Statement of Community Engagement

iQ Student Accommodation, Weston Halls and Pendulum Hotel

December, 2025

Contents

Contents		2
1.	Introduction	3
2.	Policy Context	6
3.	Pre-application consultation activity	7
4.	Feedback and applicant's response	10
5.	Conclusion	20
Appendix 1:	Information leaflet	
Appendix 2:	Website	
Appendix 3:	Webinar presentation	
Appendix 4:	Social media adverts	

1. Introduction

1.1 This Statement of Community Engagement (SCE) has been prepared by Turley on behalf of iQ Student Accommodation (iQ).

1.2 This SCE forms part of the full planning application for the phased redevelopment of the site at Weston Halls and the Pendulum Hotel.

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 pre-application stakeholder engagement and public consultation activities undertaken to capture feedback. The responses are noted in this SCE and were considered by the project team ahead of finalising the planning application.

Pre-application consultation and engagement overview

1.5 To promote the pre-application consultation and encourage feedback, a range of digital and physical engagement methods were deployed, including:

- Pre-application engagement with officers at Manchester City Council (MCC), including four meetings.
- Pre-application engagement with Historic England, including two meetings.
- Meetings with Piccadilly ward member Cllr Sam Wheeler on Tuesday 18th November, and Executive Member for Housing and Regeneration Cllr Gavin White on Wednesday 3rd December.
- Delivering 735 targeted letters to immediate site neighbours and also to local businesses with information about the proposals and ways to feedback to the project team.
- Liaison with existing staff and users of the nursery and the Pendulum Hotel, informing them of the proposals and the timeline of next steps moving forward.
- Email notification to neighbouring Deansgate ward members, the local MP and local interest groups on consultation launch, informing them of the proposals and directing comments to the website.
- Hosting a dedicated project website at www.westonandpendulum.co.uk detailing the proposals, frequently asked questions and answers, and encouraging visitors to submit their feedback via various contact methods.
- Deploying a paid-for social media advertising strategy on Facebook and Instagram to promote the proposals, the consultation and webinar.
- Hosting an online public webinar on Tuesday 25th November 2025, 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.

1.6 The consultation ran for two weeks from Tuesday 18th November to Tuesday 2nd December 2025.

Engagement and response

1.7 The pre-application consultation undertaken on the proposals reached a wide audience to encourage participation in the process:

- The dedicated consultation website received over 1,300 visitors during the consultation period. 34.7% of visitors came to the website via social media; 40.1% of visitors arrived directly; and 2.88% were directed via search engine.
- A recording of the live public webinar was uploaded to the website following the event, which 6 people attended on the day. At the time of submission, it has been viewed an additional 63 times.
- Across Facebook and Instagram, the paid-for social media adverts generated 37,492 views in total, which reached 27,050 accounts and generated 375 clicks to the consultation website.
- A media release was also shared with Place North West upon launch, which has over 40,000 followers on its social media platforms and over 300,000 monthly readers. At the time of writing this report there were ~30 comments on the Place North West article about the scheme as well as ~40 comments on the online forum Skyscraper City.

1.8 From this activity, 38 individual submissions of feedback were received through the online feedback form, phone calls and project email inbox during the consultation window. At the time of writing this report, a further 2 late responses have been received via the contact email reiterating the same themes and feedback shared by other respondents.

1.9 The most prevalent of the themes raised throughout the feedback channels referenced:

- **Overshadowing and loss of light concerns** – there was concern from residents of neighbouring buildings around Granby Village and Whitworth Street that their properties and outdoor spaces were going to be overshadowed by the development due to its height and scale.
- **Appropriateness of development** – it was questioned whether the scale of the development in this location was appropriate, as some felt that it was not in keeping with the local area.
- **Opposition to student accommodation development** – it was felt by some residents in the vicinity that the volume of student accommodation coming forward in this part of the city, and on this site, were inappropriate and constituted overdevelopment in the local context. It was felt that when coupled with other nearby student schemes (such as Circle Square, Charles Street, Echo Street) that it was not appropriate for additional provision in this location.

