

Dundee Central Waterfront Community Benefits Agreements In Construction



Introduction

The vision for the Waterfront is “To transform the City of Dundee into a world leading waterfront destination for visitors and businesses through the enhancement of its physical, economic and cultural assets.”

Dundee City Council is committed to ensuring that maximum economic and social benefit is secured for all of its citizens during this transformation process. This means requiring developers on Dundee Central Waterfront Projects to have a strong commitment to ensuring that the development has real and lasting impacts for the economy and people of Dundee.

To achieve this Dundee City Council has developed a Community Benefits Approach intended to maximise opportunities at both the Construction and End User Phases of Developments.

To this end it shall be a requirement of each ‘Lease/Joint Venture/Sale’ Agreement granted by Dundee City Council at Dundee Central Waterfront that each developer makes a commitment to, where practical, support the Community Benefit Requirements as articulated in this Community Benefit Agreement for Construction. Each developer shall be required to enter into a binding obligation to impose, monitor, and if necessary enforce these Community Benefit Requirements, as a condition of purchasing or leasing Dundee Central Waterfront Development sites from Dundee City Council.



Community Benefit Agreement for Construction

For Construction Contracts each developer shall be specifically required to:

- Engage with Dundee City Council to agree proposed minimum targets for community benefit areas depending on the type and value of the contract as defined by Dundee City Council's Community Benefits Approach. This approach is derived from the Construction Skills Client Based Approach Benchmarks, developed by Construction Industry Training Board (CITB) and contractually ensure, the implementation of these targets with your successful construction contractor.

The agreement would require you to ensure that your nominated Construction contractor agrees to:

- Engage with Dundee City Council and nominated partners to ensure where possible equal opportunity access for local subcontractors.
- Deliver minimum targets for New Start Employment Opportunities, Modern Apprenticeships, Work Experience Opportunities and Awareness Raising activities as detailed in their Community Benefit Agreement.
- Recognise Job Centre Plus's Construction Skills Bank as a recruitment partner of choice and share the details of new recruitment requirements with them in advance of any other recruitment route.
- Provide monitoring information to Dundee City Council on progress towards stated targets.

For its part Dundee City Council will:

- Provide a single point of contact for contractors, including signposting them to a wide range of support agencies which can assist them to deliver their community benefit requirements.
- Provide access to the Construction Skills Bank, managed by Jobcentre Plus which provides a vacancy management service by matching previously unemployed clients, with construction experience to available opportunities.
- Provide a recruitment service for Apprentice Opportunities identified through the programme.
- Provide a resource to monitor progress towards targets and collate information which can be used by contractors to evidence their contribution to Community Benefits and compete for other opportunities.
- Maintain commercial confidentiality and professional integrity at all times.

Community Benefits Approach in Construction

In construction Dundee City Council shall identify minimum targets for a range of Community Benefit areas based on the type and estimated value of the contract. For all construction contracts Dundee City Council would propose to use targets derived from the Client Based Approach Benchmarks developed by Construction Skills, the Sector Skills Council for construction and endorsed by the Scottish Government to establish minimum targets.

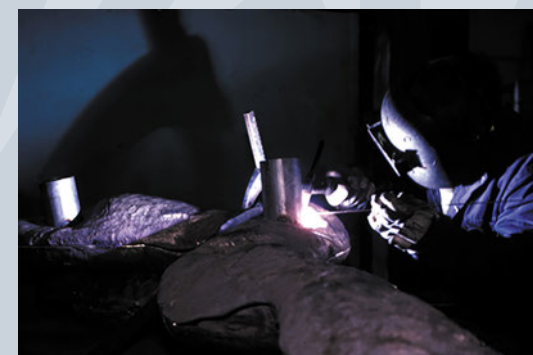
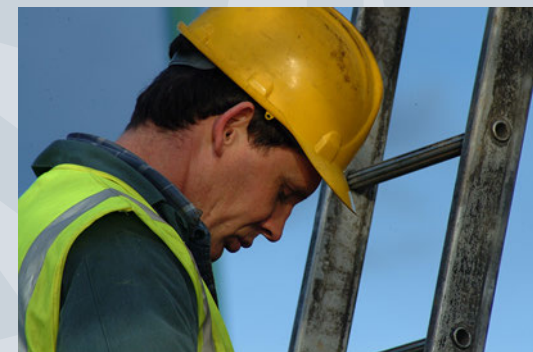
The Community Benefits Approach in Construction includes a range of linked measures and activities which are intended to, wherever possible, maximise opportunities for local people and businesses.

Supplier Development activities include a range of measures which are designed to support Small to Medium Enterprises (SMEs) and local business to develop and grow their businesses and be in a position to compete for contracts. Specific measures to support suppliers include:

- Local Business Monitoring—a monitoring requirement within these contracts for main contractors to report on the percentage of spend which is allocated to local supplier and sub-contractors (within a 35 mile radius) and inclusion of an aspirational target of 50% of the contracted spend to be allocated locally.
- Subcontractor Opportunity Access – measure to require contractor to advertise non allocated subcontract opportunities in a way which allows local subcontractors to access them i.e. Local Meet the Buyer Events.

Employment and Skills activity refers to the range of measures which are put in place to secure additional employment and training opportunities for local people. Specific measures used to support employment and skills are:

- Local Labour Monitoring- the inclusion of monitoring requirement for contractors to report on the percentage of local labour employed on site (within a 35 mile radius).
- New Starts - the inclusion of targets for minimum numbers of new employment starts secured through the contract. New starts would be defined as someone who had been previously unemployed or a leaver from a recognised training programme - not someone coming directly from another job.
- Apprentice Recruitment - the inclusion of minimum starts for new apprentices, and measure engagement of existing apprenticeships.
- Vacancy Sharing - the requirement to share the details of new recruitment requirements with Jobcentre Plus or other employability provider. In Dundee a Construction Skills Bank has been developed in partnership with Jobcentre Plus which matches unemployed people with construction experience with the opportunities created.
- Work Experience - the inclusion of the requirement to provide a minimum number of school and other work experience placements provided to candidates on training programmes including Employability Funded provision, Job Centre Work Experience, college programmes and other programmes.
- Awareness Raising / Curriculum Support Activities - the delivery or participation in a minimum stated number of curriculum support activities or awareness raising events which could include school activity, site visits, practical or employability training or community events.



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