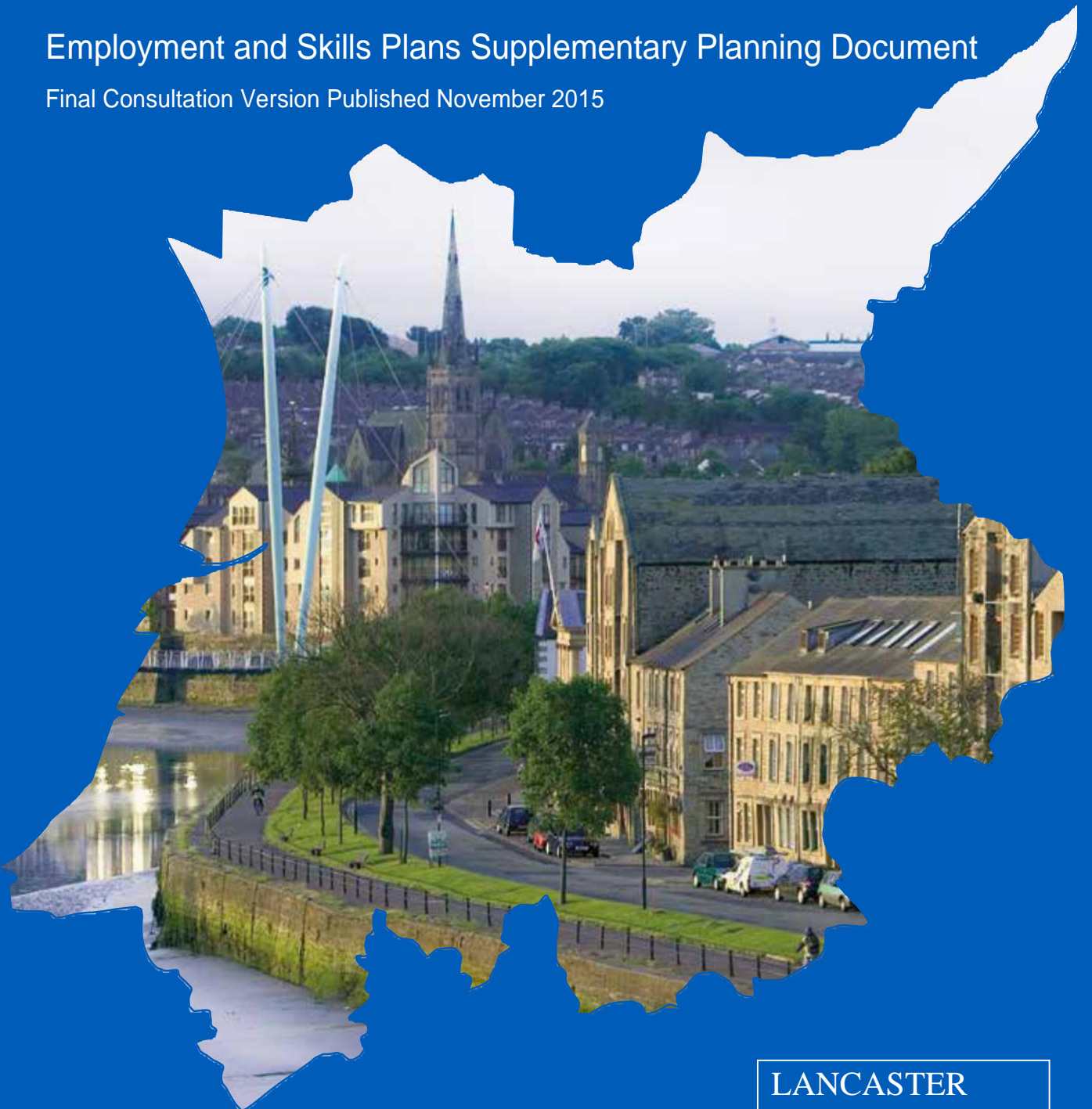


# A Local Plan for Lancaster District 2011-2031

Employment and Skills Plans Supplementary Planning Document

Final Consultation Version Published November 2015



LANCASTER

CITY COUNCIL

*Promoting City, Coast & Countryside*

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## **Foreword**

- i. Lancaster City Council are consulting on this Supplementary Planning Document (SPD) in relation to Employment and Skills Plans. This follows previous consultation earlier this year on a draft SPD – this version seeks to take account of comments received at this earlier stage of consultation and represents, in the view of the Council, a final version of the SPD. The Council will welcome further comments and representations on this SPD for a four week period, commencing on Monday 9<sup>th</sup> November and concluding at 5pm on **Friday 18<sup>th</sup> December 2015**.
- ii. The SPD, Consultation Statement and any other relevant background information has been made available on the Council's website, at [www.lancaster.gov.uk/planningpolicy](http://www.lancaster.gov.uk/planningpolicy) and hard copies are available at both Lancaster and Morecambe Town Halls. Any further information and advice on this matter please do not hesitate to contact the Planning and Housing Policy Team on [planningpolicy@lancaster.gov.uk](mailto:planningpolicy@lancaster.gov.uk) or 01524 582383.

## **1. Background**

- 1.1 This document has been prepared by Lancaster City Council to supplement Policy DM48 (Community Infrastructure) to provide further guidance on the preparation and implementation of an Employment and Skills Plan (ESP).
- 1.2 This Supplementary Planning Document (SPD) will assist anyone whose development proposal triggers the requirement for an Employment and Skills Plan (as defined in Policy DM48 of the Development Management DPD).

## **2. Introduction**

- 2.1 Lancaster City Council wishes to play a leading role in improving educational attainment and skills and raise aspirations within the district. It is important to ensure that local people get the right education, skills and inspiration to enable them to get jobs. Lancaster City Council wants to work with developers to ensure that local people have the skills and the opportunity to access employment generated from major new developments in the district. Preparing and implementing an Employment and Skills Plan (ESPs) from major new development is one of the ways to achieve this.
- 2.2 The council is following the Construction Industry Training Board (CITB) best practice on the strategy and protocols public bodies can use to deliver against the skills and employment agenda. The route to securing training and employment opportunities is through the implementation of planning policy and underpinning protocols. Examples of other local authorities' work with CITB in this field shows that the requirement for a developer to seek approval for, agree and implement an ESP as part of the planning application and implementation of the delivery process is key.
- 2.3 The implementation of the ESP is made subject to a binding Section 106 legal agreement. The formal agreement to ensure that local labour will be used during the construction phases of the scheme and that local people will be employed by the development itself to the framework and aspirations of the Employment and Skills Plan.

