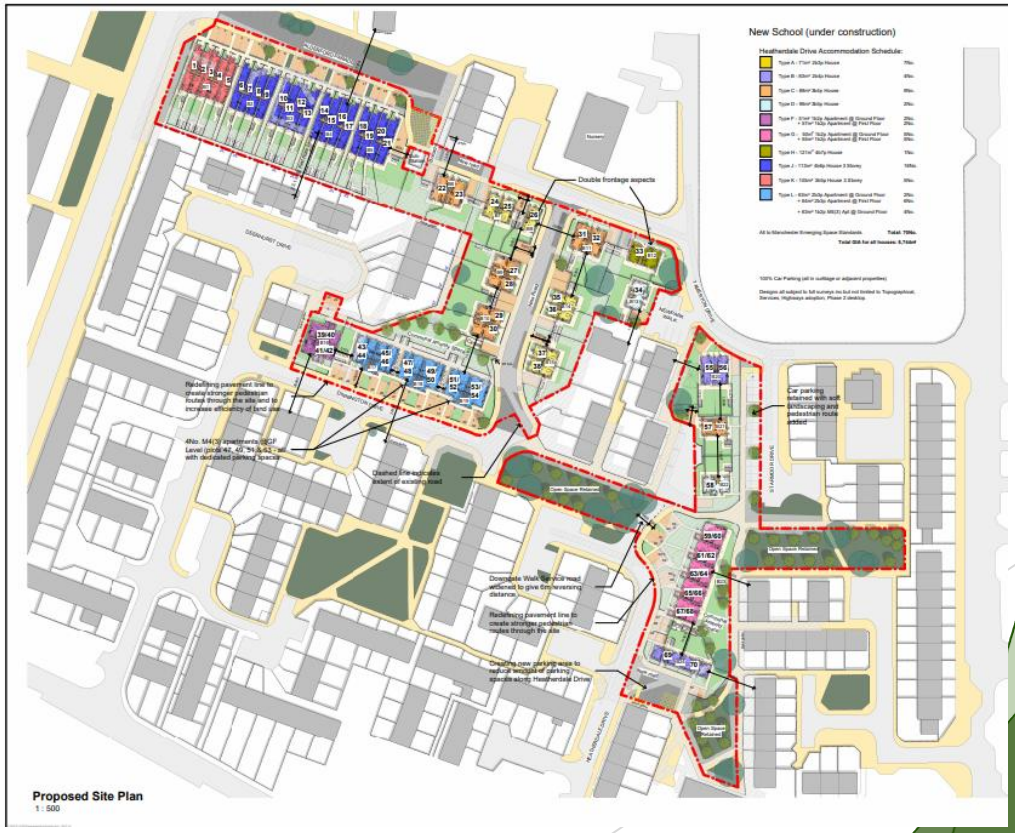
Local Benefit Proposal and Local Labour Plan

Alderford Parade, Cheetham Hill – 23/09/2025



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J.Greenwood (Builders) Ltd Contact

Our training and employment plan and Social Value Lead, Madeleine Toal, training and social value is embedded across all projects. From bid stage to completion, she develops tailored plans, monitors delivery, and reports progress—ensuring lasting impact in every community we work with.

Maddie's contact details are:

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Introduction

As part of planning condition 41, J. Greenwood will deliver the following:

a) Prior to the commencement 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 of the development.

In this condition, a Local Benefit Proposal means a document which includes:

i) The measures proposed to recruit local people, including apprenticeships

ii) Mechanisms for the implementation and delivery of the Local Benefit Proposal

iii) Measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.

(b) Within two months prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority

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Project Overview

- Construction of 70no. two and three storey dwellings (consisting of 44 no. houses and 26 no. apartments) together with associated landscaping, boundary treatments, car parking and highway works.
- The scheme features a mix of homes. 17 would have four bedrooms, 16 would have three, 19 would have two, and 18 would be one-bedroom properties.

