Local Labour & Skills Statement

Residential development at

Middleton Road, Crumpsall

May 2026

Wain Homes NW Ltd is submitting this local labour statement in accordance with the adopted *Places for Everyone Policy JP-J1: Supporting Long-Term Economic Growth – Part F* in relation to phase 3 of the residential development at Middleton Road in Crumpsall.

The policy outlines how developments should "*Support local job growth, by seeking agreement with employers and developers, including housebuilders, to enter into local labour and training agreements through planning obligations and other mechanisms where appropriate*".

Following progression of the development, Wain Homes will tender out packages of the build to local subcontractors as a first priority and also utilise local suppliers for materials for the build. It is expected that at a minimum, at least 30% of trades will be appointed from the local area and 50% of local businesses will benefit from the opportunities created on phase 3 of the development.

Wain Homes will also target improving local skill needs either directly or through our appointed subcontractors by targeting the following items:

- **Work placements** – to highlight career opportunities in the sector
- **Permanent & temporary job creation** through apprenticeships & local training weeks on site for trainee roles
- **Qualifying the workforce** – by providing training & development programmes for colleagues such as graduates, supporting professional accreditation such as CIOB, RICK, RTPI & CFA

As the development progresses all employment associated with the scheme will be monitored and recorded to ensure the development and skills of the relevant members of the team are progressing. Training is monitored by the principal contractor in conjunction with its independent health & safety consultant (also based in the Greater Manchester area). Any sub-contractor training required will be completed and paid for by the principal contractor. Prior to the completion of the development a review of the monitoring notes will be carried out to determine strengths / weaknesses and discuss continued employment.