

Statement of Community Engagement

Cambridge Halls, Manchester

March 2025



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1. Introduction

- 1.1 This Statement of Community Engagement (SCE) has been prepared by Turley on behalf of Unite Students and Manchester Metropolitan University.
- 1.2 This SCE forms part of the planning application for demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis). Ground floor commercial and community uses (Flexible Use Classes E, F1 or F2). Hard and soft landscaping and associated highway works.
- 1.3 Further details are provided in the accompanying technical reports submitted as part of the planning application. This SCE should be read alongside these other technical documents.
- 1.4 The SCE provides a detailed record of the stakeholder engagement and public consultation activities to gather and capture feedback from the local community. The project team has considered all the comments ahead of preparing the final application. All the responses are noted in this SCE.

Engagement overview

- 1.5 The project team engaged with the following:
 - Local elected members at Manchester City Council
 - Local Member of Parliament
 - Local community and interest groups
 - Local neighbours and residents
- 1.6 To promote the consultation and encourage the community to view and comment on the proposals, a range of digital and physical engagement methods were deployed, including:
 - Two meetings between the project team and the three Hulme ward members Cllr Lee Glover, Cllr Lee-Ann Igbon and Cllr Annette Wright (this was supplemented by wider engagement activity between the University and the councillors)
 - Meeting between the project team and Cllr Gavin White (Executive Member for Housing and Development)
 - Meeting between the project team and Afzal Khan (MP for Manchester Rusholme constituency).
 - Delivering 1923 leaflets to site neighbours and emailing a digital copy to local stakeholders with information about the proposals and ways to feedback.
 - Hosting a dedicated project website at www.newcambridgehalls.co.uk, detailing the proposals and encouraging visitors to submit feedback via the various contact methods outlined.

- Setting up and attending a public information drop-in event, where members of the public had the opportunity to meet the project team, ask questions and read the project information boards.
- Hosting an online public webinar, where members of the project team presented the proposals and took questions from the public. A recording of the webinar was placed on the website, which is still available to view.
- Posting social media adverts on Facebook, Instagram and LinkedIn to promote the public consultation to local people living in Hulme and Manchester city centre.

1.7 The consultation ran for three weeks from 29th January to 19th February 2025.

Reach generated

- 1.8 At the beginning of the consultation, 1,923 leaflets were delivered to local addresses neighbouring the site.
- 1.9 During the engagement period, the website generated a total of 2,516 website visitors, of which 2,353 were unique visitors.
- 1.10 40.1% of visitors landed on the website via social media, 38.9% of visitors arrived directly (by scanning the QR code on the leaflet or typing in the full web address), 19.2% of visitors reached the website via another website (such as Place North West and Manchester Metropolitan University's channels) and 1.9% arrived by search engine.
- 1.11 Across Facebook and Instagram, a social media advertising campaign promoting the public consultation generated 102,886 impressions and 1,055 link clicks to the consultation website.

Recorded responses

- 1.12 116 individual submissions of feedback were received throughout the engagement period, including:
- 66 online survey returns
 - 9 emails to the consultation inbox
 - 6 questions at the webinar
 - 35 attendees at the drop-in information event
- 1.13 All of the comments that have been received through the above feedback channels and at the stakeholder meetings have been summarised in **Chapter 4** of this report.
- 1.14 In summary, the applicant considers that the multichannel engagement undertaken with the local community and other key stakeholders has been proactive, accessible and meaningful.

2. Policy Context

- 2.0 The Applicant recognises that the National Planning Policy Framework ('the Framework') places an emphasis on community involvement as an important part of the planning application process. To ensure the approach taken in the pre-application stages of this application is consistent with national and local guidelines, relevant policy was reviewed in full.
- 2.1 The Government's policy on community involvement is set out in a number of statutory and non-statutory documents, including the NPPF (2024) and the Planning and Compulsory Purchase Act (2004). Guidance is also provided in the Manchester City Council Council Statement of Community Involvement (2018).

National Planning Policy Framework (2024)

- 2.2 The Framework (December 2024) sets out that the planning system should be a collective enterprise with the purpose of helping to deliver sustainable development.
- 2.3 Paragraph 40 of the Framework recognises early engagement as having the "*significant potential to improve the efficiency and effectiveness of the planning application for all parties*". Further, paragraph 40 notes that conducting high-quality engagement at pre-application stage is conducive to improved community outcomes and streamlined, cohesive coordination between public and private resources. This also has wider benefits for the process; paragraph 42 notes that proactive engagement throughout the pre-application period delivers additional benefit in supporting the wider planning system to function more effectively and efficiently.
- 2.4 As set out in this Statement, comprehensive community engagement has taken place prior to the submission of the planning application, in full accordance with guidance set out within the Framework.

Manchester City Council (MCC) Statement of Community Engagement (2018)

- 2.5 The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to produce policy documents, called Statements of Community Engagement. MCC sets out its expectations for pre-application engagement in their Statement of Community Involvement (2018) document.
- 2.6 For major planning applications, it is recommended that engagement includes such measures as:
- "*Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views.*"
 - "*Consultation events with the local community.*"
 - "*A dedicated website.*"

- *“Coverage in local newspapers.”*

2.7 The project team has fully reviewed both national and local guidelines on pre-application engagement before creating a bespoke engagement strategy as detailed in the following sections of this statements.

3. Pre-application consultation activity

- 3.0 An engagement strategy was prepared in line with local and national policies on delivering meaningful and proportionate engagement with the community, as detailed in **Chapter 2**.
- 3.1 The strategy identified key stakeholders, outlined the engagement methods and proposed pre-application public consultation timelines.
- 3.2 Details of this pre-application consultation and engagement is included under the sub-headings below.

Engaging with stakeholders

- 3.3 Before launching the consultation, members of the project team met the Hulme ward members Cllr Lee Glover, Cllr Lee-Ann Igbon and Cllr Annette Wright to discuss the proposals for the site and answer questions. One meeting took place with Cllr Glover and Cllr Igbon on Wednesday 31st August 2024 and with Cllr Wright on Friday 2nd August 2024.
- 3.4 Cllr Gavin White, the Executive Member for Housing and Development at Manchester City Council, was offered a meeting to discuss the proposals. This meeting was held on Tuesday 13th August 2024.
- 3.5 The project team also met with Afzal Khan, the constituency MP, to overview the proposals and answer his questions on Wednesday 14th August 2024.
- 3.6 The feedback received at these meeting has been included in **Chapter 4**.
- 3.7 Following this engagement activity, and prior to the launch of the public consultation on 29th January 2025, further briefing sessions took place between the University and the Hulme ward members to update them on wider plans on the University campus. Notifications were sent to via email to all political stakeholders shortly prior to consultation go-live to notify them of the programme and materials.
- 3.8 Hulme ward members also attended the in-person drop-in event on Wednesday 12th February 2025, where they requested a follow-up meeting with the project team to discuss the public feedback to the consultation. This meeting was held virtually on Thursday 20th March 2025 and the feedback received at this meeting has been included in **Chapter 4**.
- 3.9 During the public consultation, Manchester Metropolitan University contacted the following stakeholders to make them aware of the proposals and how to provide their feedback:
 - Cllr Fred Robinson (Executive Member for Healthy Manchester and Adult Social Care)
 - Dame Sarah Storey
 - Patrick Hanfling (MCC Neighbourhood Manager – Hulme, Moss Side, Rusholme)
 - Hulme Tenants Union
 - Aquarius Residents & Tenants Association
 - Hulme Community Garden Centre
 - Zed Arts Zion Centre
 - Sustainable Communities Hulme

- Martenscroft Nursery
- St Augustine's Church
- St Philips
- One Manchester
- Loxford Estate Residents Group
- Oxford Road Corridor Partnership
- The Guinness Partnership
- Manchester Student Homes

3.10 Following this engagement with local stakeholders, the applicant will continue a productive dialogue with local stakeholders.

