Octagon House

Local Labour Method Statement

August 2026

Introduction

1. Plymouth Grove Residential LLP ('The Applicant') confirms its commitment to ensuring that employment opportunities resulting from this development are made available to Manchester residents to support Manchester City Council's Core Strategy Policy EC1.

Scheme Overview

2. The scheme relates to the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 255 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping.

Applicant and Contractor

3. The applicant is Plymouth Grove Residential LLP.

4. The main contractor is to be determined.

Programme

5. Mobilisation on-site is set to begin July 2027 to last 5 weeks, to be followed by demolition and site clearance to be completed by September 2027, when construction will begin. Construction will be carried out with overlap between construction of all Blocks, to be completed by March 2029. External works will be carried out with handover expected for June 2029.

Process

6. The applicant, or contractor, commits the following:

    - 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.

    - to seek opportunities to employ local contractors, local sub-contractors and local 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.

- to establish a long, to include a Community Liaison Group-term Community Benefit and Social Value Framework, with the detailed framework proposed to be secured through a planning condition.

- to using reasonable endeavours to secure a healthcare-related or community-serving occupier, with potential uses including community healthcare, NHS-related services and dentistry. The eventual occupier will depend on third-party interest and market demand and cannot therefore be guaranteed.

- the submission for approval in writing by the Council as Local Planning Authority the following:

    1) Prior to the commencement of development, a strategy that outlines anticipated local labour targets that the application, or contractor 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.

Aims and Objectives

7. The applicant, or contractors' objectives in respect of local labour will be:

- To work with the Council's Employment and Skills Team
- To promote local employment and skills opportunities for local people (including jobs, apprenticeships, and work experience where appropriate)
- To promote employment opportunities for local sub-contractors

Target

8. Targets for local labour opportunities will be discussed with the Council's Employment and Skills Team prior to the start of construction works on site, with a view of identifying opportunities for:

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

Overview

9. This local labour method statement confirms that the applicant or contractor commits to working with the Council's Employment and Skills Team to ensure that employment and education opportunities resulting from this development are made available to Manchester residents.

10. 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.

Authorised Signatory

Name: Richard Everton

Position in organisation: Managing Director

Name of organisation: Plymouth Grove Residential

Signature: Richard Everton

Date: 12.08.2026