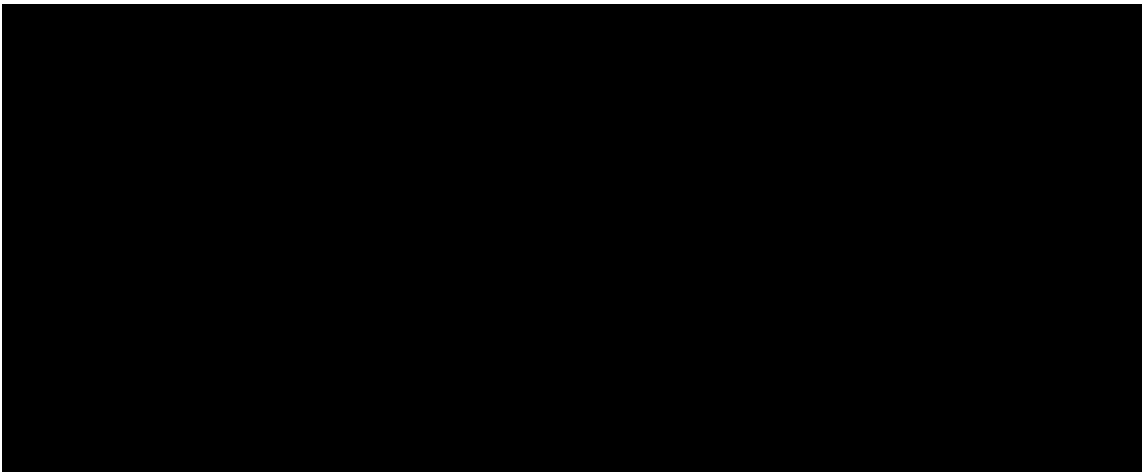
We provided two site visits and industry presentations for two separate cohorts through GMYN's 'work place safari' programmes and delivered an industry presentation/Q&A to a pre-employment programme with Street League.

Date	Summary of community work	Names of persons involved	No of hours	No of learners
27/11/2024	Site visit and presentation for GMYN workplace safari	EWC	1.5	4
16/07/2025	Delivered industry presentation and Q&A to Street League	EWC	3	8
25/11/2025	Site visit and presentation for GMYN workplace safari	EWC	1.5	3



Julia Hannam, programme lead at GMYN, said “They had a great time. They came away feeling inspired, particularly around progression routes from entry level roles into senior management”.

Similarly with Street League, EWC visited their Ardwick site, to deliver a industry presentation, Q&A and took part in a Dragons Den style exercise where the delegate had to pitch a business to industry professionals. Lisa Marucci, Trusts Manager, thanked EWC by saying “ thank you so much for visiting the Ardwick Academy last week. It was a great session that everyone really enjoyed, and we really appreciate you answering so many questions!”





Every christmas the project team have donated to our client Great Places 'Winter Warmer' campaigns and have provided over £1900 worth of products such as Air Fryers, slow cookers, electric blankets and draught excluders to be distributed to Great Places tenants throughout Greater Manchester.



Engagement with community projects

Our waste management provider on the Laystall Street development has been Kenny Waste Management Social Enterprise. All profits generated through this agreement is used to fund the work the social enterprise delivers across Greater Manchester.