Engaging with the community

Leaflet

3.11 To promote the consultation, a double-sided A5 leaflet was posted to 1,923 local addresses local to the site, as shown in **figure 3.1** below.



Figure 3.0: Leaflet distribution area

3.12 The leaflet distribution area was based on Manchester Metropolitan University's standard distribution area when contacting the community and was refined as part of the meetings with ward members.

3.13 The leaflet provided a summary of the proposals, advertised the feedback deadline and promoted the various ways for residents to provide their feedback or ask questions.

3.14 A copy of the leaflet is included at **Appendix 1**.

Website

3.15 A dedicated project website was created and hosted www.newcambridgehalls.co.uk and includes details of the proposals, project images and an FAQ section.

- 3.16 The website also provided ways to contact the project team, including dedicated project email address: contact@newcambridgehalls.co.uk and a freephone telephone number: 0808 1688 296.
- 3.17 During the engagement period the website generated a total of 2,516 website visitors, of which 2,353 unique visitors.
- 3.18 40.1% of visitors landed on the website via social media; 38.9% of visitors arrived directly (by scanning the QR code on the leaflet or typing in the full web address); 19.2% of visitors reached the website via another website (such as Place North West and Manchester Metropolitan University's channels); 1.9% arrived by search engine.
- 3.19 The website also included an online feedback survey form that encouraged viewers to submit their comments to the project team for consideration. Feedback was also shared through the email address.
- 3.20 These responses comments have been detailed below in **Chapter 4**.
- 3.21 A copy of the project website is included at **Appendix 2** and the website itself remains live and accessible.

Public Drop-in Event

- 3.22 A drop-in pre-application public consultation event was held at Manchester Metropolitan University's Student Union building, opposite the site, on Wednesday 12th February 2025 from 15:00 to 19:00.
- 3.23 The physical drop-in event was publicised on the leaflet, website and social media adverts, to ensure as many people as possible were aware of the event.
- 3.24 The drop-in event was attended by circa. 35 people. A summary of the feedback received at the drop-in event is detailed in **Chapter 4**.
- 3.25 A copy of the information banners is included at **Appendix 3**.

Public Webinar

- 3.26 A live public webinar was hosted via Zoom from 18:00 to 19:00 on Thursday 6th February 2025, during which members of the project team presented the proposals and answered questions from the audience.
- 3.27 The webinar was publicised on the leaflet, website and social media adverts, to ensure as many people as possible were aware of the event.
- 3.28 11 people attended the live webinar, asking a total of six questions. A summary of the feedback received at the webinar is included in **Chapter 4**.
- 3.29 A recording of the webinar was uploaded to the website following the event. At the time of submission, it has been viewed 127 times with an average viewing time of approximately three and a half minutes.
- 3.30 A copy of the webinar presentation slides is included at **Appendix 4**.

Social media

- 3.31 To boost awareness of the public consultation, adverts detailing the proposals and the website were placed on Facebook and Instagram to users living within a 2-kilometre radius of the site.
- 3.32 Across Facebook and Instagram, the adverts generated 102,886 impressions, which converted into 1,055 link clicks to the website.
- 3.33 A copy of the social media adverts is included at **Appendix 5**.

Traditional media

- 3.34 At the beginning of the consultation a media release was issued to promote awareness of the proposals and the feedback channels. A copy of the media release is included at **Appendix 6**.
- 3.35 The consultation was picked up in the below publications:
- Place North West - [MMU plans 2,330-bed overhaul of Cambridge Halls - Place North West](#)
 - Manchester World - [Thousands of students could soon be housed in new MMU skyscraper halls](#)

4. Feedback and applicant's response

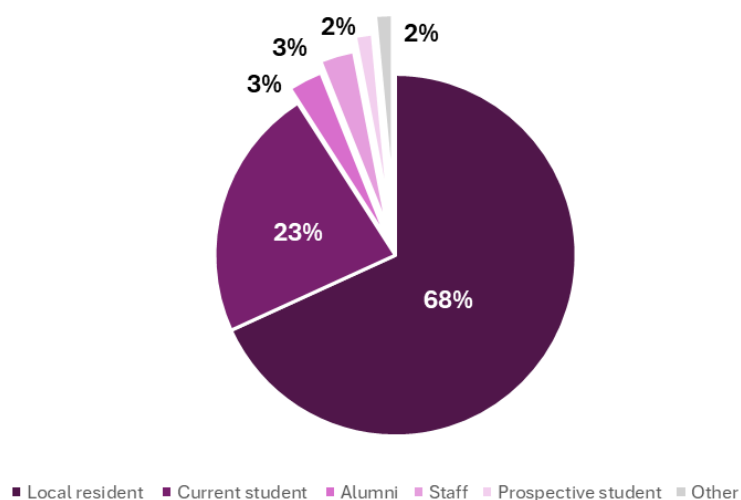
4.0 The consultation received 116 pieces of individual feedback, including:

- 66 online survey returns
- 9 emails to the consultation inbox
- 6 questions at the webinar
- 35 attendees at the drop-in information event 66 online feedback forms

Quantitative Feedback

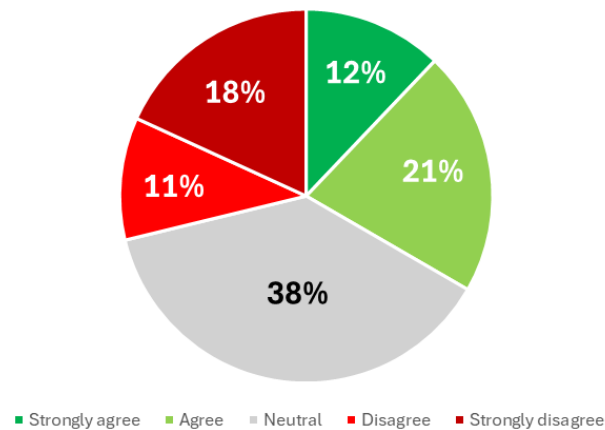
4.1 In the online feedback form respondents were asked three closed questions, are represented in the figures below:

Question 1: "In what capacity are you responding?"



4.2 The majority of completed survey responses were local residents, with all other groups having a connection to the university, including students, alumni and staff.

Question 2: "Do you agree or disagree that Cambridge Halls, as part of the All Saints Campus at Manchester Metropolitan University, is in need of redevelopment to support the university's vision to deliver an excellent student experience?"



- 4.3 Of the total responses to the feedback survey, 33% of respondents agreed or strongly agreed with the principle of development. This compared to 29% either disagreeing or strongly disagreeing, with 38% stating their neutrality to the proposition.

Question 3: "Please drag the options below to rank them in terms of importance to you, with the first being most important and the last being least important."

1. Access to green and open spaces
2. Supporting community cohesion and social interaction
3. Supporting healthy living and wellbeing
4. Access to healthcare
5. Supporting local groups, teams or clubs
6. Supporting local businesses
7. Access to public art and community projects / facilities
8. Access to skills and training
9. Access to digital support and training

- 4.4 After prioritising the list of policy intervention areas, the above list is the aggregate of all 66 responses. This shows that access to green and open spaces was the most likely to be the highest priority for respondents, followed by supporting community cohesion and social interaction, and supporting healthy living and wellbeing.

