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**Planning Application 142888/FO/2025 – Cambridge Halls of Residence Cavendish Street
Manchester M15 6TT**

Dear Lucy,

Each year, the University's Residences Management Group carefully reviews our accommodation portfolio and pricing for the upcoming academic year. A key part of this review is ensuring our offer remains affordable and aligned with student preferences.

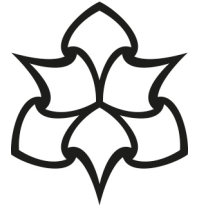
Our analysis of student application trends and satisfaction data consistently shows that students at Manchester Met are willing to pay more for higher quality accommodation. For example, applications for Archway Hall—our newest en-suite residence—are 13 times higher than for Cambridge Hall, even though rents at Archway are approximately £2,500 higher per year.

Feedback from the National Student Housing Survey reinforces this trend. While Archway Hall achieves a Net Promoter Score (NPS) of +47, Cambridge Hall receives a score of -33, despite being our lowest-cost option. This suggests that price alone is not the primary driver of student satisfaction; quality and amenities matter greatly.

In planning the redevelopment of Cambridge Hall, we've taken this feedback seriously. The new development reflects student preferences, particularly for private en-suite bathrooms and communal facilities—features currently lacking in the existing Cambridge Hall.

Of the 2,302 total beds in the new development, 1,941 will be allocated to Manchester Met students—all of which will be en-suite rooms. The remaining ensuite rooms will be direct let by Unite Students to second and third year undergraduate and postgraduate students. For students who still prefer lower-cost options with shared facilities, we continue to offer rooms in other halls at significantly lower rents.

Importantly, 413 of the 1,941 Manchester Met rooms (just over 20%) will be priced at a 15% discount compared to the other en-suite rooms in the new scheme. The target rent for these 413 rooms will also be set below the current rate at Archway Hall, ensuring a range of price points is available within our accommodation portfolio to meet the diverse needs of our student community.



Yours sincerely,



Andrew Fallon (MCIQB) | Chief Property Officer | Manchester Metropolitan University

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