

Social Value Statement

Linden Hill – Capital Assets – ALX Limited

35 Wilson Road, Huyton



Contents

1.	Introduction.....	3
	Appendix 1 – Social Value Strategy and Forecast	

1. Introduction

In consultation with Fusion 21, as part of Knowsley Council, a Social Value Statement (SVS) has been produced in line with the Council's *'Adding Social Value to Development: Employment and Skills'* supplementary planning document (SPD).

The SVS sets out Fusion 21's approach to adding Social Value in accordance with the aforementioned SPD.

The applicant, Linden Hill- Capital Assets-ALX Limited (Linden Hill hereafter), proposes to redevelop and regenerate the application site which is expected to result in the delivery of a high quality nationally focussed logistics facility with high green credentials, the development of which is expected to deliver both construction and operational job opportunities. This is likely to deliver between 216 and 293 jobs during the operational phase. The number of construction jobs is not known but is expected to be significant.

In delivering on these jobs, the applicant commits to complying with the council's objectives which includes a contribution of £19,116.00 which is broken down as £11,470 Social Value Contribution and £7,646 Social Value monitoring fee. This demonstrates Linden Hill's commitment to bringing opportunities forward for the community during the construction phase.

In line with paragraph 2.7 of the SPD the proposal will ensure that *'major development contributes towards addressing Knowsley's current skills shortages and it will ensure that there is a better, appropriately skilled local workforce, which can provide a pool of talent for both developers and end occupiers'*. Linden Hill will work with Fusion 21 to ensure jobs offered are accessible to the local community, particularly construction based jobs which will offer training opportunities throughout the various stages of construction. The end occupier is not known at this stage.

The applicant's commitment to working with the community will also contribute to important credits in ensuring the proposed development can deliver a BREEAM excellent building.

Appendix 1 sets out Fusion 21's draft strategy setting out a variety of measures which the applicant will endeavor to deliver with Fusion 21 and a breakdown of the contribution which will be secured through a Section 106 agreement

A draft copy of the Heads of Terms relating to the financial contribution set out above has also been prepared and will be submitted as a separate document in support of this planning application.



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Appendix 1

Social Value Strategy

Wilson Road Industrial Development

Date:	28 April 2022
Fusion 21 Ref:	TBC
Developer name:	Linden Hill - Capital Assets - ALX Limited
Development overview:	'Demolition of Existing Buildings and Erection of Building for Employment Use (Use class B8) with, service yard, car parking and landscaping, Wilson Road, Huyton'
Site name/address:	35 Wilson Road, Huyton Business Park, Huyton, Merseyside, L36 6AE

Social Value Strategy

It is a planning condition that Linden Hill – Capital Assets – ALX Limited submit a social value strategy for the development at Wilson Road, Knowsley. On approval of this plan by Knowsley Borough Council (KMBC) it will form a compliance document and will be implemented by Linden Hill – Capital Assets – ALX Limited with support from the main contractor on this project. Where appropriate, sub-contractors will be expected to contribute towards the delivery of social value targets on site. Fusion21 have been engaged by KMBC for the delivery of this overarching strategy and subsequent strategies for reserved matters applications for the duration of the development/build. As such, Fusion 21 will support Linden Hill – Capital Assets – ALX Limited to create a site-specific social value delivery plan and Fusion21 will lead on monitoring and reporting of social value activity on this site.

The Section 106 agreement indicates a target for social value weeks delivery which for this development is 155 weeks. KMBC shall approve the SVS in accordance with the terms of the Agreement.

This SVS has been prepared in consultation with Fusion21 and in accordance with the KMBC 'Adding Social Value to Development' supplementary planning document (SPD) adopted in September 2018.

In accordance with item 4.11 of the SPD The Council would especially like to see a Social Value Strategy commit to as many of the following measures as is practicably achievable:

- Provision of apprenticeships for Knowsley residents aged under 25, which can be from the construction or end use phases, or a combination of the two;
- Provision of employment opportunities in the construction phase and which have appropriate support to make them suitable for long-term unemployed Knowsley residents (i.e. those who have been out of work for at least two years);
- Provision to notify the Council or any other agency nominated by the Council, of job vacancies arising from the construction phase; and
- Provision for delivery of bespoke pre-employment and skills training for Knowsley residents that will provide them with the skills to access the jobs that are being created.

Activity Profile

Typical examples of the activities that developers, contractors and their supply chain are expected to undertake in support of the above measures include the following:

- Targeted recruitment and training requirements, ensuring that apprenticeship and other work opportunities for Knowsley residents help to alleviate unemployment;
- Targeted vacancy filling, maximising the use of employment support partners;
- Work placements for Knowsley residents designed to support education and learning;
- Participation in education initiatives, supporting the transition between school and work;
- Supporting the local supply chain, helping to develop a wider business base;
- Provision of opportunities for social enterprises, which have explicit social, economic or environmental aims;

Although this document records the formal strategy, the above list is not exhaustive and Fusion21 will apply a flexible approach to compliance and achieving the targets with the works package contractors in accordance with the Adding Social Value through Major Development SPD.

A wide range of other local employment and training measures may also be secured through this Social Value Strategy, and further examples are provided in the Adding Social Value through Major Development SPD.