Qualitative Feedback

- 4.5 Feedback received during the pre-application period via the stakeholder meetings, the website's feedback survey, the project email address, questions at the webinar and feedback at the drop-in information event has been considered by the project team.
- 4.6 All of the feedback is summarised and responded to in **Table 4.1**.
- 4.7 The applicant's responses are also included in each table.

Table 4.1: Summary of all feedback received during the public consultation.

Feedback theme	Feedback summary and Sample Quote	Frequency	Applicant's Response
Cycle route diversion	Feedback on the cycle route diversion criticised the proposal to make the through route pedestrian-only following the redevelopment. <i>"The proposed diversion of cycle route is unacceptable given this currently provides a key direct connection between Stretford Rd and Oxford Rd."</i>	51	As part of the proposals, cyclists will be re-routed permanently via Higher Ormond Street and onto Boundary Street West. This is because of a number of reasons, including but not restricted to: • The current cycle route creates a conflict between pedestrians and cyclists between Higher Chatham Street and Higher Ormond Street. • The risk of cyclists speeding through the site coupled with increased numbers of students living and moving around the campus as part of these proposals creates a risk of cyclist and pedestrian collision. • A gap in the roadside railings along Higher Cambridge Street is designed to allow cyclists one-way entry onto the shared route. However, some cyclists also use the gap to exit the route when travelling west and through to Stretford Road. This creates a risk

			of cyclist-on-cyclist and cyclist-on-vehicle collision as the controlled junction is not used as intended. • There is a significant volume of street furniture along the shared route including bollards, signage, trees and planters which narrows the space for cyclists and pedestrians to pass one another safely. Transport Assessments have demonstrated that maintaining a cyclist and pedestrian route along Cavendish Street is therefore not appropriate given the volume of pedestrians and cyclists currently moving and expected to move in each direction. The provision of alternative cycle route will deliver a number of public benefits including: • Improved safety for cyclists (using the alternative route) and pedestrians (utilising the existing route). • Providing significant green infrastructure (planting, trees), biodiversity enhancements and drainage improvements. • Act as a catalyst for the next phase of the MMU public realm scheme, which would in turn to deliver public benefits. • Support the future creation of a more direct and safer crossing on Higher Cambridge Street, linking Boundary Street West more directly with the pedestrian route through to Hulme.
Affordability of new housing	<i>"Keep student accommodation affordable."</i>	11	Providing on-campus accommodation as part of the partnership project will assist in making university bedspaces more affordable for students, as opposed to private PBSA options.

			Strengthening the university's owned bed space provision will assist in meeting the university's accommodation guarantee for first years, offering safer, secure, on-campus living within the city centre for students. As part of the proposals, 18% of the bed spaces will be provided as affordable cluster units, which will be lower cost to provide accommodation options at a range of price points. Within the University's existing accommodation there are halls at a similar price point to the current Cambridge Hall which will ensure students at Manchester Metropolitan University will have accommodation options at a range of price points. The current Cambridge Halls offer is the cheapest in the University's accommodation portfolio. Despite this, it is the least popular accommodation at both the application stage and once students are in residence. Feedback has indicated that students do not consider that Cambridge Halls offers good value for money, with criticism over the lack of en-suite accommodation on offer.
Pedestrian access through the site	Respondents concerned about maintaining pedestrian access. <i>"Public right of way must be maintained."</i>	10	Pedestrian access onto Higher Cambridge Street through the site will be retained. However, during construction, there will be a need to reroute pedestrians via Higher Ormond Street and onto Boundary Street West as a matter of health and safety for users. The enhanced route through the site will be pedestrian priority, offering a new and improved new public realm space.
General support	<i>"The principle of redevelopment of this site is to be supported."</i>	6	By bringing forward proposals for 2,330 student bed spaces, the redevelopment will help meet a shortfall in student housing in Manchester and better response to student expectations of student accommodation.

			The redevelopment will boost the economic activity of the local area: • The construction phase will generate a £222 million productivity boost, with £195 million benefiting Manchester. • The project will support 280 full-time equivalent (FTE) jobs over five years, including 190 direct jobs in Greater Manchester. • An additional 90 indirect and supply chain jobs will be created, with 20 benefiting Manchester residents. • The development will make up to 390 homes available in nearby residential communities for approximately 955 new residents by freeing up student HMOs. • Manchester City Council will receive up to £570,000 annually in Council Tax revenue from non-exempt homes. • The operational phase will contribute £2 million in annual GVA, including £1.4 million for Manchester. • The project will enhance student housing options and reinforce Manchester's appeal to students. • 40 on-site jobs will be created to support accommodation operations and commercial space. • Residents will spend £9.7 million annually on retail, leisure, and living expenses, boosting local businesses. • PBSA residents' and visitors' expenditure will support 85 retail and leisure jobs. • Visitor spending from families and friends of residents will contribute £1.3 million annually to the local tourism and leisure industry.
Building height	<i>"32 and 24 stories is too high and will block out sunlight and sky."</i>	6	The proposal has been designed to minimise the impact of overshadowing on nearby buildings, including by stepping the massing from south to north and by placing the tallest elements in the block on

			the north-eastern corners. This will minimise the loss of daylight on nearby buildings and allow sunlight into the internal courtyards. In Phase 1, a 24-storey building is shouldered by two 11 storey buildings and an 8 storey building. Phase 2 will include a 30-storey building shouldered by two 13 storey buildings and an 8 storey building. The greatest height is to be concentrated towards the north-east of the site to respond to context and proximity of other tall buildings within and adjacent to the city centre. The proposals seek to make effective and efficient use of land whilst providing the number of bed spaces that the university needs. The proposed building heights are reflective of the number of student beds required on this site. The proposals have been designed to this height in order to accommodate the increase in students bed spaces from the existing 770 to 2,330. This is to help meet Manchester Metropolitan University's shortfall of around 3,267 beds to accommodate students on campus. Therefore, providing more student bed spaces on the site is required to meet existing demand.
High-quality design	<i>"The scheme should be high quality design with Net-Zero ambitions etc."</i>	6	The proposals have considered the local context of the East Cavendish Halls, the residential dwellings in nearby Hulme and the modern university buildings to create a consistent local pallet. The local setting has also been considered with local assets such as the Salutation Pub, the Hulme Hippodrome and the Hacienda having an influence on the design. The design of the proposals makes a significant contribution to the sustainability of the redevelopment, such as:

			• Brownfield land – the scheme will allow for the effective and efficient utilisation of a sustainably located brownfield site and provision of uses for which there is an acute need. • Net Zero – The building will be targeting net zero carbon in operation; together with plans to reuse and recycle as much of the existing building fabric into the new building in order to minimise the level of embodied carbon within the new building fabric. • Car-free development – the highly sustainable location of the campus, through various sustainable modes of transport (walking, cycling, public transport) allows for the proposed development to be largely car free, thereby contributing to minimising pollution and the impacts of climate change.
Existing accommodation is outdated	<i>"The existing halls are outdated and do not provide a standard of accommodation commensurate with modern needs for students."</i>	5	Most of the accommodation provided by Manchester Metropolitan University on the campus only has access to shared bathrooms. Students increasingly want more ensuite accommodation offers, particularly international students. They demand a higher quality of accommodation with increased privacy and better facilities, which the redevelopment will respond to.
Opposition to increased student numbers	Respondents' perceived concerns that increasing the number of bed spaces on the site is to accommodate an increase in the expected student intake.	5	The proposals have been designed to this height in order to accommodate the increase in students bed spaces from the existing 770 to 2,330. This is to help meet Manchester Metropolitan University's shortfall of around 3,267 beds to accommodate students on campus. Therefore, providing more student bed spaces on the site is required to meet existing demand.

