

OUR TOWN HALL

PROJECT

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Before we start

Fire

Toilets

Smoking

Hot drinks/water

Photography and social media – #OTH



OUR
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PROJECT

Welcome to Manchester Town Hall

To be covered in this session:

- Brief introduction to the Our Town Hall Project
- Project approach to social value
- Quick overview of social value KPIs
- Social value in procurement and how embedded in supply chain
- Success stories





Our Town Hall Project

- £330m, seven year project 2017 – 2024
- **Restoration** of the grandest spaces
- **Refurbishment and modernisation** of all other spaces – improved office environment
- New public realm and restoration of monuments on Albert Square – proposal to remove road
- New visitor centre and enhanced offer as a visitor destination
- Improved accessibility
- Better security
- More able to host events
- Improved efficiency (and reduced bills!)
- Construction to begin in January 2020
- Building to re-open in spring 2024



But its not just a building project...

Eight project objectives:

- Secure the long term future of the Town Hall, its Civic role and its external setting
- Retain and enhance as a functioning and efficient Town Hall
- Restore and celebrate this significant heritage asset for Manchester
- Enhance the use of the building as a visitor destination and increase access to Mancunians
- Transform users' and visitors' experiences
- Reduce carbon footprint and energy costs
- Maximise commercial opportunities and offset costs to the public purse
- **Deliver economic and social value for Manchester**



Economic and social value for Manchester

It's crucial that this project is as much an investment in Manchester, its people and its businesses as it is in the building itself.

Key areas of focus are:

- Employment
- Skills, training and qualifications – including heritage skills
- Engagement/world of work
- Opportunities for businesses
- Ensuring a SV contribution from all our contractors and supply chain
- Environment and sustainability (out of scope for today)



Scale of ambition and role of management contractor

Achievements to date have come from our design team – architects, engineers, project managers, etc – relative small in scale at this point in time

The bulk will be delivered through our **management contractor** and their supply chain during the construction works.

Well over 100 individual work packages ranging from mainstream construction trades to traditional craft skills.



How we are maximising social value on the OTH project

1. We have a specific “ask”

OTH has a set of Key Performance Indicators relating to social value. For example at least:

- 150 Apprenticeships
- 45 new jobs
- 30% Manchester resident workforce
- 40% project spend in Manchester
- 100 work experience opportunities
- 10,000 hours of unstructured volunteering
- School engagement, higher education engagement, etc.



How we are maximising social value on the OTH project

2. We make sure everyone can contribute

Everyone working on the project has been asked to make a commitment in an appropriate way:

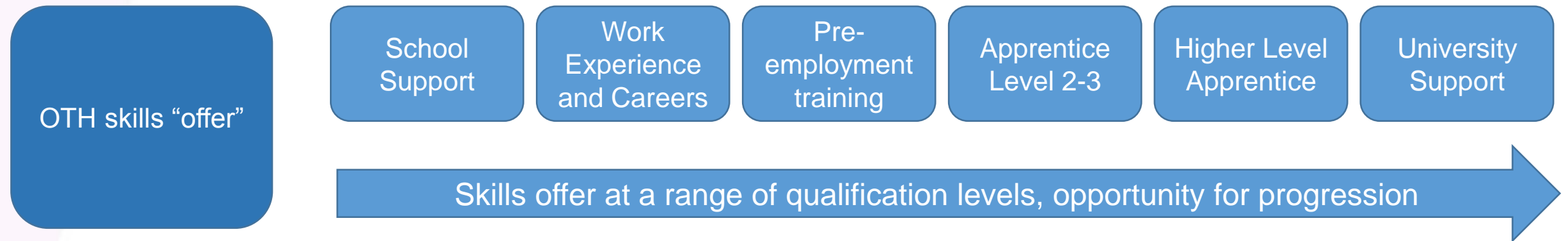
- Small/short in duration/low value contracts donate a number of hours of their time
- Higher value/duration contracts make commitments against some KPIs
- Management Contractor makes commitments against all project KPIs



How we are maximising social value on the OTH project

3. Take advantage of the scale of the project

The scale and duration of OTH means we can link opportunities together to create a pathway towards and into employment



How we are maximising social value on the OTH project

4. We give it “teeth”

- Commitments are contractual
- Performance incentive model in place
- Penalties for clear under performance



Process case study – Management Contractor Procurement

Social Value as 20% of the total score awarded – challenge to make sure we get the best possible offer:

Social value is written into the contract specification:

“The management contractor will, as a minimum, deliver the social value commitments set out in the [bid submission]”

“The management contractor will take steps to ensure that opportunities are accessible to priority groups”

“The management contractor will prepare a programme of activity that sets out the timescales for delivery of the social value commitments [made] and agree this with the employer”

“The Management Contractor will in the first instance maximise employment opportunities for companies and residents of the City of Manchester”



Case study – Management Contractor Procurement

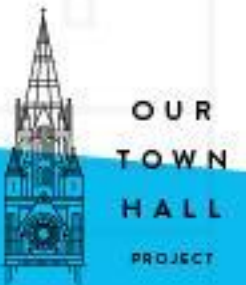
Questions asked during the procurement process:

Social Value:

1. What specifically are you proposing to deliver against our KPIs? (activities, numbers, hours etc) – Social Profit Calculator
2. What can you do in addition to this?
3. How are you proposing to deliver it? (method, timescales, resource requirements, links to other services and programmes).

SV referenced in almost all other sections:

- Logistics – if proposing to bring people on site, how is this managed?
- 100 Day Plan – identify SV milestones
- Supply chain – identify how they will work with suppliers to maximise SV



Case study – Management Contractor Procurement

The management contractor is incentivised financially to perform against their commitments

- Each KPI assigned a £ value
- Over-performance allows them to be paid extra (to a limit) based on this value
- Similarly under-performance means we will make a deduction



Achievements to date

Before construction has even started we have achieved:

57% Manchester Spend

41 school engagement sessions

1288 HE students worked with

63 Work experience placements– our first “T level” has just started

20 Apprentice starts

1473 volunteer hours spent

Particular successes include...



Questions?

Comments?



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