Anticipated Duration

- **Approximately 23 months** from groundworks to final handovers.
- Start Date: **January 2026**

Anticipated Project Cost

- **£12m ?**

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Indicators to be reported on

Indicator	Description	Target
NT2	% of local employees (FTE) on contract	75%
NT3	No. of employees (FTE) hired on the contract who are long term unemployed (unemployed for a year or longer) as a result of a recruitment programme	nil
NT4	No. of employees (FTE) hired on the contract who are Not in Employment, Education, or Training (NEETs) as a result of a recruitment programme	nil
NT8	No. of staff hours spent on local school and college visits e.g. delivering careers talks, curriculum support, literacy support, safety talks (including preparation time)	12 hours
NT10	No. of weeks of apprenticeships on the contract that have either been completed during the year, or that will be supported by the organisation until completion in the following years - Level 2,3, or 4+	30 weeks
NT11	No. of hours dedicated to support young people into work (e.g. CV advice, mock interviews, careers guidance) - (under 24 young person)	12 hours
NT12	No. of weeks spent on meaningful work placements or pre-employment course; 1-6 weeks student placements (unpaid)	4 weeks
NT41	Percentage of staff on contract that is paid at least the relevant Real Living wage as specified by Living Wage foundation	nil
NT42	% of contractors in the supply chain required (or supported if they are micro and small business) to pay at least Real Living wage	nil
NT28	Donations or in-kind contributions to local community projects (£ & materials)	nil
NT29	No hours volunteering time provided to support local community projects.	12 hours

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School & College Visits

NT8 – No. of staff hours spent on local school and college visits e.g. delivering careers talks, curriculum support, literacy support, safety talks (including preparation time)

- J. Greenwood Builders will host a Safari Day for a local school offering students a safe, interactive opportunity to explore careers in construction, learn about site safety, sustainability, and the built environment—supporting curriculum learning and contributing meaningful staff time toward community engagement.

NT11 – No. of hours dedicated to support young people into work (e.g. CV advice, mock interviews, careers guidance) - (under 24 young person)

- In partnership with local schools, colleges, and employment programmes, we will aim to dedicate staff hours to support young people into employment. This initiative helps young people build confidence, improve employability skills, and gain a better understanding of career pathways

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Apprenticeships

NT10 – No. of weeks of apprenticeships on that contract that have either been completed during that year, or that will be supported by the organisation until completion in the following years – Level 2, 3, or 4+

- In collaboration with our supply chain, we are committed to hosting a **minimum of two trade apprentices** on-site throughout the duration of the project.
- Each apprentice placement will span a **minimum of 15 weeks**, ensuring meaningful engagement and skill development, resulting in a minimum of 30 weeks.
- J. Greenwood (Builders) Ltd. has a well-established apprenticeship programme that has supported numerous local individuals with valuable training and career development opportunities in construction.
- We maintain strong working relationships with Oldham College and Tameside College, and are actively seeking to expand these partnerships with other institutions across Greater Manchester.
- As the construction industry faces a continued shortage of skilled labour, we recognise the vital role we play in supporting and nurturing the next generation of talent.
- Further details, including current apprenticeship tracking across our active sites, can be found on the following page.





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Example of how we track Apprenticeships

	Social Value / Employment Skills Plan														
	Project Name	Regent Street, Moulton													
	Client	Palatine Contracts Limited	Natalie Weston												
	Location	Cheshire													
	Date	17 February 2025													
	Est construction value of scheme (nearest £M)														
	Greenwood Social Value Lead	Madeleine Toal: maddie.toal@jgb.co.uk													
	Project Team														
	Contracts Manager	Julian Hoe													
	Quantity Surveyor	Colin Parkin													
	Site Manager	Dave Shacklady													
					Feb-25		Mar-25		Apr-25		May-25		Jun-25		Jul-25	
	Social Value Targets	Proposal	Achievement	Achieved?	Target	Achieved	Target	Achieved	Target	Achieved	Target	Achieved	Target	Achieved	Target	Achieved
NT10	Apprenticeship Opportunities	J.Greenwood is always looking for new apprentices to learn and develop with us. We are committed to recruiting 2 further apprentices. We aim for the 2 apprentices to be on site for a minimum of 5 weeks	J Greenwoods have taken on 2 apprentices.	Yes	2	0	2	0	2	0	2	1	2	2	2	2