	<i>"The overly dense scheme is increasing the density of students housed in the same area threefold."</i>		By providing additional bedrooms on campus, more of the existing student community who are housed in the surrounding communities, will be accommodated on the campus. This will reduce the need to provide HMOs (Homes in Multiple Occupation) for students in the local area and is not about meeting any expected increase in student intakes.
Impact on local infrastructure	<i>"The current infrastructure in the area is already overstretched, and this proposed development will only make this worse."</i>	4	We are in discussions with the Council and other consultees on a Community Infrastructure Levy which would support the local authority with funding towards local schools, utilities and healthcare facilities, if requested. This will be agreed as part of the application process and secured via a Section 106 Agreement. Additionally, on Cambridge Street the frontage will contain community uses, such a two-storey health and wellbeing space (Phase 2) and retail (Phase 1). The project team has engaged with stakeholders on this issue and will continue with that positive dialogue about what form the community use could take.
Noise and antisocial behaviour	<i>"You don't care about the local community since you have moved in... children who can't sleep because your students party till 4.10 am."</i>	4	The redevelopment and introduction of Unite Students will improve security, surveillance and control over student behaviour. Unite Students sites are fully managed, offering 24/7 assistance with staff on site and virtually, as well as CCTV to keep students and the community safe. By providing additional bed spaces at this site and accommodating more students on campus, the university will have more control over the behaviour of students. There would also be 1500+ fewer students journeying to and from Hulme on a daily basis, due to more students being able to be housed on campus. Manchester Metropolitan University employs an in house campus security team that patrols and monitors all buildings on campus. Student

			residences are monitored, and all incidents of anti-social behaviour are managed and reported to the student disciplinary departments for sanction. The university's relationship with our neighbours and local community is important and the campus security team work with GMP and local partnership groups to tackle crime and anti-social behaviour using resources such as CCTV, patrolling and incident reporting. The campus security control room operates 24hrs a day, 365 days a year and welcomes reports of disturbance or nuisance from our neighbours to ensure they are investigated thoroughly.
Proximity to the university	<i>"Benefits of being able to provide additional student living close to the uni."</i>	4	The additional bedrooms on campus improves the University's ability to accommodate existing students on the campus who are currently housed in the surrounding communities. This will reduce the need to provide HMOs (Homes in Multiple Occupation) for students in the local area and reduce student movements to and from the campus.
Need for higher density	<i>"It does need to be denser and taller and the blocks are in need of modernisation."</i>	4	The proposals have been designed to this height in order to accommodate the increase in students bed spaces from the existing 770 to 2,330. This is to help meet Manchester Metropolitan University's shortfall of around 3,267 beds to accommodate students on campus. Therefore, providing more student bed spaces on the site is required to meet existing demand.
Impact on local community	<i>"There is already a disproportionate amount of student housing in the local area - adding more will further detract from having a stable, balanced community in the area."</i>	4	The additional bedrooms on campus improves the University's ability to accommodate existing students on the campus who are currently housed elsewhere, such as in Hulme. This will reduce the need to provide HMOs (Homes in Multiple Occupation) for students in communities, like Hulme.

Aesthetic improvement	<i>"The current hall is an eyesore, the replacement looks really nice and I really like the landscaping proposal to green up the space."</i>	3	The proposals have considered the local context of the East Cavendish Halls, the residential dwellings in nearby Hulme and the modern university buildings to create a consistent local pallet. The local setting has also been considered with local assets such as the Salutation Pub, the Hulme Hippodrome and the Hacienda having an influence on the design. An improved public realm is proposed, which will include the creation of community and campus facing spaces engaging with Cambridge Street and Chatham Street. There will also be secure student spaces, linking with ground floor uses. Pedestrian access through the campus will be permitted for the community and student users, which will incorporate improved streetscape such as planting, tree planting and seating.
Concerns about density	<i>"I strongly disagree with the height of the two tower proposal. Two eight height towers would be acceptable."</i>	3	The proposals have been designed to this height in order to accommodate the increase in students bed spaces from the existing 770 to 2,330. This is to help meet Manchester Metropolitan University's shortfall of around 3,267 beds to accommodate students on campus. Therefore, providing more student bed spaces on the site is required to meet existing demand.
Alternative development options	<i>"The existing buildings do need improving especially in terms of energy efficiency, had retrofit been considered as part of the site strategy?"</i>	3	Retrofitting the existing building was considered. However, the existing offer at Cambridge Halls no longer responds to market demand, because students increasingly seek ensembles and cluster flats. This is best supplied through a purpose-built rebuild. Additionally, Manchester Met needs around 5,700 student beds every year, but only has 2,433 beds under its direct control, creating a shortfall of around 3,267 beds. Therefore, providing more student bed spaces on the site is required to meet existing demand.

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5. Conclusion

- 5.0 The applicant has undertaken a comprehensive process of pre-application engagement with key stakeholders and the local community.
- 5.1 The expectations for pre-application consultation set out nationally and locally have been met, and best practice has been followed to ensure the local community could find out about the proposals and share their views in advance of the planning application being submitted
- 5.2 The public consultation received 116 individual pieces of feedback, including:
- 66 online survey returns
 - 9 emails to the consultation inbox
 - 6 questions at the webinar
 - 35 attendees at the drop-in information event 66 online feedback forms
- 5.3 This feedback has all been considered before the submission of an outline planning application.
- 5.4 By providing a mix of both digital (website, webinar and social media) and more traditional methods of consultation (leaflet mailing, in-person events, local media), an inclusive and accessible approach to consultation has been undertaken which has provided a range of opportunities for people to provide feedback.
- 5.5 From this wide-reaching awareness raising and engagement activity, several recurring themes emerged which have given the project team a better understanding of the key local concerns and items for consideration as the plans progress.
- 5.6 The project team has been open and transparent throughout the pre-consultation engagement and consultation process, demonstrating a commitment to ongoing engagement with local stakeholders throughout the planning process.
- 5.7 It is considered that the pre-application engagement undertaken with the local community and stakeholders has been timely, meaningful and effective, and the team remain open to further engagement with local stakeholders.

Appendix 1: Information leaflet



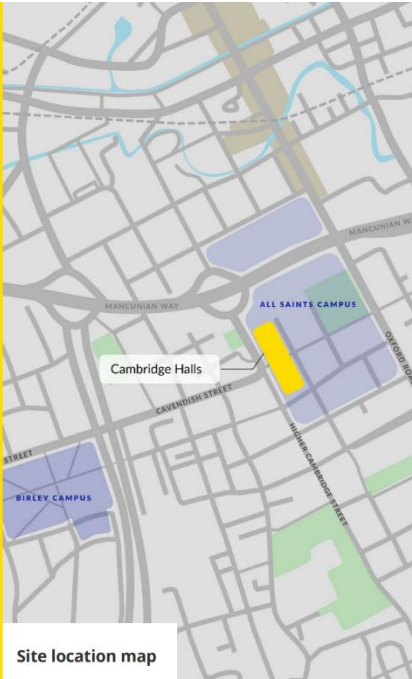
PUBLIC CONSULTATION HAVE YOUR SAY

Unite Students, the proposed development partner of Manchester Metropolitan University, is putting together **plans to redevelop Cambridge Halls on the All Saints campus**.