- 2.4 This Supplementary Planning Document (SPD) sets out why ESPs are needed, what would go into such a plan, what type and size of development this would apply to and the process involved in requesting, preparing and implementing a plan. Dealing with the delivery of employment and skills plans via the planning process (and particularly via the preparation of an SPD) is not a unique approach taken by Lancaster. There are already many local authorities using the planning process to deliver improved training opportunities via the planning process including Stockport, Portsmouth, Reading and Havant councils.
- 2.5 The council's Corporate Plan and Economic Regeneration Vision both recognise the need to improve skills and access to jobs for people in the district. As part of its Economic Vision the Development Management DPD, adopted in December 2014, notes that...

*'The Council will seek to meet the challenges of sustainable growth with both the district and regional economy, creating conditions which will enable managed growth and establish a strong, diverse and vibrant local economy.'*

- 2.6 'Wellbeing' powers are included within the Local Government Act of 2000 and have also been prominent in recent legislation and obligations under the Public Services (Social Value) Act 2012. The Social Value Act requires all public bodies in England and Wales to consider:
- How may what been proposed locally improve the economic, social and environmental well-being of the local area; and
  - How a public body might act with a view to securing that improvement, in conducting its own procurement processes.
- 2.7 In terms of the legislation 'social value' can encompass: education, training and skills, work, income, living standards, health, participation and social wellbeing (a positive physical, social and mental).
- 2.8 The council and its partners will work to a high level Construction Employment and Skills Strategy focussing on the following opportunities and needs:
- The high number of young people who are not in employment, education or training (NEET) is a significant problem and reducing this figure is a key priority for the local stakeholders.
  - Apprenticeships are high on the local agenda and stakeholders are keen that young people are more aware of and have access / support to secure worthwhile apprenticeship opportunities.
  - The construction sector can potentially provide a large number of entry level training positions and formal apprenticeships aimed predominantly at young people. This would help young people enter the labour market and help address youth employment issues.
  - There is a mismatch between the skill levels of local adults and the skill levels required by major contractors and sub-contractors. This is a major reason for a high level of 'commuting in' by lead contractors' suppliers and sub-contractors on major construction jobs.
  - The formal provision and arrangement of work trials, interview guarantees and delivery pre-employment training will be useful in securing roles in construction projects for local people.
  - The provision and placement of local students in employment roles leading to long term job offers in professional / technical roles is a key aim in maintaining a strong local skills base.