- **Community engagement** – some members of the local community felt that they had not been properly engaged or consulted as part of the pre-application consultation process.

- **Design** – a portion of the respondents felt that the architectural design of the scheme was lacking in interest and innovation.

- **Construction timescales and impacts** – people in the community were concerned about noise levels during construction, as well as traffic restrictions and diversions to facilitate the build. Some were also concerned about the length of time that the development was going to take.

- **Local infrastructure** – some were concerned about infrastructure issues for the local area, including increased traffic, doctors' surgeries etc and how increasing student numbers in this area would manage.

1.10 An in-depth breakdown of all the feedback received during the pre-application period is in **Chapter 4** of this report.

1.11 Sound pre-application public consultation requires the use of communication channels to reach as many people as possible. This means combining online information, social media, local press, digital or in person events, and stakeholder engagement.

1.12 The primary purpose is to ensure that information is publicly available, easy to access and that as many people as possible can be reasonably expected can participate. Engagement through the channels provided, and feedback received, demonstrates that multiple audiences have been engaged.

1.13 In summary, the applicant considers the multi-channel engagement and consultation undertaken with the community and other key stakeholders has been proactive, accessible and meaningful at this stage in the process. A combination of approaches has ensured an effective approach for ensuring broad reach and meaningful participation, and the exercise has gathered early feedback from the local community.

2. Policy Context

2.1 The applicant recognises that the National Planning Policy Framework (NPPF) (2024) 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.

2.2 The Government's policy on community involvement is set out in a number of statutory and non-statutory documents, including the NPPF and the Planning and Compulsory Purchase Act (2004). Local additional guidance is provided in Manchester City Council's Statement of Community Involvement (SCI) (2025).

2.3 Both have been considered below.

National Planning Policy Framework (2024)

2.4 The NPPF sets out that the planning system should be a collective enterprise with the purpose of helping to deliver sustainable development.

2.5 Paragraph 40 of the NPPF 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.

2.6 As set out in this SCE, comprehensive community engagement has taken place prior to the submission of the planning application, in full accordance with guidance set out within the NPPF.

Manchester City Council Statement of Community Involvement (2025)

2.7 The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to produce policy documents, called Statements of Community Engagement. MCC sets out guidance for pre-application engagement in their Statement of Community Involvement (SCI) (2025) document.

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

3. Pre-application consultation activity

3.1 An engagement and consultation strategy was prepared in line with local and national policies on delivering meaningful and proportionate engagement with the community, as detailed in **Chapter 2**.

3.2 The strategy identified key stakeholders, outlined the engagement methods and proposed pre-application public consultation timelines.

3.3 Details of this pre-application consultation and engagement is included under the sub-headings below.

Engaging with stakeholders

Political

3.4 On Monday 10th November, an email invitation was sent to Picadilly ward members (Cllr Jon-Connor Lyons, Cllr Adele Douglas and Cllr Sam Wheeler) and separately to Executive Member for Housing and Regeneration (Cllr Gavin White), which invited them to a briefing on the proposals for the Weston & Pendulum development.

3.5 A briefing was held with ward member Cllr Wheeler on Tuesday 18th November.

3.6 A separate briefing with Cllr White was held on Wednesday 3rd December.

Other

3.7 In addition, information about the proposals, timelines, next steps and pre-application consultation process were shared with key groups/ individuals upon launch. This included:

- Neighbouring Deansgate ward members
- Manchester Central MP
- Local interest groups including The Modernist, Georgian Society, Civic Society, The Victoria Society.
- University of Manchester
- Echoes Day Nursery
- iQ staff
- Pendulum Hotel staff

Engaging with the local community and businesses

Site neighbour letter

3.8 To promote the consultation, a letter was posted to 735 addresses in the immediate vicinity of the site off Princess Street, as well as local businesses in the vicinity. The letter provided a summary of the proposals, advertised the pre-application feedback deadline and promoted the various ways for residents to find out more, provide their feedback or ask questions.

3.9 A copy of the letter is included at **Appendix 1.**

Website

3.10 A dedicated project website was created and hosted at www.westonandpendulum.co.uk and includes details of the proposals and an FAQ guide.

