Local Employment Agreement

10-12 Whitworth Street West

Atri7 6 Limited

May 2026

Atri7 6 Ltd and their future construction contractor commit to working with the Council's Works and Skills Team to ensure that employment opportunities resulting from this development are made available to Manchester residents through the existing recruitment offer and allow hard to reach groups equal opportunity to be successful in applying.

Atri7 6 Ltd commit to using reasonable endeavours to reach a series of targets, monitored through the appended Local Labour Construction Reporting Template, which will be updated on a quarterly basis once construction commences and sent to the Works and Skills Team. In accordance with the KPIs, this will include:

- **New employment opportunities:** Provide new job opportunities for local people, advertised locally;
- **Apprentices:** Offer and support apprentice placements through the construction contractor and supply chain;
- **Supply chain:** Seek to use and generate spend with local contractors, subcontractors and materials supplied by local firms and companies through the construction of the proposed development;
- **Work experience:** Offer work experience placements to secondary school and further education students;
- **Work support (up to 24):** Offer support to young people (up to the age of 24 years) through initiatives including career mentoring, mock interviews, cv writing support and careers advice;
- **Work support (over 24):** Offer support to unemployed adults (over 24 years) through initiatives including career mentoring, mock interviews, cv writing support and careers advice;
- **Work trials:** Offer work trials to Manchester job seekers; and
- **Community initiatives:** Support community projects with skills and employability outcomes.

Further specific details can be provided after a contractor is appointed and prior to the commencement of development.

Local Labour Construction - Proposal and Reporting Template

Template Guidelines:
1. Please complete all information in the top row "Scheme Overview".
2. For sections 1 - 3 please complete column "Total Indicative Target". Do the same for activities you want to undertake under sections 4 - 5 + if known add organisation(s) add details in Tabs
3. An authorised person then needs to sign and date the form at the bottom.
If you would like to discuss your proposal including any support available please email workandskillsadmin@manchester.gov.uk.

Reporting:
1. You should also use this form to send conditional End project reports or on the alternative frequency agreed. Your final report must be sent to the Planning Team to discharge the local labour condition.
2. Provide the cumulative actual achieved at the time of reporting . 3. Please use seperate tabs to provide evidence records and case studies:
4. An authorised person then needs to sign and date the form at the bottom.

Scheme Overview	**Scheme Start Date (enter below)**	**Scheme End Date (enter below)**	**Expected start date of main recruitment (mm/yy)**	**Est construction value of scheme (nearest £M)**
Planning reference / scheme name: **Contact name / email:**	13/07/2027		**13/03/2028**	**£70m**