The redevelopment of Cambridge Halls will help to meet the University's current and future student housing needs, whilst providing community uses along Cambridge Street such as health and wellbeing spaces and retail.



To find out more about the plans and to provide your feedback, please visit www.NewCambridgeHalls.co.uk or scan the QR code.



Site location map

HAVE YOUR SAY

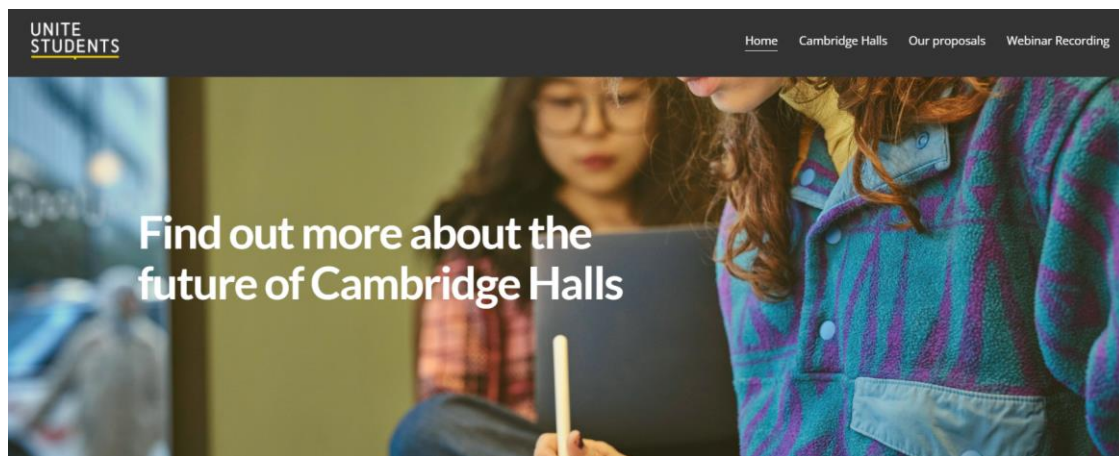
-  Visit our website www.NewCambridgeHalls.co.uk and complete an online survey on our website
-  Join our live webinar on **Thursday 6th February** at **6pm**. Sign up in advance via our website
-  Meet us at our public drop-in event on **Wednesday 12th February** between **3pm - 7pm** at **The Students Union, 21 Higher Cambridge St, Manchester, M15 6AD**
-  Email us at contact@NewCambridgeHalls.co.uk
-  Call our Freephone number on **0808 1688 296**
-  Write to our Freepost address at **Freepost plus RUGS-SJCY-TZAA, New Cambridge Halls Consultation, c/o Turley, Level 5, Transmission, 6 Atherton St, Manchester, M3 3GS**

This pre-application public consultation will close on **Wednesday 19th February 2025**.



To find out more about the plans and to provide your feedback, please visit www.NewCambridgeHalls.co.uk or scan the QR code.

Appendix 2: Website



Illustrative aerial view of the proposed development at Cambridge Halls

Unite Students, the proposed development partner of Manchester Metropolitan University, is putting together plans to increase the quality and quantity of student accommodation on the university's All Saints Campus.

The redevelopment of Cambridge Halls will provide 2,330 student bedrooms to help to meet the university's growing student housing needs, by delivering new student accommodation alongside community uses such as health and wellbeing spaces and retail.

Details of the plans and further information can be found on this website.

How can I find out more?



Watch our public webinar recording

As part of our pre-application public consultation, the project team hosted a live public webinar event on Zoom. This took place on **Thursday 6th February 2025** at 6pm.

The project team delivered a short presentation about our proposals, responded to your questions and heard your feedback.

You can view the recording of the webinar using the link below.

[Webinar recording](#)



Contact us

You can continue to contact the project team in the following ways.



Call our **Freephone number** on 0808 1688 296.
Leave us a message and a member of the project team will call you back.



Write to us at:
Freepost plus RUGS-SJCY-TZAA, New Cambridge
Halls Consultation, c/o Turley, Level 5, Transmission,
6 Atherton Street, Manchester, M3 3GS



Send us an email
contact@newcambridgehalls.co.uk

UNITE STUDENTS

About Unite Students

Unite Students are the leading provider of student accommodation in the UK. They have over 30 years' experience with more than 60 University partners, including Manchester Metropolitan University, housing 70,000 students each year. Unite provide modern and secure, purpose-built accommodation options across 10 locations within Manchester, including New Medlock and Parkway Gate, with spacious rooms and amenities to enhance student life.

The Cambridge Halls is located on the All Saints Campus, owned by Manchester Metropolitan University. The University is exploring the opportunity to partner with Unite Students to redevelop this student accommodation.

You can find out more about Unite Students by visiting www.unitestudents.com.

UNITE STUDENTS

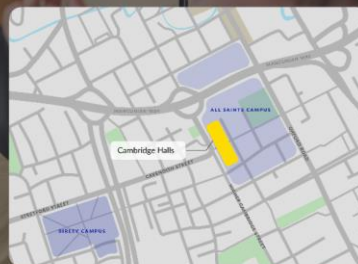
[Home](#) [Cambridge Halls](#) [Our proposals](#) [Webinar Recording](#)

CAMBRIDGE HALLS

Cambridge Halls is located within Manchester Metropolitan University's All Saints Campus. It is bounded by Cambridge Street, Chatham Street, Boundary Street and a service road to the north.

The halls are located close to existing university buildings and have excellent connectivity to the larger university Birley Fields Campus.

Unite Students has an existing presence within the local area, with current student accommodation located at Sir Charles Groves Hall and Kincardin.



Site location map - click to enlarge

Why is **additional student accommodation** required in this location?

Over **100,000** students

study at Greater Manchester's five universities, with Manchester housing one of the largest student populations in the UK. It is anticipated that Manchester will have over **120,000 full-time students** by the **2028-2029** academic year, with demand for student accommodation rising by approximately **2% annually**.

There are currently **35,000** students

enrolled at the Manchester Metropolitan University city campus. Over **50%** of first-year students require accommodation and all international students require a place to live close to the university.

Manchester Metropolitan University requires around **5,700 beds a year** to accommodate students, but has only **2,500** under its permanent control at the moment, meaning there is a shortfall of around **3,200 beds every year**.

According to the latest HESA data, Manchester has more than twice as many students as it has bed spaces to accommodate them

Our vision

Through the proposed partnership, our goal is to ensure that as many students as possible have access to high-quality, modern accommodation on campus.

Cambridge Halls has been identified as a potential redevelopment site that could create 2,330 student beds on the university campus. The existing accommodation is thirty years old and provides only 770 beds with shared bathrooms and requires significant modernisation to meet contemporary student needs.



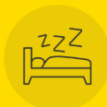
Providing what students want

According to accommodation application data, en-suite accommodation provided at Manchester Metropolitan University's Archway Hall is significantly more popular with students. This suggests that students want better quality, modern accommodation, which redevelopment of this site can provide within the Manchester Metropolitan University campus.

As long-term community stakeholders, Manchester Metropolitan University and Unite Students recognise that additional residential accommodation requires wider infrastructural support. The proposals therefore propose to deliver additional community benefits which will be accessible to the wider community.



Redevelopment of Cambridge Halls within the All Saints campus provides the opportunity to address the significant undersupply of modern, fit-for-purpose student beds in Manchester and would offer the following benefits:



Increasing student beds on campus, featuring modern rooms and social spaces.



Improved security and surveillance, with students located on the campus.