- Above is an example of a housing scheme J. Greenwoods is currently building
- Included is how many apprentices we have had during each month of the project
- **Since February 2025 (start of project), we have currently had 2 apprentices since May 2025, for a total of 20 weeks on a current scheme in Moulton.**

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Work Placements

NT12 – No. of weeks spent on meaningful work placements or pre-employment course; 1-6 weeks of student placements (unpaid)







- We also collaborate with Groundwork Greater Manchester to provide work placements for young adults and long-term unemployed individuals. During the scheme we will provide a **minimum of 4 weeks worth of placements**, reinforcing our commitment to skills development and industry growth. As workforce numbers decline, we recognise our role in inspiring and equipping future construction talent.
- Presently, Oliver (Seen in the pictures) is actively engaged in a Work Placement program at J Greenwoods, where he has acquired a diverse set of skills, including:

- Learning to read a drawing
- Reviewing an excel spreadsheet measure

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Delivery of Jobs & Training

NT2 - % of local employees (FTE) on the contract

- J. Greenwood Builders is committed to promoting best practices in delivering a safe, high-quality, and successful construction project, while taking responsibility for both our supply chain and the wider community.
- We aim to reach **75% local labour,** with a focus on creating job opportunities for operatives based in Wigan.
- Throughout the procurement and construction phases, we will aim—wherever possible—to source local labour at all levels, helping to support the local economy and provide a revenue stream for the Manchester area. This commitment starts at the management level, with our Head Office based in Middleton, approximately 5 miles from the Alderford Parade scheme in Cheetham Hill.
- We intend to tender this scheme using contractors from the surrounding area and, where feasible, employ local workers. Building on the experience from our nearby project at 'Cross Road, Chorlton', we already have a strong database of skilled local contractors. That said, we are always open to new partnerships and will ensure additional local businesses have the opportunity to tender for works on this project.

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Workflow Contractor Example

- **Due to previous projects, we aim to commit 75% local supply chain through the Manchester and Greater Manchester region.**
- J. Greenwood Builders is based in Middleton, with most of our staff living in the Manchester and Greater Manchester area. This local presence allows us to support the regional economy by assigning projects to employees closest to the site and partnering with nearby supply chain contractors. As a successful local business, we take pride in contributing to the area's economic prosperity.
- This is the subcontractor list for a J. Greenwood project based in Manchester. Of the 32 subcontractors, 26 were locally sourced—within the Manchester or Greater Manchester region —representing 81% local engagement.