3.11 The website remains live at submission of the application and will be updated with the application reference number once it is validated.

3.12 The website also provided ways provided methods to contact the project team, including an email address contact@westonandpendulum.co.uk and a freephone telephone number 0808 1688 296.

3.13 During the pre-application consultation period the website generated a total ~1,300 unique visitors. 34.7% of visitors came to the website via social media; 40.1% of visitors arrived directly (by scanning the QR code on the leaflet or typing in the full web address); and 2.88% arrived via a search engine.

3.14 The website also included an online feedback form that encouraged viewers to submit their comments to the project, as well as a form where people could sign-up for updates about the project. At the time of writing this report, 8 people have signed up to receive updates on the scheme.

3.15 All comments received in the online and Freepost feedback forms, email inbox and freephone number have been detailed below in **Chapter 4**.

3.16 A copy of the project website is included at **Appendix 2** and the website itself remains live and accessible.

Live webinar

3.17 A live public webinar was hosted via Zoom from 6pm on Tuesday 25th November 2025, during which members of the project team presented the proposals and answered questions.

3.18 The webinar was publicised via the neighbour letter, to local groups and stakeholders, on the website, through targeted social media adverts and through local media, to ensure as many people as possible were aware of the event.

3.19 6 people attended the live webinar, and panellists answered their questions as well as a series of questions submitted ahead of the live recording. A summary of the feedback received at the webinar is included in **Chapter 4**.

3.20 A recording of the webinar was uploaded to the website following the event. At the time of submission, it has been viewed an additional 63 times.

3.21 A copy of the webinar presentation slides is included at **Appendix 3**.

Paid-for social media

3.22 To boost awareness of the public consultation, paid-for and targeted social media adverts detailing the proposals and the website were directed to local Facebook and Instagram users. The adverts were primarily geo-targeted around the site.

3.23 Across Facebook and Instagram, the adverts generated 37,492 views in total, which reached 27,050 accounts and generated 375 clicks to the consultation website.

3.24 A copy of the social media adverts are included at **Appendix 4**.

Wider media coverage

3.25 On the launch date of the public consultation, Tuesday 18th November, a written press release was issued to Place North West to provide further information about the scheme and promote the feedback channels.

3.26 Coverage of the scheme and the consultation was included in:

- Manchester Evening News
- Place North West
- Manchester World

4. Feedback and applicant's response

4.1 The pre-application consultation received 38 pieces of individual feedback during the consultation window, as follows:

- 28 online feedback forms
- 10 individual emails to the dedicated consultation inbox

Qualitative Feedback

4.2 Written questions and comments were submitted during the pre-application public consultation and have been summarised in **Table 4.2** below. The applicant's responses are also included.

Feedback theme	Sub theme	Summary of comments	Frequency of comment	Applicant's Response
Overshadowing for neighbouring residential buildings	Blocking sunlight to flats/ apartments	Comments were received expressing concern that the height and scale of the buildings will block sunlight and daylight for the residents of Granby Row/ Granby Village.	High	A daylight and sunlight assessment has been carried out as part of the Environmental Impact Assessment to understand any effects the proposals may have on neighbouring properties. The study found that the development would lead to small changes in daylight for nearby properties, assessed as a 'minor adverse' impact. For sunlight, the effects were either 'minor adverse' or so small they are considered 'negligible'. Overall, the assessment confirms that while there will be some limited change to daylight and sunlight levels, these effects are not significant and are in line with what is typically expected for a development of this nature.