New facilities along Cambridge Street, including community uses such as health and wellbeing spaces and retail.



Improved public realm, including the creation of community and campus facing spaces for everybody to enjoy.

[Cambridge Halls](#)

[Our proposals](#)

Website designed by Turley

contact@newcambridgehalls.co.uk

Freephone: 0808 1688 296



The proposals will deliver 2,330 new student rooms to provide modern and sustainable student accommodation fit for the future.

This will involve the demolition of the existing Cambridge Halls, which fails to meet student expectations and is an unsustainable building in terms of energy and thermal efficiency. The design team has considered the potential to refurbish the existing building however, given its current state, refurbishment is neither suitable nor viable.

2,330 bedrooms will be delivered across the complex via a phased approach. This represents an increase of 1,560 bedrooms on this site, in comparison with the existing provision at Cambridge Halls.



Design Development

The scheme has been designed to consider and complement the surrounding local area, including the residential properties in nearby Hulme and East Cavendish Halls. Local buildings such as the Salutation Pub and the Hulme Hippodrome have also influenced the proposed material palette for the scheme.

The scheme has also been designed to minimise the impact of overshadowing on nearby buildings by stepping the massing from south to north. The tallest elements will be located in the northeastern corners to minimise the loss of daylight on nearby buildings and allow sunlight into the internal courtyards.

A landscape buffer will feature along the length of Cambridge Street between the two phases, as well as landscaped courtyard spaces for enjoyment.

Alongside the student accommodation proposals, there will be a number of new student facilities including a gym, yoga studio and two multi-use games areas (MUGAs). In addition, a number of community uses are proposed for the frontage of the building on Cambridge Street, which could include health and wellbeing spaces and retail. Between the two phases there will also be a landscape buffer across Cambridge Street to improve the streetscape for pedestrians, cyclists and

Phase 1 will provide

**1,126
bedrooms**

In readiness for the academic year beginning in September 2029 (est.) and will include a 24-storey building, shouldered by two 11-storey buildings and an 8 storey building. A new community use, such as a retail space, will also be incorporated on Cambridge Street as part of this phase.

Phase 2 will provide

1,204 bedrooms

In readiness for the academic year beginning in September 2030 (est.) and will include a 30-storey building shouldered by two 13-storey buildings and a 8 storey building. Alongside the student accommodation a new two-storey community use, such as a health or wellbeing space, will be incorporated on Cambridge Street as part of this phase.

The development will include social spaces for students, as well as shared facilities.

Cyclists will be re-routed permanently via Higher Ormond Street and onto Boundary Street West. This is because of a number of reasons, including but not restricted to:

- The current cycle route creates a conflict between pedestrians and cyclists between Higher Chatham Street and Higher Ormrod Street.
- The risk of cyclists speeding through the site coupled with increased numbers of students living and moving around the campus as part of these proposals creates a risk of cyclist and pedestrian collision.
- A gap in the roadside railings along Higher Cambridge Street is designed to allow cyclists one-way entry onto the shared route. However, some cyclists also use the gap to exit the route when travelling west through to Stertford Road. This creates a risk of cyclist-on-cyclist and cyclist-on-vehicle collision as the controlled junction is not used as intended.
- There is a significant volume of street furniture along the shared route including bollards, signage, trees and planters which narrows the space for cyclists and pedestrians to pass one another safely.
- Transport Assessments have demonstrated that maintaining a cyclist and pedestrian route along Cavendish Street is therefore not appropriate given the volume of pedestrians and cyclists currently moving and expected to move in each direction.

The route via Boundary Street West therefore offers a suitable alternative for cyclists. It is also proposed that the existing toucan crossing is moved to enable a safe right hand turn from Boundary Street West on to Higher Cambridge Street to support this new route.

The proposal through the site from Higher Cambridge Street and Higher Chatham Street will be pedestrian priority, offering a much improved space with increased public realm.



Proposal through the campus between Higher Cambridge Street and Higher Chatham Street (click to enlarge)



Cycle route promoted on Boundary Street West - Click to enlarge



- 1500+ fewer students journeying to and from Hulme on a daily basis, due to more students being able to be housed on campus
- Access to new and improved retail and community facilities
- New public open space around Cavendish Street and Chatham Street are new additions to the overall urban landscape
- Well designed, modern architecture

Why are you proposing to demolish the existing buildings on site?

What impact will this many new student rooms have on the local community?

Why do the new buildings need to be so tall?

What is the proposed split of clusters and studios?

What communal open space will be provided for student and the wider public to enjoy?

How will the development affect the cycle and pedestrian routes on Cambridge Street?

When will the new accommodation be operational?

WEBINAR RECORDING

On Thursday 6th February, the project team hosted a public webinar on Zoom. Below is a recording of the presentation and question and answer session.

UNIM3028 - Cambridge Halls Webinar Recording

Agenda

- Project team
- Student accommodation in Manchester
- The Cambridge Halls site
- About Unite
- Proposal design
- Public realm and landscape
- Access and safety
- Public consultation and how to have your say
- Q&A

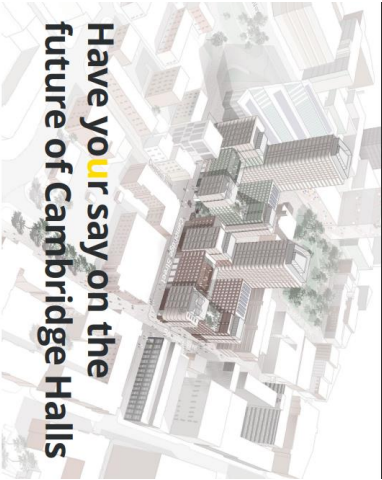
Manchester Metropolitan University

UNITE STUDENTS

01 vimeo

Appendix 3: Information banners

WELCOME



Have your say on the future of Cambridge Halls

Welcome to the public consultation, where you can learn more about the proposals for Cambridge Halls, meet the project team and give your feedback.

Unite Students, the proposed development partner of Manchester Metropolitan University, is putting together plans to increase the quality and quantity of student accommodation on the university's campus. The new rooms will be modern, secure, and well-lit, with a focus on providing a high-quality living environment for students. The development of Cambridge Halls will provide 2,300 modern student bedrooms to help meet the university's growing accommodation needs. The new rooms will be located on the site of the former Cambridge Hall, a historic building that has been a part of the university's campus for over 100 years. The development will include a mix of room types, including single, double, and triple rooms, as well as shared and en-suite bathrooms. It will also feature a range of communal spaces, including a study area, a lounge, and an outdoor public space.

Redevelopment of Cambridge Halls, within the Saints campus provides the opportunity to address the significant under-supply of modern, fit-for-purpose student units in Manchester and the need for more secure, well-lit, and modern rooms with en-suite bathrooms and social spaces.

- Improved security and surveillance, with over 1,000 more student bedrooms on the university campus, including a new security system.
- New facilities along Cambridge Street, including communal uses such as health and wellbeing spaces and retail.
- Improved public realm, including the creation of community and campus-facing spaces for emergency safety.

PBSA NEED



Why is additional student accommodation required in this location?

Over 100,000 students study at Greater Manchester's five universities, with Manchester housing one of the largest student populations in the UK. It is anticipated that Manchester will have over 120,000 full-time students by the 2028-2029 academic year, with demand for student accommodation rising by approximately 2% annually.