- 2.9 Lancaster City Council will seek to facilitate the use of Employment and Skills plans by working with developer / applicants of major development to determine firstly whether a plan is necessary and appropriate and then (if found to be necessary and appropriate) to work with the developer / applicant to successfully complete the plan. The Economic Development team will also seek to facilitate the discussions with training providers such as the job centre to ensure that the plan seeks to address genuine training and skills gaps. The differing roles of the authority (and other key stakeholders) is set out in table 2 of this SPD.

### **3. Planning Background**

- 3.1 The planning system plays an important role in creating the conditions for economic growth. It can also be used as a powerful tool to directly promote the use of local people through the construction and implementation of proposals which can generate significant levels of employment through the development phase. The council's emerging strategy envisages significant housing, retail and economic growth, the employment and skills potential of which should be captured to ensure maximum local benefit.
- 3.2 Strategic principles of including a requirement to define and deliver employment and skills outcomes through major development proposals has been agreed by the council via the adopted Development Management DPD. In Policy DM48, the DPD states that:

*'The Council will support and promote the use of local people and business through the construction and implementation stages of proposals, particularly major proposals which can generate significant levels of employment through the development phase.'*

*'To achieve sustainable economic development, applications for major development will be expected to development and implement an 'Employment and Skills Plan' (ESP) identifying opportunities for employment and up-skilling of local people through the implementation of their development proposal. The ESP should be informed by priorities identified through liaison with the council, local employment and skills agencies. The target outcome of the ESP will be commensurate with, and assessed against the construction industry standard benchmarks of the employment / skills outcomes expected from the particular size and type of construction proposed.'*

### **4. When will an Employment and Skills Plan be requested?**

- 4.1 New development in the city can contribute towards providing training and employment opportunities for local residents. To ensure that development is not overburdened, employment and skills plans will only be request from developments of a certain scale and also those with the City Council have a leading role and/or interest. This will cover residential development a commercial development (i.e. office, retail and leisure, hotels, industrial and warehousing).
- 4.2 The Government define major development as 10 or more residential units or more than 1,000sqm of commercial floorspace. It is considered that the development of 10 residential units is relatively small with regards to this issue and therefore requiring employment and skills plans from these developments could prove over burdensome. The Council therefore suggest that a more appropriate threshold for residential development would be 20 or more units.
- 4.3 It is therefore proposed that the following thresholds should be applied by this SPD in relation to the preparation and implementation of an Employment and Skills Plan.

<b>Residential Development</b>	20 or more residential units
<b>Commercial Development</b>	The creation of 1,000sqm of new commercial floorspace.

*Table 1: Thresholds for the delivery of Employment and Skills Plans (Policy DM48 of the Development Management DPD)*

- 4.4 Flexibility will be applied when considering the application of Employment and Skills Plans to development proposals which exceed the thresholds set out in table 1. The Council recognise that not all development proposals will suit the application of Employment and Skills plans (for example the developer may already have an appropriate training scheme in place) nor will the Council seek to overburden development in accordance with paragraph 153 of the National Planning Policy Framework. However, all proposals which exceed the thresholds set in table 1 will be considered for their suitability to undertake an Employment and Skills Plan.

