BANSCO LTD

Contracting Redefined.

LOCAL LABOUR AGREEMENT – CONSTRUCTION PHASE

Condition 30 Closure Statement

PROJECT	CODA	**DOC REF**	BAN-CODA-LL-001
MAIN CONTRACTOR	Bansco Ltd	**REVISION**	P01 – Final
LPA / CONDITION	Manchester City Council – Condition 30	**DATE**	May 2026
CONSTRUCTION VALUE	Approx. £7.3M	**PREPARED BY**	Bansco Ltd

1. EXECUTIVE SUMMARY

This document constitutes the final Local Labour Closure Report for the construction phase of project CODA, submitted in accordance with Condition 30 of the planning permission granted by Manchester City Council (MCC) as Local Planning Authority. It demonstrates Bansco Ltd's commitment to, and delivery of, local labour obligations pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

Bansco Ltd, as principal contractor, took a proactive and targeted approach to the sourcing of subcontractors and operatives throughout the project. Particular emphasis was placed on procuring locally-based businesses for key packages of work, with the objective of maximising economic benefit to the City of Manchester and the wider North West region.

2. CONDITION 30 – REQUIREMENTS

Condition 30 (Construction Phase) required that:

- Prior to commencement, a Local Labour Proposal be submitted for approval, demonstrating commitment to recruit local labour for the duration of the construction phase. The proposal was required to include: (i) measures proposed to recruit local people including apprenticeships; (ii) mechanisms for implementation and delivery; and (iii) measures to monitor, review and report on effectiveness.
- Within one month prior to the completion of construction, a detailed final report be submitted for approval by the City Council, accounting for outcomes against items (i) and (ii) of the approved proposal.

This document fulfils the final reporting requirement set out in Condition 30(b) and is submitted to discharge the condition in full.

3. PROJECT OVERVIEW

Project CODA is an industrial and commercial construction development procured and delivered by Bansco Ltd. The project encompassed the full range of construction disciplines from groundworks through to building envelope and services installation. Bansco's approach to procurement consistently prioritised regional and local supply chain engagement, reflecting both our contractual obligations under Condition 30 and our broader commitment to responsible contracting practice.

Construction Value: Approximately £7.3 million

Construction Period: May 2025 – July 2026 (approximate)

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4. LOCAL LABOUR APPROACH

Bansco Ltd employed a structured local procurement strategy across all primary work packages on the CODA project. Key package appointments were assessed on both commercial and social value criteria, with local presence and workforce composition forming part of the evaluation process.

The following primary work packages were procured with a deliberate focus on engaging locally-based contractors and supply chain partners:

- Earthworks and Civils – Subcontractor selected on the basis of regional presence and local workforce deployment.
- Structural Steelwork – Steel frame design and erection package awarded to a Northwest based fabricator and erector.
- Cladding and Building Envelope – Procured from a regional cladding specialist with demonstrable local project experience.
- Mechanical and Electrical (M&E) Services – Appointed to a Manchester-region M&E contractor with established presence across the city.
- External Works and Service Yards – Hard landscaping, drainage and surfacing elements delivered by a locally-operating civils contractor.

In addition to primary package procurement, Bansco engaged with the MCC Work & Skills Team where opportunities arose, and ensured that all subcontract appointments included awareness of local labour obligations, apprenticeship expectations and social value commitments.

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5. LOCAL SUPPLY CHAIN – SUBCONTRACTOR SCHEDULE

The table below summarises the principal subcontractors and suppliers appointed on project CODA, confirming their base location and the contract value associated with each package.

WORK PACKAGE	COMPANY	LOCATION	APPROX. VALUE
Earthworks & Civils	C & R Remediation	South Manchester	2m
Structural Steelwork	TWF Structures Ltd	North West	700k
Cladding & Envelope	Aztec Industrial Roofing	North West	1.1m

WORK PACKAGE	COMPANY	LOCATION	APPROX. VALUE
	Ltd		
M&E Services	Gibson & Ryan Electrical Services Ltd	Greater Manchester	750k
External Works & Yards	Technic Concrete Floors Ltd	North West	500k

Note: Where company names and values are to be confirmed, Bansco Ltd will provide completed schedule to MCC Work & Skills Team upon request. All appointments are consistent with the local procurement objectives set out in the approved Local Labour Proposal.

6. KPI PERFORMANCE SUMMARY

The table below presents performance against the Manchester City Council Local Labour Key Performance Indicators for the construction phase of project CODA, based on an approximate construction value of £7.3 million.

KPI	DESCRIPTION	INDICATIVE TARGET	ACHIEVED
KPI 1a	Total number of newly created jobs on the development (on-site and off-site, including supply chain and subcontractors).	4+	8
KPI 2a	Of the above, how many were City of Manchester residents.	2–4	**2**
KPI 1b	Total number of sustained jobs on the development (supply chain and subcontractors).	No target	**2**
KPI 3a	Total number of new apprentices working on the development (including those employed by subcontractors and suppliers).	2+	**2**
KPI 4a	Of the above apprentices, how many were City of Manchester residents.	1–2	**1**
KPI 5	Total (£) spent in local (Manchester) supply chain through the contract.	£730k–£2.2M (10–30%)	**2.3m**
KPI 6	Hours dedicated to supporting Manchester young people (up to 24 yrs) into work.	15 hrs	**18**
KPI 7	Hours of support provided to Manchester unemployed adults (over 24 yrs).	15 hrs	**0**
KPI 8	Weeks of work placements or pre-employment training for secondary/FE students.	2 weeks	**0**
KPI 9	Weeks of work trials offered to City of Manchester job seekers.	2 weeks	**0**
KPI 10	Hours of Manchester community projects with skills and employability outcomes.	15 hrs	**0**

Indicative targets are derived from MCC benchmark guidance. Achieved figures to be completed and confirmed by Bansco Ltd upon final project close-out, and submitted to MCC Planning and Work & Skills Teams.

7. MONITORING AND REPORTING

Throughout the construction phase, Bansco Ltd monitored local labour performance through the following mechanisms:

- Subcontractor pre-qualification questionnaires requiring declaration of workforce base and any Manchester-resident operatives.
- Regular site manager reviews of operative postcode data to track City of Manchester residency against KPI 2 and KPI 4 requirements.
- Engagement with MCC Work & Skills Team where new employment or apprenticeship opportunities arose on site.
- Supply chain spend tracking maintained through Bansco's commercial management function.
- Interim reporting submitted to the MCC Work & Skills Team in accordance with the agreed reporting schedule.

This final report consolidates the above monitoring activity and presents the outcomes achieved over the full duration of the construction phase.

8. DECLARATION

Bansco Ltd confirms that the contents of this report are accurate and complete to the best of our knowledge, and that the local labour obligations set out in Condition 30 of the planning permission for project CODA have been addressed and, where targets have been set, met or worked towards in good faith throughout the construction phase.

This document is submitted to Manchester City Council as Local Planning Authority for approval in writing, in accordance with Condition 30(b), within one month prior to the completion of construction.

AUTHORISED SIGNATORY

[redacted]

Signature

Name

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Position

Construction Director

Date 15th June 2026

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9. NEXT STEPS – END USE PHASE

In accordance with the End Use conditions of the planning permission, Bansco Ltd and the project applicant will coordinate to ensure a Local Labour Proposal Framework for the operational phase is submitted to MCC no later than three months prior to first occupation, in accordance with the requirements of the planning condition.

For any queries regarding this report, please contact the MCC Work & Skills Team at work.skills.admin@manchester.gov.uk or Bansco Ltd directly at info@bansco.co.uk.