Local Labor Agreement

Full Planning Application for the change of use of part basement, part ground and all upper floors from gymnasium, restaurant and office use (Use Class E) to hotel use (Use Class C1), together with a two-storey vertical extension, external alterations and other associated works at Maybrook House, Manchester

Undertaking to Manchester City Council

This agreement summarises how Deansgate Ventures Limited and/or the scheme contractor (herewith referred to as 'The Company'), will discharge planning conditions in relation to local labour attached to the above planning application. The Company will engage voluntarily with Manchester City Council's Work and Skills Team to maximise the recruitment of local residents in construction and related jobs.

If applicable and within the remit of The Company, this will extend to end use job opportunities as well. The Company, and if applicable the end user, will also consider links with schools, employment support organisations and community groups to offer careers information, skills development, work experience or other activities to be agreed.

Construction Phase

We will agree with the Work and Skills Team indicative targets against key performance indicators issued as part of this Agreement. We will endeavour to deliver and monitor these targets and we will provide regular updates as agreed with the Work and Skills Team.

End Use

Prior to completing the proposed development, The Company, the Work and Skills Team and the end users if known, will explore how they can work together on recruitment for the end use of the development as a hotel. Sufficient lead in time will enable the Council and its partners to source and prepare suitable local candidates.

In the first instance, The Company will consider conducting a local candidate search using the Manchester Employers Suite and other local community networks. The Work and Skills Team will support this work.

If 2 months prior, or another period to be agreed, to the start of the end use not enough local candidates have been identified and recruited, The Company can broaden its search for suitable staff via whatever means it so chooses but ideally targets Greater Manchester first.

Scope of Agreement

There shall be no obligation to extend the above commitments for staff that are difficult to recruit locally because of specific or specialist qualifications, where The Company reserves the right to recruit as business needs dictate. However, The Company will explore with the Work and Skills Team how opportunities for residents can be maximized.

Nothing in this undertaking shall be deemed to impose on The Company any obligation or require any action that would contravene any UK employment law or UK anti-discrimination law.

Date: 29/05/26