Greenheys, Manchester Science Park
Local Benefit Proposal Framework
May 2026

Condition 15: *(a) Three months prior to the first occupation of each lettable area the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), 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 occupation 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 6 months of the first occupation of each lettable area the development, a Local Benefit Proposal 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. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

1. Introduction
This Local Benefit Proposal outlines the commitment of Bruntwood SciTech to ensure that the customers of the Greenheys development at Manchester Science Park delivers tangible economic and social advantages to the residents of Manchester.

Greenheys represents a critical addition to the city's life science infrastructure, totalling approximately 131,000 sq. ft. of specialist laboratory and office space. This framework establishes the "Indicative Targets" required for the discharge of planning conditions, specifically focusing on how the customer of the building will create a pipeline of opportunity for local people - ranging from high-skill roles within our anchor tenant, UK Biobank (UKB), to entry-level positions and community support initiatives.

2. Methodology for Indicative Targets
Recognising that the final occupancy of speculative space is subject to market demand, we have adopted a proportional scaling methodology to set our targets. By utilising a per 1,000 sq. ft. metric, we ensure that Greenheys' social value output is directly linked to its economic activity.

This provides a transparent, scalable, and evidence-based framework that evolves alongside the building's occupancy. This approach ensures our commitments to Manchester residents remain realistic, deliverable, and impactful, matching the real-world pace of the development.

3. Key Performance Indicators (KPIs) & Reporting

The following targets establish the baseline commitment for the Greenheys development, calculated on a per-square-foot basis. These KPIs serve as the primary reporting framework, with customers required to provide supporting evidence and documentation around the indicative target.

KPI Category	Metric	Indicative Target (per 1,000 sqft)	Achieved
Workforce	Total newly created jobs (based on NIA)	**2.3**	
Apprenticeships	New apprenticeships created	**0.03**	
Apprenticeships	Total training weeks delivered	**1.6 weeks**	
Youth Engagement	Hours dedicated to support (<24 yrs)	**0.5**	
Work Placements	Weeks of meaningful work experience	**0.06 weeks**	
Work Trials	Weeks of offered work trials	**0.05 weeks**	
Adult Employability	Hours of support for unemployed adults	**0.25**	
Community	Hours of community project delivery	**0.8**	

4. Delivery Strategy: How Targets Will Be Achieved

Our strategy is built on the principle that the Greenheys development should serve as an "Open Door" to the Manchester community. We will deliver our social value KPIs through three primary pillars, leveraging the presence of UK Biobank as a catalyst for local employment and academic advancement.

Pillar A: Localised Recruitment & Workforce Integration

To ensure that employment opportunities directly benefit residents within the City of Manchester, we will implement a "Manchester-first" recruitment pipeline:

- *MCC Work & Skills Team:* We will establish a formal link with the Manchester City Council Work and Skills Team to align our targets with the city's broader strategic goals.
- *The Growth Company*: We will partner with The Growth Company to identify local candidates, providing them with the necessary skills and support to transition into roles within the Greenheys ecosystem.
- *Mandated Local Advertising: A*ll tenants will be encouraged or required (via lease obligations where appropriate) to advertise vacancies through local Manchester channels and MCC's recruitment services before wider national listings.

Pillar B: Education, Skills, and Partnerships

To bridge the gap between life sciences and local academia, we will facilitate direct pathways from the classroom to the laboratory:

- *The "Science-to-Career" Pipeline*: In collaboration with the University of Manchester, Manchester Metropolitan University and Health Innovation Manchester (HIM) we will create graduate and apprenticeship opportunities that retain Manchester's home-grown talent.
- *Youth Engagement:* Working with local schools and partnerships, we will host "Day in the Life" sessions and lab tours to demystify the Life Sciences sector for young people from diverse and underrepresented backgrounds.

Pillar C: Social Equity & Vulnerable Resident Support

We will leverage the Oglesby Charitable Trust (OCT) and Bruntwood's established frameworks to support those furthest from the labour market:

- *Barriers to Employment*: In partnership with Back on Track and Embassy (Castlefield), we will provide work trials, mentoring, and CV workshops specifically for residents who have experienced homelessness or long-term unemployment.
- *Community Investment:* We will facilitate volunteering opportunities for Greenheys customers, ensuring that their corporate social responsibility (CSR) hours are directed into local community projects with clear employability outcomes.

5. Implementation and Monitoring

Bruntwood SciTech will provide the infrastructure for success. Every tenant at Greenheys will be briefed on these social value commitments during their onboarding process. We will act as the central reporting body, collecting data from our partners and tenants to ensure that the "Actual Achieved" figures meet - and where possible, exceed - the indicative targets set out in this framework.