CAMBRIDGE HALLS CHANGES



Why Cambridge Halls must be redeveloped

- Over 50% of first year students require PBSA
- Manchester has more than twice as many students as it has bed spaces to accommodate them.
- Low supply means Manchester student rents are £3.5k-6k a year more expensive than Liverpool and Sheffield
- National Student Housing Survey, Cambridge Halls is ManMet's worst performing for resident satisfaction
- Despite being £2,640 a year more expensive, Archway Halls' ensuite bedrooms are 13 times more popular than Cambridge Halls rooms with shared bathrooms



Please scan for more information
www.newcambridgehalls.co.uk

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Manchester Metropolitan University



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Manchester Metropolitan University

STUDENT DEMAND



Providing what students want

According to accommodation application data, the most popular property at Manchester Metropolitan University's Arclway Hall is significantly more popular with students, despite it being more expensive. This suggests that students are looking for more accommodation, which redevelopment of this site can provide within the Manchester Metropolitan University campus.

As long-term community stakeholders, we have been working with students and staff to ensure that the redevelopment of this site meets the needs of the community. The proposed three-phase scheme includes the delivery of 2,330 bedrooms, which will be accessible to the wider public. Cambridge Halls is an ideal location to create 2,330 beds on the university's own campus.





Please scan for more information
www.newcambridgehalls.co.uk



UNITE STUDENTS

DESIGN



Cambridge Halls is located within Manchester Metropolitan University's All Saints Campus. It is bounded by Cambridge Street, Chatham Street, Boundary Street and a service road to the north.

The scheme has been designed to consider and complement the surrounding local area, including the residential properties in nearby Hume and Silkeston Road. The proposed three-phase scheme will also influence the proposed financial palette for the scheme.

The scheme has been designed to minimise the impact on the surrounding local area. The scheme elements will be located in the northeastern corner of the site, adjacent to the existing building, and allow sunlight into the internal courtyards. The proposed development is pulled back within the line of the existing building to create a landscape buffer along Cambridge Street and between the new building and the existing building.

Around the student accommodation proposal, there will be a number of new student facilities including a 2,330 student and two multi-use sports areas. The scheme will also include a range of community uses are proposed for the frontage of the building on Cambridge Street, which could include health and wellbeing spaces and retail.



Please scan for more information
www.newcambridgehalls.co.uk



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PHASING



Delivering circa. 2,330 student beds

2,330 bedrooms will be delivered across the complex via a phased approach. This represents an increase of 1,560 bedrooms on this site, in comparison with the existing provision at Cambridge Halls. This will involve the demolition of the existing Cambridge Halls, which fails to meet student expectations and is an unsustainable building in terms of energy and thermal efficiency.

Phase 1 will provide 1,126 bedrooms in a new 11-storey building, beginning in September 2022 (est.) and will include a 24-storey building, should be delivered by two 11-storey buildings and an 8-storey building. A new sports area will also be incorporated on Cambridge Street as part of this phase.

Phase 2 will provide 1,204 bedrooms in a new 13-storey building, beginning in September 2023 (est.) and will include a 30-storey building, should be delivered by two 13-storey buildings and a 30-storey building. The student community use, such as a health or wellbeing space, will be incorporated on Cambridge Street as part of this phase.

The development will include social facilities for students, as well as shared facilities.

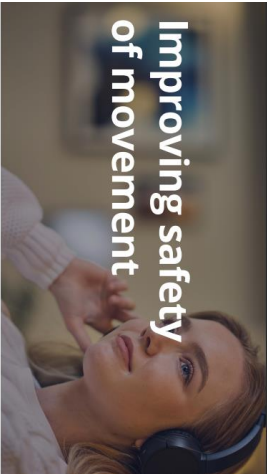


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www.newcambridgehalls.co.uk



UNITE STUDENTS

ACCESS AND SAFETY

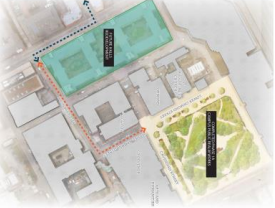


Improving safety of movement

At present, there is a shared cycle and pedestrian route through the site between Higher Cambridge Street and Higher Chatham Street. Pedestrian access to and from Higher Cambridge Street through the site will be retained. During construction, there will be a need to reroute pedestrians via Higher Ormond Street and onto Boundary Street West.

It is proposed to reroute cycle paths permanently via Boundary Street West and Higher Ormond Street. This is to be a matter of timing, including what is not considered for

- The current cycle route creates a conflict between pedestrian safety and the need for higher Cambridge Street to be used as a through route.
- The risk of cyclists speeding through the site coupled with increased numbers of students living and moving around the campus as part of the development increases the risk of collisions between cyclists and pedestrians.
- A gap in the roadside callings along Higher Cambridge Street is designed to allow cyclists one-way entry onto the shared route. However, this is not a safe arrangement for pedestrians when travelling west and through to levelled Road. This creates a risk of cyclist-on-cyclist collisions.
- There is a significant volume of street furniture along the shared route, including bollards, which could impede the movement of pedestrians. The space for cyclists and pedestrians to pass one another safely.
- Transport assessments have demonstrated that maintaining a cycle and pedestrian route through the site is not the most appropriate given the volume of pedestrians and cyclists currently moving and expected to move in each direction.



CONSULTATION



Have your say

Visit our website www.NewCambridgeHalls.co.uk and complete an online survey on our website

Call our Freephone number on 0800 1688 296

Write to our Freepost address at Freepost plus RUGS-51CY1ZAA, New Cambridge Halls Consultation, c/o Turley, Level 5, Transmission, 6 Atherton St, Manchester, M3 3GS

Email us at contact@NewCambridgeHalls.co.uk

We would be grateful to receive your feedback by Wednesday 19th February, so that it can be considered by the project team before a planning application is submitted.



Please scan for more information
www.newcambridgehalls.co.uk



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www.newcambridgehalls.co.uk



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Appendix 4: Webinar presentation

Live public webinar





Cambridge Halls Redevelopment All Saints Campus

Thursday 6th February 2025

Manchester
Metropolitan
University

UNITE
STUDENTS

Agenda

- Project team
- Student accommodation in Manchester
- The Cambridge Halls site
- About Unite
- Proposal design
- Public realm and landscape
- Access and safety
- Public consultation and how to have your say
- Q&A



01



UNITE
STUDENTS

The team



UNITE
STUDENTS

Turley

CARTWRIGHT
PICKARD

re-form
landscape architecture

Stephen Bloye
Alison Fazakerley

Jagdeep Bhogal
Lettie Hubbuck

Andrew Bickerdike
David
Blackadder-Weinstein

Ross Ogilvie

David Livesey

02



UNITE
STUDENTS

Student accommodation in Manchester

Current demand for purpose-built student accommodation (PBSA) far exceeds supply, forcing many students into unsuitable private rentals.

Manchester's universities are experiencing significant growth, with student numbers increasing by 10% annually over the past five years.

This development will help meet the growing demand while fostering a vibrant student community with more students living on campus.

PBSA provides safe, affordable, and well-managed housing, reducing pressure on the private rental market for local residents.

Students contribute over £1 billion annually to Manchester's economy. Better accommodation supports their academic success and wellbeing.



03



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STUDENTS

The Cambridge Halls site

ManMet surveys show more expensive en-suite accommodation is 13 times more popular with students than rooms in the existing Cambridge Halls with shared bathrooms.

The most efficient and viable option is to demolish and rebuild, to meet student expectations.

ManMet requires around 5,700 beds a year. Cambridge Halls' expansion will help meet the current shortfall of 3,200 beds a year.



04



UNITE STUDENTS

About Unite Students

Leading provider of student accommodation in the UK.