## **5. Preparing and Implementing Employment and Skills Plans**

- 5.1 The council will request that developer should prepare and ESP to be submitted and agreed by the council as part of the consideration of a planning applications and a discharge of conditions post approval.
- 5.2 The delivery of the ESP would be via a legal agreement under Section 106 of the Town and Country Planning Act 1990 or, where it is appropriate to do so, via planning condition which would provide that an employment and skills plan should be submitted to and approved by the City Council prior to the commencement of development and that the plan will be monitored by the City Council. The use of Section 106 agreements or planning conditions would be discussed with council officers during the pre-application stage and prior to the planning application being determined. The ESP, with detailed measures and requirement, can be agreed after planning permission is granted but before development commences on-site.
- 5.3 The requirement for an ESP will be ideally raised with the developer by the case officer at the pre-application stage or, alternatively, following the submission of a planning application. Following this the developer / applicant will be put in touch with a member of the Economic Development Team who will work with the applicant to agree the content of the ESP. At this stage all discussions and negotiations regarding the content and delivery of an ESP will be led by the Council’s Economic Development team. The Council’s Economic Development Team will also assist the developer / applicant to implement the plan providing a link to key partners such as jobcentre plus, schools and colleges and local training organisations.
- 5.4 Table 2, set out over page, identifies the process involved in agreeing and securing an ESP.

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<b>Pre-Application*</b>	<b>Application</b>	<b>Delivery</b>	<b>Completion</b>
Developer contacts the Planning Policy Team / Development Management Team to establish whether an ESP is required.	Application received by the Development Management Team and consultation issued to the Economic Development Team and Planning Policy Team who will advise on the need and delivery of an ESP.	Draft method statement supporting the ESP is submitted by the developer / applicant to the Council's Economic Development Team and referred on to Jobcentre Plus and CITB.	Employment and Skills Plan is signed off on completion of all targets for construction phase by the Council's Economic Development Team.
Pre-application advice can be provided by the Development Management Team (please see charging schedules for pre-application advice).	Negotiations between the developer / applicant and the Development Management Team on the measures and requirements of an ESP. This will be advised by the Economic Development Team.	ESP is supported by a final method statement including detailed measures and requirements approved by the Council prior to the commencement of development.	Employment and Skills Plan is signed off on completion of all targets for occupation phase by the Council's Economic Development Team.
Economic Development Team can advise on the appropriate benchmarking required based on build costs and construction type.	The Economic Development Team will liaise with Jobcentre Plus and CITB on measures and requirement for ESP.	Jobcentre Plus and CITB to work with the Skills Funding Agency and potential delivery partners on training procurement.	Plan evaluation by the Council and delivery partners with feedback on best practice.
Economic Development Team can liaise with Jobcentre Plus and CITB.	Heads of Terms agreed for the s106 agreement to include ESP.	Monitoring Framework and delivery log agreed with the Council's Economic Development Team.	Number of completed ESPs reported in an annual report.
Jobcentre Plus and CITB can liaise with delivery partners.	Jobcentre Plus and CITB liaise with delivery partners.	Jobcentre Plus and CITB liaise with delivery partners.	
Development Consultation Forum	Planning permission granted after completion of the s106 requiring completion and approval of the ESP.	Jobcentre Plus and CITB work with the developer / applicant / sub-contractors on the delivery of measures and requirements during construction phase.	
		Regular site surgeries run on-site by CITB for developer and sub-contractors.	
		Delivery partners work with developer / applicant / sub-contractors on delivery of measures and requirements during occupation phase.	

***Table 2: The Process for Securing Approval and Implementation of the Employment and Skills Plans.***

*\* The recommended actions provided within the pre-application advice section are subject to the developer / applicant seeking pre-application advice.*