	Blocking sunlight to shared courtyards	Similar comments were received from residents of Granby Village that the buildings would overshadow the shared courtyard space within the building.	High	As part of the Environmental Impact Assessment process, the potential for overshadowing of nearby outdoor amenity spaces was reviewed at an early stage. Based on the size and locations of the proposals, it was agreed with the local authority that overshadowing of surrounding courtyards and other outdoor spaces would be too small to have a meaningful effect, and this topic was therefore 'scoped out' of the assessment. This means no significant overshadowing impacts on nearby shared spaces are expected.
	Inappropriate proximity to neighbouring buildings	Some feedback suggested that the height of the building and its close proximity to neighbouring residential properties is inappropriate.	High	A Design and Access Statement has been prepared by Simpson Haugh Architects to support the application. This provides a detailed overview of the design evolution of the scheme and how it has been carefully developed to ensure it fits its urban context, while minimising impacts on neighbouring properties. Overall, the location, separation distances and surrounding built form mean the scale of development is considered appropriate for this strategically important location within the city centre.
	Charles Street Car Park consultation	Some respondents referred in their responses to the height of the Charles Street Car Park proposals and its proximity to neighbouring properties at Granby Village.	Medium	The Charles Street Car Park site development is not being brought forward by iQ. The proposals for Weston and Pendulum have been developed with the wider context in mind, including the Sister ID masterplan, within which the Charles Street Car Park site falls.
Consultation and engagement process	Direct engagement with residents of Granby Village	Some feedback was received that residents of Granby Village are the most immediately effected residential	Medium	To ensure a fair and inclusive consultation, a multi-channel engagement approach was adopted. This included digital communications, publicity in local

		properties and were not adequately informed of the consultation as they did not receive a letter.		media, emails and engagement with community groups and stakeholders, and a live public webinar which was subsequently recorded and uploaded to the website, which are more reliable and increase the opportunity for local residents and interested individuals to find out about the proposals and share their views. This strategy ensured that the consultation information was widely accessible, even if some individuals did not receive a physical letter. iQ would like to confirm that the absence of a letter does not mean that people have been excluded or overlooked from the pre-application process. The strategy delivered reflects the practical limitations of posted materials in a city-centre, reflecting the promotion of the pre-application consultation through several other accessible routes. The feedback received was received within the pre-application consultation window and has been incorporated into this report, demonstrating that they were able to engage and participate in the consultation process.
	Extension to consultation and additional information requests	Requests were made to extend and recommence the consultation to allow more time to assess the proposals in detail. Some respondents also felt like they didn't have enough information to be able to provide an informed response.	Medium	With the above in mind, the pre-application consultation programme that was delivered is considered to be appropriate. A further statutory consultation will be carried out by Manchester City Council upon submission of the planning application, where people will be able to review all the technical reports in greater detail

				and provide comments. Once available, iQ will include the application reference number on the pre-application public consultation website and email anybody who has signed up for updates, so people can easily locate it.
Loss of businesses at the site	Loss of the nursery at Weston Halls	Some respondents asked what was happening to the nursery on the ground floor of Weston Halls and whether it would be closed as a result of the construction and development, adversely impacting local families.	Medium	iQ currently lease the space on the ground floor of Weston Halls to the nursery. iQ has engaged with management of the nursery at a formative stage of the process to update them on the proposals, timings and next steps. iQ also provided information about the proposals that could be shared with staff and current users/parents. Subject to planning permission, the project will be delivered in phases and the nursery will remain fully operational as part of Phase A. As part of Phase B (which is currently targeted to commence in 2031), the Weston Halls building will be demolished, with the new development providing only PBSA accommodation with ancillary uses. We are therefore many years away from any relocation being required, and iQ have committed to ensure that the nursery is kept up to date with the delivery of the project and are working closely with the management team to help them source an alternative, suitable location when it is necessary. The planning application contains technical reports to assess and mitigate any dust, noise, traffic impacts as part of the construction process. A

