

## Local Labour Agreement

### 43-47 Piccadilly

11<sup>th</sup> February 2021

#### Local Employment Plan

Following recent dialog with a number of Main Contractors expressing an interest in tendering this project, this plan is intended to detail a typical Main Contractor's commitment to local employment during the construction phase of the refurbishment of 43-47 Piccadilly. This development is for the construction of a new 129 bed hotel and associated restaurant in a building of 12 storeys above a retail unit to the ground floor and basement, including the partial demolition of existing warehouse, the façade retention of the existing warehouse facing Back Piccadilly, and the refurbishment of a listed townhouse at 47 Piccadilly."

#### Action Plan

##### Directly Employed Staff

The appointed Main Contractor will endeavour to:

- provide direct employed labour from within the local geographical area in line with any key performance indications outlined in the contract with the client
- they shall utilise the majority of labour from the M1, M2, M3, M4, M5, M6, M7, M8, M9, M11, M12, M13, M14, M15 and M40 postcode area (Tier 1)
- these will be supplemented by candidates from the remaining 'M' postcode locations (Tier 2).
- should the suitable operative not be available from Tier 1 & Tier 2, the Main Contractor shall look outside to the postcode areas of OL, SK, WN, WA, and BL (Tier 3)

##### Subcontractors

The Main Contractor will endeavour to subcontract works to subcontractors from within the local geographical area. They will employ a tier structure as follows:

- Tier 1 – Manchester area
- Tier 2 – North West area
- Tier 3 – National

Typically, 90% of the employed labour force from their subcontractors would be from either tier 1 or tier 2.

### **Suppliers**

The Main Contractor shall endeavour to specify and place orders with local suppliers from the local geographical area. The following tier structure intended is as follows:

- Tier 1 – Manchester area
- Tier 2 – North West area
- Tier 3 – National
- Tier 4 – International

Typically, 80% of the suppliers will be from either tier 1 or tier 2.

### **Apprenticeships**

The Main Contractor shall endeavour to provide a number of apprenticeship opportunities throughout the duration of the project both directly employed and through negotiation with our sub contract supply chain.

### **Work Placements**

The Main Contractor shall work with the My Future Service to provide a number of work placement opportunities throughout the duration of the project.

### **43-47 Piccadilly Sustainability Plan**

The Main Contractor shall co-ordinate with the Hotel Operator team and client to put into place a tracker / action plan that details the elements set out in the project's Sustainability Plan and where they can be met and achieved throughout the scheme.

### **Future commitment**

Once a contractor has been appointed for the works, a detailed Local Labour Agreement will be submitted to MCC for consideration.

**End of report**