Cross Road Chorlton

Subcontractors Orders Placed Todate

Activity	Subcontractor	Address
Tree Works	Tree Link (North West) Limited	73 Norden Road, Rochdale,OL11 5PN
Vibro Piling Works	Town & Country Vibro Limited	Town & Country House, Sarscow Farm, Sarscow Lane, Eccleston, Leyland, PR26 8
Groundworks	Shawfield Construction Limited	8 Lower Hey Lane, Mossley, Manchester, OL5 9DE
Beam & Block Flooring	Lynx Precast Limited	4 Mariner Court, Calder Business Park, Wakefield, WF4 3FL
Electrical	TeDS (Electrical) Limited	St Marks House, 29 West Street, Dukunfield, SK16 4PL
Mechanical & Plumbing	Roots Mechanical Limited	Chambers Business Centre, Chapel Road, Hollinwood, Oldham, OL8 4QQ
Brickwork	MBG Brickwork Limited	1, The Courtyard, Earl Road, Cheadle, Cheshire, SK8 6GN
Steelwork	Touchline Fabrications Limited	C40 Red Scar Business Park, Longridge Road, Preston, PR2 5NP
Roofing Works	RCS Roofing Limited	3 Whalley Road, Hale, Cheshire. WA15 9DF
Lift	Curti Lifts Limited	Hunters Park Avenue, Clayton, Bradford, BD14 6TG
Zinc Cladding Works	Bolton Sheet Metal Roofing	82 Midford Drive, Sharples, Bolton, BL1 7LY
Plastering Works	Sunnybank Plastering Limited	Sunnybank House, Devon Avenue,Prestwich, M45 8QQ
Floor Screeding Works	Cosgrove Flooring Limited	142 Chorley New Road, Bolton, BL1 4NX
PVCu Windows	D & M Windows and Doors	Office 7 Floor 3, Earl Mill Busines Cenre, Dowry Street, Oldham, OL8 2PF
Aluminium Doors/Windows	Secure Aluminium Limited	Unit 6, Connect 56 Business Hub, Manchester Road, Bury, BL9 9NY
Cavity Insulation Works	A & M Insulations Limited	8LY
Flooring Works	CMC Flooring Limited	Sandwash Close, Rainford Industrial Estate, St Heklens, Merseysiude, WA11 8LY
Mansafe Works	Harcon Services Limited	108 Manchester Road, Carrington, Manchester, M31 4BD
Joinery	MCT Joinery Limited	Suite 1, Enterprise House, Moorgate Point,Moorgate Road, Knowsley, L33 7XW
Kitchen & Appliances	The Symphony Group	Pen Hill Estate, Park Spring Road, Barnsley, S72 7EZ
Balustrade Works	MAB Metalworks	20 Weaver Industrial Estate, Blaxburne Street, Liverpool,Mersayside, L19 8JA
Ceramic Wall Tiling Works	T Tiling Limited	17 Kenilworth Drive, Hindley Green, Wigan, WN2 4PQ
Decoration Works	John Martin Painting Contractors	579 Oldham Road, Failswoth, Manchester, M35 9AN
Fire Barriers/Orotection	Complete Fire Solutions (NW) Ltd	Unit 228, Warth Business Centre, Warth Road, Bury, BL9 9TB
Fencing	Fare Fence Limited	Pinfold House, Pinfold Road, Worsley, Manchester, M28 7DZ
Tarmacadam Works	Tarways Asphalte Co Ltd	Goodlass Road, Speke, Liverpool, L24 9HJ
Landscaping Works	Horticon Limited	Moor Lane Nursery, Moor Lane, Wilmslow, Cheshire, SK9 6DN

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Training & Site Information

- At J. Greenwood Builders, we place a strong emphasis on hands-on training and support to ensure all our employees can carry out their work safely and effectively. Our H&S Director:
- Identifies the skills and knowledge the workforce needs
- Compares these skills with our current workforce's skill level and knowledge
- Monitors and researches H&S trends
- From this, we can prioritise training and will adopt methods such as
- Classroom-based learning with small groups of individuals undertaking face-to-face learning with exam condition assessment
- E- learning (iHasco). This online training enables individuals to have flexible accessto courses to undertake anytime or anywhere
- All recorded results are retained within our H&S training records

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Example of Measuring Social Value

We regularly update the Social Value for each project. Below are examples of what our Social Value Manager monitors and updates. Once targets have been achieved, a visual flyer will be presented to the local people of Wigan via our community board.

Social Value Targets – 100% success rate

Cross Road, Chorlton

Completion Date: October 2025

Contract Value: £6,000,000

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Southway Housing Trust

NEO PROJECTS

2 Newly Created Jobs — OVERACHIEVED

The target of 2 newly created jobs on the development was achieved, with 100% being MCC residents



4 Apprentices Employed

The total number of new apprentices working on the development targeted at 2 was successfully delivered. This was targeted to be 50% MCC Residents but was overachieved, resulting in 100%. This was also the case with sustained apprentices, resulting in a total of 4 apprentices on this scheme. All MCC residents. — OVERACHIEVED

APPRENTICESHIP

Work Placements

The 2-week target for the work placements was successfully achieved, with 100% MCC Residents



80% achieved for Local Labour



OVERACHIEVED

80% total (£)spent in LOCAL MCR Supply Chain

With a target given of 30%, we have significantly overachieved, with 80% of the total (£) spent

OVERACHIEVED

127 Hours dedicated to Volunteering — OVERACHIEVED

- **66 hours** dedicated to supporting Manchester young people up to the age of 24 years into work (e.g. career/sector talks; cv writing support; mock interviews)
- **28 hours** of support into work provided to Manchester unemployed adults (over 24yrs) though career mentoring; including mock interviews, cv writing support, and careers advice.
- **33 hours** of Manchester community projects that will be / were delivered and have skills and employability outcomes for residents.