				Demolition and Construction Management Plan will also be agreed with Manchester City Council prior to any works being undertaken on site. This will set out hours of operation and ensure that any impacts to the nursery and other neighbouring residents and businesses are minimised.
	Loss of Pendulum Hotel and conference centre	It was asked whether there a plan for an alternative location for the Pendulum Hotel, conference centre and its staff. There was also criticism that the facilities hadn't properly been maintained over the years, leading to this point.	Low	iQ own and operate the Pendulum Hotel and conference centre. iQ also owns the Pendulum brand, which was acquired along with the site. As a purpose-built student accommodation operator, iQ is keen to focus on its core business as part of the redevelopment. Both the Pendulum Hotel and Weston Halls represent buildings of limited architectural merit that no longer make the most efficient or effective use of their prime location. Situated within a strategic regeneration area, the site currently underdelivers in terms of design quality, urban form, and contribution to the wider cityscape. The proposed redevelopment presents a unique opportunity to optimise this underutilised land by introducing a contemporary, high-quality scheme that reflects Manchester's ongoing transformation. All existing staff have been briefed on the proposals and the potential timings, and iQ will remain transparent with all stakeholders on next steps. Opportunities continue to be explored about retaining hotel staff throughout the wider iQ portfolio.

Opposition to the principle of PBSA development in this location	Excessive increase in volume of students	Concern was expressed that such large increases in the student bedspaces in the city represents overdevelopment and is not sustainable or viable in the long term.	Medium	The current supply of PBSA in Manchester is not keeping pace with demand; Manchester is one of the only major markets to have seen a net decrease in available bedspaces since 2020 due to a number of closures. This scheme supports the growth of one of the city's primary institutions in a strategic and accessible location. More information can be found in the Market Demand Report, submitted alongside the planning application.
	Inappropriate concentration of students in one location	The significant increase in student bedspaces in this location is an inappropriate concentration of students that is unwelcome to local residents.	High	This site is a prime and strategic location within the Oxford Road Corridor. The suitability of the Site for PBSA development is evidenced within MCC's Economic and Executive Committee Report on Purpose Built Student Accommodation in Manchester (May 2023). The site is within walking distance to key University of Manchester and Manchester Metropolitan University and is served by a number of public transport links. More information can be found in the Market Demand Report, submitted alongside the planning application.
	Student behaviour causing noise problems and local disturbance	Additional numbers of students will make an already busy area, even louder during the evenings which	Medium	iQ Students are a trusted and responsible operator and manager of PBSA and will provide 24/7 management for residents and providing easy

		would negatively affect the living quality of existing residents. Some local residents expressed concern that the increased number of students in the area would ultimately lead to increased littering in the area.		points of contact for nearby residents and businesses. A coordinated Facility and Operational Management Strategy will be set out for the scheme and shared with local stakeholders and neighbours upon receipt of planning permission.
Sensitivity to local conservation areas	Whitworth Street conservation area	Some felt that the proposals are not sensitive to the Whitworth Street Conservation Area with reference to potential overshadowing.	Medium	While the site is not located within the conservation area, it is recognised that it is located within close proximity of a number of historic buildings. The proposals seek to enhance the qualities and character of the surrounding area with quality architecture, whilst complementing existing regeneration. Historic England have been engaged as part of the pre-application process and provided written feedback. This confirms that whilst the height and density of the proposed development will likely alter the setting of some parts of the Whitworth Street Conservation Area and will alter how the grade II* listed buildings are experienced from some directions; the impact on the historic environment is likely to be limited. This is discussed further in the Built Heritage Chapter of the Environmental Impact Assessment.
Design	Lacklustre architectural design	Some felt that the design of the buildings is uninspiring and represents a lazy approach to PBSA development.	Medium	In developing the proposals, the design team led by Simpson Haugh, an architect with significant experience in both Manchester and in delivering high-quality PBSA schemes, has carefully

				considered the character of the surrounding area and the site's city-centre context. PBSA buildings also need to meet specific internal layout requirements to ensure rooms are safe, functional and meet national standards. This means the design team must work to a particular arrangement of bedrooms, shared spaces and circulation areas. Within these parameters, the architecture has been developed to create high-quality, robust and well-proportioned buildings that fit their setting, contributes positively to the streetscale, and support the needs of future residents. Overall, the design reflects both the practical requirements of PBSA and a thoughtful response to the site's urban context.
	Prohibitive green space	Including private green space available only to residents of the towers is not fair on the locals who pass through that area.	Low	The proposals for the site include comprehensive landscaping and public realm, resulting in approximately 3,200m^2 of new space for people to enjoy. It is important that students have safe, secure outdoor spaces to enjoy, whilst understanding how the proposals can also benefit the wider community. The landscaping proposals will be delivered in phases, and there are opportunities for wider public access to the new public realm areas. This can help to create a cohesive community that everybody can enjoy and benefit from.