## 6. The Need for Employment and Skills Plans

- 6.1 Lancaster District is the second largest in Lancashire in geographic terms, covering 576 square kilometres, has 28 wards, and in 2012 had a population of 139,700. The number of people per square kilometre is the second lowest in Lancashire, well below the county and national averages.
- 6.2 Lancaster has the most self-contained local labour market in Lancashire, with nearly 83% of employed residents living and working in the area. Linked to this, a relatively high proportion (53%) of people travel less than 5km to work, reflecting the district's self-contained nature and the significant impact of local employers (such as Lancaster University and Heysham Nuclear Power Station) have on the local area. There are also limited flows out of Lancaster into Preston but the district's strongest travel to work linkages are with South Lakeland.
- 6.3 Employee numbers in Lancaster grew at a rate of just above the county and national average in the decade to 2008. Between 2009 and 2012. The employment numbers in the authority area saw little change and as of 2012 the number stood at 53,900. In Lancaster District, as in most places, the manufacturing sector has shed jobs over the years whilst the service sector has growth to become a far greater source of employee jobs.
- 6.4 Whilst jobs growth has matched the national or regional averages this should not detract from recognising that there are a significant pockets of unemployment and deprivation within the district, in particular areas of Morecambe and North Lancaster. Morecambe in particular has some of the highest rates of unemployment in the county.
- 6.5 Income support claims are disproportionately high amongst younger people in the district, registered at 22.7% as of August 2013 of residents aged 16 to 24. A wider measure of worklessness in the district is the number of people claiming the key out-of-work benefits such as Employment and Support allowance. In August 2013 there were 11,840 key out-of-work claimants which is approximately 13% of the resident population of working age. This is lower than the Lancashire average (which is 14%) but again, this masks significant ward based claims which are well above all averages.
- 6.6 The percentage of the working age population who are claiming benefits in part of the district have been consistently higher than the regional averages for a long period. The high numbers of young people who are no in employment, education or training (NEET) is a significant problem for the district and reducing this figure is a key priority for local stakeholders in the training and skills sector.
- 6.7 Young people entering the labour market were particularly affected by the recession with limited employment opportunities available to them in both public and private sector. Research has shown that people who experience extended periods of economic inactivity when young suffer disproportionately from unemployment later on in their working life.
- 6.8 The numbers of 16 to 18 year olds not in education, employment or training (NEET) is high in some parts of Lancaster and Morecambe. Certain groups are at higher risk than others of becoming and/or remaining NEET. Risk of NEET is associated with low attainment, teenage pregnancy and young



motherhood, young people in public care / care leavers, those with learning disabilities and young offenders.

- 6.9 There is a significant percentage of the working age population that has no formal academic or professional qualifications (20.6% of the working age population) which, whilst below the national average still remains a fifth of the resident population. Again the district-wide figures mast the wards where significant problems exist.
- 6.10 Apprenticeships offer formal training alongside the practical acquisition of important skill sets, and in Lancashire was the highest qualification held for over 4% of persons over 16 (compared with 3.6% nationally). However, apprenticeship numbers for the district as a whole are 3.7% of the working age population, which are far below the county average (4.7%) and the national average (5.7%). This is most likely reflective of lower training opportunities / links with employment and industry locally.

## **7. Content of the Employment and Skills Plan**

- 7.1 The Council is seeking a range of local employment and training measures through the formal ESP process, including the following:
- Recruitment through Jobcentre Plus and other local employment vehicles;
  - Work trials and interview guarantees;
  - Pre-employment training;
  - Apprenticeships;
  - Vocational Training (NVQ);
  - Work experience (14-16 years, 16-19 years and 19+ years);
  - School, college and university site visits;
  - Construction Skills Certification Scheme (CSCS) Cards;
  - Supervisor training;
  - Leadership and Management Training;
  - Support with transport, childcare and work equipment; and
  - In-house training schemes.
- 7.2 The details of the measures to be included in the ESP will be negotiated flexibly and on a site-by-site basis with the developer. These measures will be individually tailored to ensure that the right skills and employment opportunities are provided at the right time to benefit both the developer and the local community. Specific activities, target numbers, supervision responsibilities and time parameters will be agreed before construction begins. Reference will need to be made to sub-contractors working on different parts of the construction project and how they will implement the measures and requirements of the plan.
- 7.3 The Council recognises that many companies already have well established training programmes. These will be taken fully into account when determining the appropriateness and drawing up of Employment and Skills Plans at both the construction and occupancy stages.
- 7.4 The Council are working in partnership with the Construction Skills Industrial Training Board (CITB) and will use the benchmarks set out within Annex C of the CITB 'Client and Local Authority Guidance' document as a starting point with developers on the construction phase of development. These

benchmarks have been formulated for a range of construction types and value bands. The benchmarks provide target outputs for a range of employment and skills areas such as apprenticeships and entry into employment.