100% Recycling

100% of waste is either reused, recycled, or diverted from landfill



Green Initiatives

- Planted areas
- Bird & Bat Boxes
- Bird Feeder & Bath
- Insect-friendly area, utilising garden waste, and rotting timbers
- Cycle to work
- Recycling scheme



4 weeks of work trials for the city of Manchester Job Seekers

Through Minstrell Engineering we have offered multiple work trials to Manchester Residents

OVERACHIEVED

B	C	D	E
1. WORKFORCE KPI 1 -2 – One or more New jobs created per £2m spend on the development.	**HACT**	Total Indicative Target	Target Achieved to date
KPI, 1a– Total number of newly created jobs on the development (both on site and off site). This includes supply chain and sub-contractors.		2	2
CPI, 2a – Of that total, how many will be / were City of Manchester residents see map in Annex 1 of guidance note) **Target 50%-100% MCC esidents.**	Full time/PT Employment	100%	100%
CPI,1b – Total number of sustained jobs on the development (both on site and off site). This includes supply chain and sub-contractors. **No Target**		n/a	n/a
CPI, 2b -Of that total, how many are / were City of Manchester residents (see nap in Annex 1 of guidance note) **No target total deducted from KPI 2a ndicative New MCC jobs up to 75% Max**	Full time/PT Employment	n/a	n/a
2. APPRENTICESHIPS KPI, 3 & 4 – One or more New apprenticeships per £2m spend on the development.		Total Indicative Target	Target Achieved to date
CPI, 3a – Total number of new apprentices that will be / were working on the development (incl those working for subcontractors/suppliers)		2	2
CPI, 4a – Of the total number of new apprentices, how many will be / were City of Manchester residents (see map in Annex 1 of guidance note) – **Target 50% -100% MCC residents**	Apprenticeships	100%	100%
CPI, 3b– Total number of sustained apprentices that will be / were working on the development (incl those working for subcontractors/suppliers) **No Target**		2	2
CPI,4b – Of the total number of new apprentices, how many are / were City of Manchester residents (see map in Annex 1 of guidance note) **No target total deducted from KPI 4a Indicative New MCC apprentices up to 75% Max**	Apprenticeships	2	2
3. SUB CONTRACTORS AND SUPPLIERS KPI, 5		Total Indicative Target	Target Achieved to date
CPI,5 – Total (£)spent in LOCAL (MCR) supply chain through the contract. **Target 10-30% MCR Spend. Reporting Only**		80%	80%
4. LEARNING AND EMPLOYABILITY WITH CITY OF MANCHESTER SCHOOLS AND JOB SEEKERS KPI, 6,7,8,9		Total Indicative Target	Target Achieved to date
CPI,6 – Number of hours dedicated to supporting Manchester young people up to the age of 24 years into work (e.g. career/sector talks; cv writing support; mock interviews) **2 hours per 1M Investment. 100% MCC residents**		8	56
CPI, 7 – Number of hours of support into work provided to Manchester unemployed adults (over 24yrs) though career mentoring; including mock interviews, cv writing support, and careers advice. **2 hours per 1M Investment. 100% MCC residents.**		8	20
CPI, 8 – Number of weeks of meaningful work placements or pre-employment training for Manchester secondary school and further education students. **1 week per £4M Investment. 100% MCC residents**		1 week	1 week
CPI, 9 – Number of weeks of work trials for city of Manchester job seekers that will be / were offered. **1 week per £4M Investment. 100% MCC esidents**			

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Summary

- Alderfold Parade will provide valuable opportunities for the local community throughout the construction phase of the development.

In summary, J. Greenwood Builders is committed to:

- Working closely with Manchester Council, its members, and local businesses wherever practically possible.
- Maximising the benefits of the development for the local community.
- Promoting best practices to deliver a safe, well-managed site while taking responsibility for our supply chain and the wider community.

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