				A Landscape Strategy has been submitted as part of the planning application and contains more information.
Strain on local services	Road traffic strain	Some suggested that the development will contribute to the already intolerable traffic on the roads.	Medium	The proposals are car-free, meaning that students will not be able to bring their own cars to the accommodation once operational. Move-in and move-out days will be carefully managed by the iQ operational team, who have a wealth of experience of dealing with this in city centre locations across the country, including Manchester. Measures will be employed to ensure minimum disruption to the operation of the highway network during these periods. A student move-in and move-out strategy is submitted with the planning application which confirms the measures to be employed, including allocating each student an arrival date and time and employing additional staff. More information can be found in the aforementioned document and the Transport Assessment, submitted alongside the planning application.
	GPs and other community services	Questions were asked about how GPs and other local services will be expected to absorb the additional numbers of users.	Medium	PBSA schemes usually generate a lower level of demand for local services than standard residential developments of a similar size. Students typically access a wide range of health and wellbeing services provided directly by universities, including GP and mental-health support. Therefore, the proposed development is not expected to place significant pressure on nearby GP surgeries or

				other community facilities, and its impact can be absorbed within existing provision.
Construction	Prolonged construction timeline	Some felt that the 7-year phasing of the construction works is too long and will provide too much inconvenience to local residents.	Medium	The planning application contains technical reports to assess and mitigate any dust, noise, traffic impacts as part of the construction process. A Demolition and Construction Management Plan will also be agreed with Manchester City Council prior to any works being undertaken on site. This will set out hours of operation and ensure that any impacts to the neighbouring residents and businesses are minimised.
	Construction noise	The construction noise associated with a project of this scale would be to the detriment of the quality of life of existing residents.	Low	A Demolition and Construction Management Plan will be agreed with Manchester City Council prior to any works being undertaken on site. The impacts of the construction works will be managed through on-site mitigations.

5. Conclusion

5.1 This SCE sets out the activity that iQ have undertaken to engage key stakeholders and addresses the key themes and questions asked through the various feedback channels.

5.2 The pre-application consultation has reached a large volume of people through an array of consultation methods including ~37,000 views on social media, ~1,300 views of the bespoke consultation website and press media coverage in leading regional outlets.

5.3 With this substantial reach, the public consultation received 38 pieces of feedback which have all been considered and responded to as part of **Chapter 4** of this report, before the submission of a full planning application to Manchester City Council.

5.4 The applicant will continue to engage with local stakeholders on the detail of the proposals after the submission of the application and include updates to the programme and next steps on the www.westonandpendulum.co.uk website.

5.5 In summary, the applicant considers the multi-channel engagement and consultation undertaken with the local community and other key stakeholders has been proactive, accessible and meaningful at this stage in the process. Utilising a combination of engagement approaches has ensuring a broad reach and meaningful participation, and the exercise has gathered early feedback from the local community.

Appendix 1: Information leaflet

18 November 2025

Public consultation launch | New student accommodation scheme at Weston Halls and the Pendulum Hotel, Sackville Street

Dear Neighbour,

iQ Student Accommodation are bringing forward proposals for new purpose-built student accommodation at Weston Halls and the Pendulum Hotel. The site is bound by Charles Street to the north and Sackville Street to the east, and we are contacting you directly due to your proximity to the site.



Caption: The application site is depicted by the red line boundary.

The proposals seek to deliver around 2,500 better quality, modern purpose-built student beds and associated amenity facilities, including a significant area of external amenity space for students to enjoy. The development will be delivered over two phases with four buildings in total, with the tallest building having a maximum height of up to 50 storeys.

The proposed scheme has been designed to respond to both the existing and emerging context of the Sister ID masterplan including the Charles Street Car Park and University of Manchester (North) Campus.

A Demolition and Construction Management Plan will be agreed with Manchester City Council prior to any works being undertaken on site. This will set out hours of operation and ensure that any impacts to local residents and businesses are minimised.