- 7.5 A template for an ESP is set out in Appendix 1 of this SPD. This includes a matrix, which set out the local employment and training measures to be secured in the plan along with the targets and milestones. A method statement would also be required to support the plan, which would be assessed by the council's Economic Development Team and the CITB.
- 7.6 A number of deliver partners will be involved in the formulation of an ESP. The CITB will be a key delivery partner advising on the measures and requirements for the construction phase of the plan based on key performance indicators set out in the 'Client and Local Authority Guidance' document. Jobcentre Plus will also be a key delivery partner advising on recruitment, work trials, interview guarantees and pre-employment training both at the construction and occupancy phases of the development. Educational activity will be delivered in partnership with local colleges and other training partners.
- 7.7 A method statement supporting the plan will need to be submitted to the Economic Development Team who will refer it on to Jobcentre Plus and the CITB for comments. The finalised plan will be signed by the developer and Economic Development Officer. It is the responsibility of the developer to liaise with sub-contractors to ensure the implementation of the plan. The delivery specifications will be agreed and a monitoring framework put in place.
- 7.8 The Economic Development Team will be responsible for monitoring the ESP and ensuring that the measures and requirements are implemented. The developer should let the team know as early as possible when development is likely to start. The plan will relate to the whole construction phase of the project up to completion.
- 7.9 It will be important for the council, developers, sub-contractors and delivery partners to evaluate the outcomes of ESPs once they have been put into place and completed. Examples of best practice both within Lancaster District and in other areas will be used to inform the preparation of future plans for the benefit of local people and will be reported annually.

## Appendix A: Lancaster City Council Employment and Skills Plan Template

<b>Site</b>	
<b>Landowner / Developer</b>	
<b>Planning Application No.</b>	
This document forms the developer's response to Sections XX of the Section 106 Agreement between XX and XX dated XX.	
<b>Development</b>	
Please give a description of the proposed development including identifying what is being built, the estimated construction cost, the start date, the period of construction and what the end use(s) of the development will be.	
<b>Opportunities (Construction Phase)</b>	
Please state the approximate number and type of jobs that will be created during the construction stage of the development. Please provide a copy of the labour forecasting tool if available.	
<b>Opportunities (Occupation Phase)</b>	
Please state the approximate number and type of jobs that will be created during the occupation stage of the development. Please provide a copy of the labour forecasting tool if available.	
<b>Contact Details</b> (Please provide full contact details for the developer's project team)	
<b>Delivery</b>	
Please complete the employment and skills matrix at the end of this documents with details of the following employment and training measures that will be provided for local people during the construction phase of the development. Please provide any relevant information to support the employment and skills plan.	
<input type="checkbox"/>	Recruitment through Jobcentre Plus and other local employment vehicles
<input type="checkbox"/>	Work trials and interview guarantees
<input type="checkbox"/>	Pre-employment Training
<input type="checkbox"/>	Apprenticeships
<input type="checkbox"/>	Vocational Training (NVQ)
<input type="checkbox"/>	Work experience (14-16 years, 16-19 years and 19+ years)
<input type="checkbox"/>	School, College and University site visits
<input type="checkbox"/>	Construction Skills Certification Scheme (CSCS) cards

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<input type="checkbox"/> Supervisor Training
<input type="checkbox"/> Leadership and Management Training
<input type="checkbox"/> Support with Transport, Childcare, Work Equipment
<input type="checkbox"/> Any further details of in-house training schemes
<b>Monitoring</b> (Please provide details on how the Employment and Skills Plan will be monitored)

## Appendix B: Employment and Skills Matrix

Category	NSAFC – CBA Benchmark	Activity	Number of People	Supervision	Dates	Notes
Work Placement (14-16 years)						
Work Placement (16-19 years)						
Work Placement (19+ years)						
Curriculum support Activities						
Graduates (Persons)						
Apprentice Starts (Persons)						
Existing Apprentices (Persons)						
Apprentice Completions (Persons)						
Jobs Advertised through Local Employment Vehicles (Number)						
NVQ Starts for Sub-Contractors						
NVQ Completions for Sub-Contractors						
Training Plans for Sub-Contractors (Number)						
Training Plan for Sub-Contractors (Persons)						

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Leadership and Management Training for Sub-Contractors (Persons)						
Advanced Health and Safety Training for Sub-Contractors (Persons)						
Construction Skills Certification Scheme (CSCS) Cards	N/A					
Support with Transport, Childcare and Work Equipment	N/A					
Recruitment through Jobcentre Plus	N/A					
Recruitment through other Local Employment Vehicles	N/A					
Work trials and interview guarantees	N/A					
Pre-Employment Training	N/A					
In-house training schemes	N/A					