	Total Indicative Target	Target Achieved to date	**Proposal stage: Please describe how you arrived at the indicative targets; HOW you are going to deliver the activities; and name recruitment / employment organisations, schools and community groups you intend to work with or you would like us to connect you with.**
1. WORKFORCE KPI 1 -2 - One or more New jobs created per £2m spend on the development.			
KPI, 1a-Total number of newly created jobs on the development (both on site and off site). This includes supply chain and sub-contractors.	**18**		Subject to the appointed Principal Contractor's existing workforce, supply chain capabilities, and procurement strategy.
KPI, 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 residents.**	7.00		We acknowledge the Council's target of 50%-100%. The Developer and the appointed Principal Contractor will use reasonable endeavours to maximise the recruitment of City of Manchester residents for newly created roles. Final figures will be strictly subject to the availability of local skills for required specialist trades and the Principal Contractor's procurement strategy.
KPI,1b - Total number of sustained jobs on the development (both on site and off site). This includes supply chain and sub-contractors. **No Target**	10.00		As no specific target is mandated for this KPI, figures for sustained employment will be monitored and reported retrospectively in collaboration with the appointed Principal Contractor once the supply chain and build programme are fully established.
KPI, 2b -Of that total, how many are / were City of Manchester residents (see map in Annex 1 of guidance note) **No target total deducted from KPI 2a Indicative New MCC jobs up to 75% Max**	5.00		We note the indicative maximum threshold of up to 75%. As the Council has explicitly stated there is 'No target' for this specific KPI, figures will be monitored and reported retrospectively once the Principal Contractor is appointed, the build programme is confirmed, and the local availability of required trades is established
2. APPRENTICESHIPS KPI, 3 & 4 - One or more New apprenticeships per £2m spend on the development.	Total Indicative Target	Target Achieved to date	
KPI, 3a - Total number of new apprentices that will be / were working on the development (incl those working for subcontractors/suppliers)	5		We actively support apprenticeship creation; however, specific targets are strictly subject to the appointed Principal Contractor's existing apprenticeship levy commitments, current trainee schedule, and supply chain capacity.
KPI, 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**	3		The Developer and appointed Principal Contractor will use reasonable endeavours to maximise MCC resident recruitment for any newly created apprenticeship roles, strictly subject to the availability of suitable local candidates and the contractor's established training provider networks.
KPI, 3b- Total number of sustained apprentices that will be / were working on the development (incl those working for subcontractors/suppliers) **No Target**	2		As there is explicitly 'No target' for this KPI, figures for sustained apprenticeships across the main contract and supply chain will be monitored and reported retrospectively once the Principal Contractor is appointed and the build programme is underway.
KPI,4b - Of the total number of sustained 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**	1		As the guidance explicitly states there is 'No target' for this KPI, figures will be monitored and reported retrospectively alongside KPI 3b once the Principal Contractor is appointed, the build programme commences, and the supply chain's apprenticeship retention rates are established.
3. SUB CONTRACTORS AND SUPPLIERS KPI, 5	Total Indicative Target	Target Achieved to date	
KPI, 5 - Total (£)spent in LOCAL (MCR) supply chain through the contract. **Target 10-30% MCR Spend. Reporting Only**	10		The Developer and Principal Contractor will use reasonable endeavours to maximise local supply chain spend, strictly subject to competitive tendering, commercial viability, and the capacity of local suppliers.
4. LEARNING AND EMPLOYABILITY WITH CITY OF MANCHESTER SCHOOLS AND JOB SEEKERS KPI, 6,7,8,9	Total Indicative Target	Target Achieved to date	
KPI,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**	12		As the final construction value is currently commercially sensitive and strictly subject to competitive tender, a definitive hourly baseline cannot be mathematically calculated at this pre-procurement stage. Once the Principal Contractor is appointed and commercial terms are finalised to address the 100% MCC resident target, the Principal Contractor will use reasonable endeavours to partner exclusively with educational institutions and youth organisations located strictly within the Manchester City Council boundary, noting that the specific home postcodes of individual student attendees cannot be externally policed or guaranteed.
KPI, 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.**	12		Consistent with KPI 6, the final construction value is currently commercially sensitive and subject to competitive tender, meaning a definitive hourly baseline cannot be mathematically calculated at this pre-procurement stage. Once the Principal Contractor is appointed to address the 100% MCC resident target for adults over 24, the Principal Contractor will use reasonable endeavours to partner exclusively with local Jobcentres, adult education facilities, and employment charities located strictly within the Manchester City Council boundary, noting that the specific home postcodes of individual attendees cannot be externally policed or guaranteed
KPI, 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**	10		Consistent with KPIs 6 and 7, the final construction value is currently commercially sensitive and subject to competitive tender, meaning a definitive baseline for placement weeks cannot be mathematically calculated at this pre-procurement stage. Once the Principal Contractor is appointed to address the 100% MCC resident target, the Principal Contractor will use reasonable endeavours to partner exclusively with secondary schools and further education colleges located strictly within the Manchester City Council boundary to source candidates, noting that the specific home postcodes of individual students selected by these institutions cannot be externally policed or guaranteed.
KPI, 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 residents**	6		Consistent with KPIs 6, 7, and 8, the final construction value is currently commercially sensitive and subject to competitive tender, meaning a definitive baseline for work trial weeks cannot be mathematically calculated at this pre-procurement stage. Once the Principal Contractor is appointed to address the 100% MCC resident target, the Principal Contractor will use reasonable endeavours to partner exclusively with local Jobcentres, DWP offices, and employment agencies located strictly within the Manchester City Council boundary to source candidates, noting that the specific home postcodes of individual job seekers provided by these agencies cannot be externally policed or guaranteed.
5. WORKING WITH THE COMMUNITY ORGANISATIONS IN THE CITY OF MANCHESTER KPI, 10	Total Indicative Target	Target Achieved to date	
KPI, 10 - Number of hours of Manchester community projects that will be / were delivered and have skills and employability outcomes for residents. **2 hours per 1M Investment. 100% MCC Boundary Projects**	28		Consistent with KPIs 6 through 9, the final construction value is currently commercially sensitive and strictly subject to competitive tender, meaning a definitive hourly baseline for community projects cannot be mathematically calculated at this pre-procurement stage. The Principal Contractor will use reasonable endeavours to ensure that all selected community projects are physically located within the Manchester City Council boundary, working in partnership with local community groups, charities, or resident associations.

Name of authorised person PAUL MILES **E)Signature**
Position in organisation DIRECTOR
Date 15/03/26