IQSA Services Limited, a company registered in England with the number 09857188
Registered Office: Third Floor, 2 More London Riverside, London, SE1 2DB T: 020 3595 5111 W: iqstudentaccommodation.com

More information about the proposals can be found on the dedicated project website www.westonandpendulum.co.uk. The project team will also be holding a **live public webinar** on **Tuesday 25th November at 6pm**, where people can attend to find out more about the plans and submit written questions on the day.

You can provide your feedback or ask any questions by:

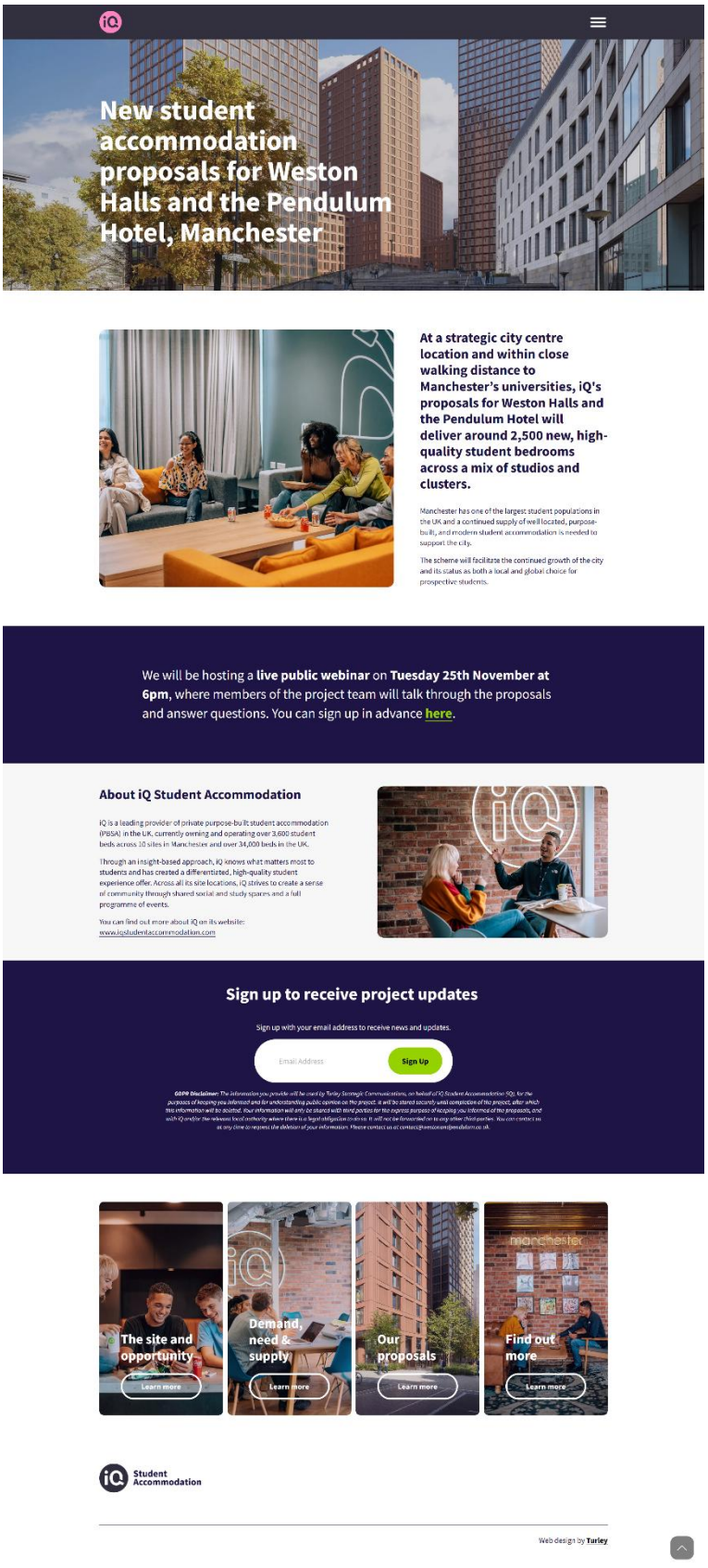
- Completing an **online feedback form** on our website: www.westonandpendulum.co.uk
- Emailing us at contact@westonandpendulum.co.uk
- Phoning our **Freephone number** on 0808 168 8296 (leave a message and one of our team will get back to you).
- Write to our **Freepost address** (you don't need a stamp): Freepost RUGS-SJCY-TZAA, Weston and Pendulum Consultation, c/o Turley, Level 5, Transmission, 6 Atherton Street, Manchester, M3 3GS.