Our Strategy:

Fusion21 will use its forecasting model to determine the total number of social value weeks that will be required based on the type of project, the construction cost and its duration. (Note: this has been done and is forecast to be 155 weeks)

In order to meet the requirements of the strategy it has been agreed that:

- In consultation with Fusion21 the Contractor will develop a social value delivery plan detailing job/apprenticeship opportunities and other social value activities to be carried out. This will be shared with local services via the Fusion21 social value steering group (SVSG).
- The contractor and their subcontractors will ensure that all vacancies are referred to Fusion21 in the first instance with the aim of recruiting Knowsley residents; however, if vacancies cannot be filled via this route they may recruit elsewhere;
- The contractor/subcontractors will support short term voluntary work placements for unemployed adults and NEET's either directly or through the supply chain where safe and practicable. Candidates will not be under 16 years of age (unless KMBC are satisfied that adequate safeguarding procedures are in place) and will have completed appropriate Health and Safety training in accordance with the H&S policy of the supervising Contractor.
- The developer/contractor will provide Fusion 21 with the necessary information to allow Fusion21 to commission the delivery of bespoke pre-employment and skills training for Knowsley residents that will provide them with the skills to access the jobs that are being created. Where appropriate, the main contractor/sub-contractors will guarantee interviews for local residents who have taken part in this bespoke training package (though they may recruit other individuals if they are better suited to the role).
- The contractor will ensure that Fusion21 are provided with all necessary information to be able to monitor and report on outcomes including case studies which may be used for media releases.

End user social value:

- Linden Hill – Capital Assets – ALX Limited will make Fusion 21 aware once an end-user has been identified for the development.
- Fusion 21 will support the end-user(s) to complete an end-use matrix which will identify employment opportunities for local people.
- Fusion 21 will work with local partners to recruit local people into these positions as much as possible.

Appendix 1

Explanation Forecasted Weeks

Whilst we are unable to directly influence the type or numbers of jobs created by this development we will forecast a baseline number of weeks for the provision of social value activities as referenced in the 'Adding Social Value to Development' SPD. The method of calculating the target number of Social Value weeks is driven by an industry approved model for predicting labour requirements according to planning class uses, which then applies regionally specific information sourced from published data by amongst others CITB Construction Skills Network Data.

This approach ensures that social value weeks targets are relevant to specific developments and allows flexibility for outcomes to be delivered which reflect the business needs of Applicants/Developers/Contractors and their supply chain so opportunities created are therefore genuine and sustainable.

This process enables a realistic expectation of outcomes. On a Development of this nature the method of construction is such that traditional trades apprenticeships may not be available within the construction programme, however we would expect to see local employment opportunities and other social value activities being delivered.

We strongly support work placement opportunities and engagement of schools/educational involvement in the development as a whole throughout the RIBA stages, to provide a range of opportunities for students linked more to the overall process of how development and construction works. We believe this will provide a better insight into the industry giving a wider range of careers knowledge which includes technical and professional roles, and encouraging young people to enter into careers in the built environment.

Our preferred method of delivering social value weeks is to have a range of delivery options that we can match opportunities to based on our construction programme, we believe from experience we can deliver meaningful outcomes.

Appendix 2

Monitoring and Reporting

A key element of the delivery of this social value strategy is successful monitoring and reporting of outcomes, to enable this Fusion21 has a dedicated Social Value Project Manager to undertake this piece of work. This will be undertaken in conjunction with the contractor's Site Manager and works package contractors (supply chain).

We will monitor and report on:

- Direct achievements against the baseline target weeks of 155

Supplementary/Additional weeks

- Jobs protected;
- Wider social value support to the local community;
- Health and wellbeing
- Local economy and enterprise

These two areas combined will show the overall baseline weeks achieved through this strategy and supplementary weeks achieved as additionality.

We will provide monitoring on a agreed basis detailing individuals, postcodes, start date, completion date, status (employed, trainee, placement) educational activities. A final report will be submitted collating monthly reports.

A method has been implemented that will enable access to site information to record the start date, and duration of all individuals involved in activities that can be counted towards the outcomes, this will also include those individuals within the Planning Authorities agreed area who we would class as maintaining employment as a result of the intervention by Planning requirements.

Social Value Through Planning

Social Value Weeks

Date:	28/04/2022
Planning Reference:	TBC
Address:	35 Wilson Road, Huyton Business Park, Huyton, Merseyside, L36 6AE
Development Overview:	'Demolition of Existing Buildings and Erection of Building for Employment Use (Use class B8) with, service yard, car parking and landscaping, Wilson Road, Huyton'

Planning / Development information

Planning Classes	Development Type	Area m2
B8 Storage or distribution	Warehouse & distribution centre	19,116

Social Value Contribution

EET/Social weeks forecast	End use opportunity potential	Financial Contribution
155	High	£19,116
	Social Value Contribution (60%)	£11,470
	Social Value Monitoring (40%)	£7,646

Key Contacts

LA Planning	Developer	Fusion21
Mark Cawood	Linden Hill – ALX Limited	Sarah Maguire

This forecast has been produced using Fusion21's bespoke target forecasting model. This uses building prices per M² by planning class sourced from Spon's Architects and Builders Price Book to forecast the labour requirements of the development. The target number of weeks (termed 'Employment and Skills' or 'Social Value' weeks) is driven by regional historical information, CSN data from CITB and LMI data indicating future skills gaps.

All data is updated annually to reflect any fluctuations in building price and industry predictions.