
From: Sarah Maguire <sarah.maguire@fusion21.co.uk>
Sent: 12 April 2023 13:27
To: Wright, Liz
Cc: McNally, Rebekah
Subject: External Mail: FW: Alchemy, Knowsley - Social Value Strategy
Attachments: 16351 - Alchemy Way Social Value Forecast Up-dated 2023.pdf; 16351 - Alchemy Way Social Value Strategy 2023.pdf

Follow Up Flag: Follow up
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Hi Liz,

Please see below and attached for information.

Thanks,

Sarah

Sarah Maguire
Head of Social Value

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From: Sarah Maguire
Sent: Wednesday, April 12, 2023 1:26 PM
To: Raymond Chui <Raymond.Chui@rpsgroup.com>
Cc: Simon Eaton (SEaton@networkspace.co.uk) <seaton@networkspace.co.uk>; Gavin Winter <gavin.winter@spawforths.co.uk>
Subject: RE: Alchemy, Knowsley - Social Value Strategy

Hi Ray,

As promised, please find attached an up-dated social value forecast and social value strategy for this development. Please let me know if you need any additional information.

Thanks,

Sarah

From: Raymond Chui <Raymond.Chui@rpsgroup.com>

Sent: Wednesday, April 5, 2023 3:25 PM

To: Sarah Maguire <sarah.maguire@fusion21.co.uk>

Cc: Simon Eaton (<SEaton@networkspace.co.uk> <seaton@networkspace.co.uk>; Gavin Winter <gavin.winter@spawforths.co.uk>

Subject: RE: Alchemy, Knowsley - Social Value Strategy

Hi Sarah,

I'm not sure if you have picked up my voice message yet in relation to the below but would you have time to update the report for early next week?

Regards,

Ray

Raymond Chui

Senior Project Manager

RPS | Consulting UK & Ireland

M 07795 816 085

E raymond.chui@rpsgroup.com

From: Raymond Chui

Sent: 28 March 2023 16:54

To: sarah.maguire@fusion21.co.uk

Cc: Simon Eaton (<SEaton@networkspace.co.uk> <seaton@networkspace.co.uk>; Gavin Winter <gavin.winter@spawforths.co.uk>

Subject: Alchemy, Knowsley - Social Value Strategy [Filed 28 Mar 2023 16:54]

Hi Sarah,

I'm working with Network Space and Spawforths on this project and you helped with preparing a Social Value report previously, we have changed the planning strategy recently and we will be progressing the western plot (parcel 1) only at this time as per the attached. Please could you help with updating the report to reflect this and based on the following new information –

- ☐ Development description & Planning Class use –

FULL APPLICATION FOR EMPLOYMENT DEVELOPMENT COMPRISING TWO UNITS (USE CLASS E (G) (II) (III) / B2 / B8 USE) WITH ANCILLARY E (G) (I) OFFICE SPACE, CAR PARKING AND VEHICULAR, PEDESTRIAN CIRCULATION WITH ACCESS ONTO ALCHEMY WAY

- ☐ Size of the development in SQM

13,674 sqm

Regards,

Ray

Raymond Chui

Senior Project Manager

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Social Value Through Planning

Social Value Weeks

Date:

12/04/2023

Planning Reference:

TBC

Address:

Alchemy Way, Knowsley

Development Overview:

FULL APPLICATION FOR EMPLOYMENT DEVELOPMENT
COMPRISING TWO UNITS, OFFICE SPACE, CAR PARKING AND
ASSOCIATED INFRASTRUCTURE

Planning / Development information

Planning Classes	Development Type	Area m2
B8 - Storage or distribution	Warehouse & distribution centre	13,674

Social Value Contribution

EET/Social weeks forecast	End use opportunity potential	Financial Contribution
79	High	£13,674

Key Contacts

LA Planning	Developer	Fusion21
Alan Kilroe	Network Space	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.

Social Value Strategy

Non-Residential Development

Date: 12 April 2023

Fusion21 ref: 16351

Developer name: Network Space

Planning ref: TBC

Site name/address: Alchemy Way, Knowsley

Social Value Strategy

It is a planning condition that Network Space. submit a social value strategy (SVS) for the development at Alchemy Way, Knowsley. On approval of this plan by KMBC it will form a compliance document and will be implemented by Network Space through its contractor/works package contractors supported by a site- specific social value delivery plan which Fusion21 will develop with the contractor (once appointed) unless otherwise agreed with KMBC.

Fusion21 have been engaged by Knowsley Metropolitan Borough Council (KMBC) for the delivery of this overarching strategy and subsequent strategies for full planning applications for the duration of the development/build.

The Section 106 agreement indicates a target for social value weeks delivery which is the overall aim, it should be noted however elements this target may require flexibility by KMBC. 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 (or trainees where apprenticeships are not possible) 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 end use 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 both the construction and end use occupation; 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 applicable 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 Appendix 1 of the 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 79 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 via the SVSG; however, if vacancies cannot be filled via this route they may recruit elsewhere;
- The contractor will advise Fusion21 of their preferred local labour agency;
- 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.
- The developer/contractor will engage with Fusion21 to ensure the 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.
- The contractor will ensure that Fusion21 are provided with all necessary information to be able to monitor outcomes;

End user social value:

- At the earliest possible opportunity, the end user will (with assistance from Fusion21) complete an employment and skills matrix detailing future employment needs and required skills/qualifications. This matrix will be used by Fusion21 and the social value steering group to deliver pre-employment and other training to Knowsley residents to prepare them for upcoming opportunities
- The end user will offer guaranteed interviews to Knowsley residents who have participated in pre-employment/other training as above, however if the candidates are not suitable, they may recruit from elsewhere.

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 employed a dedicated Social Value Coordinator 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 79
- Jobs created;
- Apprenticeships created;
- Jobs protected;
- Wider social value support to the local community;
- Local economy and enterprise

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.