Plot H Sister, Charles Street, Manchester

Local Labour Method Statement

November 2025

Introduction

Under this agreement, the Applicant(s) *(RGRE Limited and ID Manchester Limited)* will commit to maximising local labour benefits through the redevelopment of the above site, to support Manchester City Council's Core Strategy Policy EC1. This applies to the construction phase and (if applicable) when in-use.

Scheme Overview

The redevelopment aims to create a new student accommodation building consisting of 8, 10 and 38 storeys and providing 1,041 beds with ground floor flexible commercial space, and new external public realm spaces.

Value of scheme to the nearest £1m: £140m construction

Programme

Construction Phase:

Commencement is targeted for Q2 2027 (subject to planning and BSR Gateway 2 approvals) and programmed for completion by Q2 2030.

End-use/Operation Phase:

Occupation is targeted for September 2030.

Process

The Applicant commits to the following approach:

1. To collaborate with the Council's Employment and Skills Team to develop an employment and skills scheme to promote employment opportunities for Manchester residents during the construction works.
2. To seek opportunities and use reasonable endeavours to employ local contractors, sub-contractors and people during the construction process and to engage with the Council's Employment and Skills Team to identify procedures to facilitate the appointment of local contractors, local sub-contractors, and local people.

Aims and Objectives

The Applicant's objectives under this agreement will be to work with the Council's Employment and Skills Team to:

1. Promote local employment and skills enhancement opportunities for local people (including jobs, apprenticeships, and work experience where appropriate)
2. Promote employment opportunities for local sub-contractors.

Construction Phase

The Applicant will submit for approval, in writing by the Council as Local Planning Authority the following :

1. Prior commencement of development, a strategy that outlines anticipated local labour targets that the Applicant will endeavour to deliver during the construction of the development; and,
2. Following construction, a final report detailing the local labour results which the Employment and Skills Team can use to demonstrate the impact of local labour activity and to monitor and track the outcome of the local labour strategy.

End Use / Operational Phase

The End User, will submit for the following to the Local Planning Authority for approval:

1. Prior to occupation of the development, a local labour proposal framework that outlines anticipated local labour targets that the Applicant will endeavour to deliver during the end use / operational phase of the development; and,
2. Within 6 months of occupation, a local labour proposal which, once approved, shall be implemented during operation.

If the Applicant is not the end user, the Applicant agrees to introduce the Council's Employment and Skills Team to the end user(s) at the appropriate time.

Targets

Targets for local labour opportunities will be discussed with the Council's Employment and Skills Team prior to the start of construction, to identify opportunities for:

- Supporting people into new jobs
- Apprenticeship opportunities
- Work placement opportunities
- Education opportunities

Scope of Agreement

This outline local labour method statement confirms that the Applicant commits to working with the Council's Employment and Skills Team and, using reasonable endeavours, will ensure that employment and education opportunities resulting from this development are made available to the residents of the local areas.

It also confirms that full details of the local labour strategy will be submitted for approval to the Council prior to the commencement of development and following completion of development a final report detailing the outcome of local labour strategy.

Nothing in this undertaking shall be deemed to impose on the Applicant any obligation or require any action that would contravene any UK employment law of UK anti-discrimination law. The Applicant reserves the right to recruit staff, source suppliers and sub-contractors, and develop links with schools and community groups as business needs dictate.

Authorised Signatory

Name:	Darren Simmons
Role:	Developments
Name of organisation:	RGRE Limited (on behalf of the Applicants)
Signature:	
Date:	21 November 2025