Over 30 years' experience with more than 60 university partners.

10 locations in Manchester, including New Medlock and Parkway Gate, offer spacious rooms and modern amenities to enhance student life.

Unite is ManMet's proposed development partner.



05



UNITE STUDENTS

Design

Phase 1

- 24-storey building, shouldered by two 11-storey buildings and an 8-storey building.
- Activating Cambridge Street with new retail space.

Phase 2

- 30-storey building shouldered by two 13-storey buildings and a 8-storey building.
- 2-storey building to be filled with new community uses.



Circa. 2,330
bedrooms in total

06



UNITE STUDENTS



07



UNITE STUDENTS



Public realm and landscape



10

Manchester Metropolitan University

UNITE STUDENTS

Public realm and landscape



11

Manchester Metropolitan University

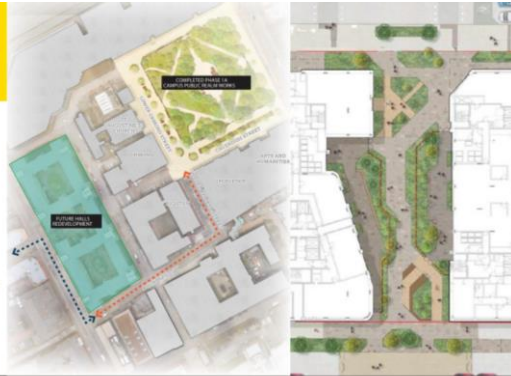
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Access and safety

Improved and safer access.

New pedestrian and cycle routes linking key destinations.

Clear signage and safety measures will be installed to guide cyclists along a **new dedicated cycling route** on Boundary Street West.



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UNITE STUDENTS

Engagement and consultation approach

-  Visit the project website www.newcambridgehalls.co.uk for detailed information and to submit your feedback online.
-  Email your comments to contact@newcambridgehalls.co.uk
-  Attend the in-person consultation event on **Wednesday 12th February 3pm-7pm** at the **ManMet Students' Union**

The deadline to submit pre-application feedback is **Wednesday 19th February**



13



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Your questions



14



UNITE STUDENTS

Appendix 5: Social media adverts


Turley Strategic Communications
Sponsored ·

Unite Students, the proposed development partner of Manchester Metropolitan University, is putting together plans to redevelop Cambridge Halls on the All Saints campus.

The redevelopment of Cambridge Halls will help to meet the university's current and future student housing need, whilst providing community uses along Cambridge Street such as health and wellbeing spaces and retail.

Visit our website www.newcambridgehalls.co.uk to find out more, have your say and to register for our live public webinar on Thursday 6th February at 6pm.



[newcambridgehalls.co.uk](http://www.newcambridgehalls.co.uk)
Have your say!
 Find out more about the f...

Like Comment Share

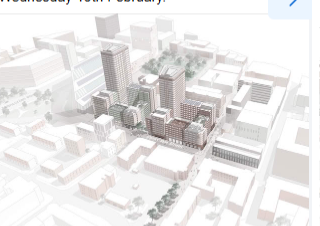

Turley Strategic Communications
Sponsored ·

Watch our webinar about new student accommodation and community facilities in Manchester!

Unite Students, together with proposed development partner Manchester Metropolitan University, is proposing to deliver new student accommodation at Cambridge Halls alongside community uses such as health and wellbeing spaces and retail.

Visit www.newcambridgehalls.co.uk to find out more about the proposals, view a recording of our webinar and complete an online survey.

Please make sure you provide your feedback by Wednesday 19th February.



[newcambridgehalls.co.uk](http://www.newcambridgehalls.co.uk)
Watch the webinar!
 Find out more about the...

Like Comment Share

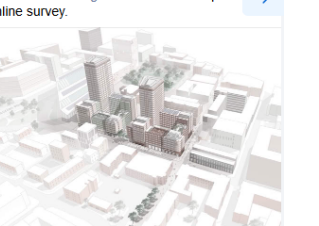

Turley Strategic Communications
Sponsored ·

Find out more about plans for new student accommodation and community facilities

Unite Students, together with proposed development partner Manchester Metropolitan University, is proposing to deliver new student accommodation at Cambridge Halls alongside community uses such as health and wellbeing spaces and retail.

Join our public drop-in event at the Student's Union on Higher Cambridge Street anytime between 3pm-7pm on Wednesday 12th February to meet the project team and find out more about the proposals.

You can also visit www.newcambridgehalls.co.uk to complete an online survey.



[newcambridgehalls.co.uk](http://www.newcambridgehalls.co.uk)
Find out more!
 Find out more about the f...

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turleysc Find out more about plans for new student accommodation and community facilities

Unite Students, together with proposed development partner Manchester Metropolitan University, is proposing to deliver new student accommodation at Cambridge Halls alongside community uses such as health and wellbeing spaces and retail.

Join our public drop-in event at the Student's Union on Higher Cambridge Street anytime between 3pm-7pm on Wednesday 12th February to meet the project team and find out more about the proposals.

You can also visit www.newcambridgehalls.co.uk to complete an online survey.

Appendix 6: Media release

Public consultation is underway on plans to provide new high-quality student accommodation and community facilities at Manchester Metropolitan University's All Saints Campus

Unite Students, the UK's largest provider of student accommodation, and Manchester Metropolitan University are exploring options to redevelop Cambridge Halls. The project team has launched public consultation today on its plans to redevelop Cambridge Halls to create 2,330 new student bedrooms, helping to meet the university's growing need for student housing while also providing spaces for community use along Cambridge Street.

Manchester Metropolitan University needs around 5,700 beds every year to meet the demand from its first year and international students, but currently owns around 2,500 beds. This significant undersupply is a common story across the city and has resulted in increased rents and reliance on privately rented homes to meet demand, which could be freed up for use by families.

Redevelopment of this site will ensure as many Manchester Metropolitan University students as possible have access to high-quality, modern accommodation on campus, including facilities such as private bathrooms which are now a clear expectation of the modern student experience. The proposals include a mixture of studio and cluster bedrooms at a range of price points.

As a result of early stakeholder feedback, 24/7 pedestrian access through a section of the campus will be maintained and enhanced as part of the proposals.

The public consultation will run from today until Wednesday 19th February. A live public webinar will be held on Thursday 6th February at 6pm and a public drop-in event at Manchester Metropolitan University's Students' Union, Higher Cambridge Street, Manchester M15 6AD, on Wednesday 12th February between 3pm-7pm. You can find out more about the proposals and the events on the dedicated project website: www.NewCambridgeHalls.co.uk.

The project team, working alongside Unite Students and Manchester Metropolitan University, consists of Turley (planning, strategic communications and EIA), Cartwright Pickard, Re-Form Landscape and Waterman Group.

ENDS

[project image – aerial shot]

Editors Notes

About Unite Students

Unite Students is the UK's largest owner, manager, and developer of purpose-built student accommodation (PBSA) serving the country's world-leading higher education sector. We provide homes to 68,000 students across 151 properties in 23 leading university towns and cities. We currently partner with over 60 universities across the UK.

Founded in 1991 in Bristol, the Unite Group is an award-winning Real Estate Investment Trust (REIT), listed on the London Stock Exchange. For more information, visit Unite Group's corporate website www.unitegroup.com or the Unite Students' site www.unitestudents.com.

About Manchester Metropolitan University

Cambridge Halls on the All Saints campus is owned by Manchester Metropolitan University.

Further information about Manchester Metropolitan University can be found at [Manchester Metropolitan University](#).