Please ensure your feedback reaches us by Tuesday 2nd December.

Yours sincerely

James Atkinson
Head of Development, iQ Student Accommodation

Appendix 2: Website



The site and opportunity

The site covers the existing Weston Halls and Pendulum Hotel buildings, and is bound by Charles Street to the north and Sackville Street to the east.

The site occupies a strategic location within the Oxford Road Corridor close to the universities, which is Manchester City Council's preferred location for additional purpose-built student accommodation (PBSA) and is embedded within local strategy and policy[1]. Its excellent accessibility and position within a well-established academic and innovation district make it highly suitable for additional student accommodation, while freeing up mainstream housing stock for wider residents and families.

The existing buildings on site are seven storeys in height and currently provide 528 purpose-built student bedrooms and 118 conference centre bedrooms.

[1] *The suitability of the site for PBSA development is evidenced within Manchester City Council's Economic and Executive Committee Report on Purpose Built Student Accommodation in Manchester (May 2019). The Report identifies a pipeline of PBSA schemes and sites that are anticipated to deliver the required amount of PBSA up to 2030 in locations that would be consistent with Policy H12 - this includes the Weston and Pendulum site (referenced as iQ's Charles Street site).*



Site depicted by red line **(click the interactive elements for location images)**

Strategic location

The proposed scheme has been developed with consideration to the existing context, including the immediate Charles Street Car Park, University of Manchester (North) Campus (as part of the Sister ID masterplan) and Circle Square. The emerging scheme seeks to revitilise Charles Street and Sackville Street, with improved public realm and active frontages.

The site is in a strategic, highly-accessible city centre location and has excellent transport connectivity.

Princess Street is a major route into the centre, and Sackville Street along the east of the site provides links to major routes across the city. The site is also located close to the Junction to and from the A57(M) Mancunian Way to the south of the site.

There are a number of bus stops within close proximity, including along Charles Street.

The National Cycle Network (NCN) Route 6 passes close to the western boundary of the site and can be accessed via Charles Street. This provides onward connections to Bury via Salford to the north, and Sale and Stockport to the south. NCN Route 66 passes close to the eastern boundary of the site and can be accessed via Charles Street, providing connections to Failsworth and Rochdale to the north east via the canal towpath.

Manchester Piccadilly Station is located within 400m of the site, with links to the National Rail Network and Metrolink Tram Network.

Manchester Coach Station on Chorlton Street is within 400m of the site, and provides links to national coach services across the country.

Pedestrian access to the site from Charles Street to the north and Sackville Street to the east provides connectivity on foot to key destinations within Manchester City Centre.



Map depicting site connectivity **(click to enlarge)**



The opportunity

iQ prepared a Development Framework in 2020, which provided a 15-year estate strategy for a number of core sites. Since then, market conditions and the development landscape have led to revisions to this strategy. The revised approach for the site seeks to broadly align with the development parameters established within the Development Framework.

iQ now have an opportunity to deliver improved proposals for the Weston Halls and Pendulum Hotel site.

Manchester continues to experience strong and sustained demand for purpose-built student accommodation in the right locations and many students are occupying the mainstream housing stock, which has a negative impact on the availability and affordability of housing to meet local residents' needs. The site occupies a prime location within the Oxford Road Corridor, adjacent to University of Manchester buildings.

With iQ already operating a number of neighbouring properties within the vicinity, the proposed development represents a natural and strategic extension to its local portfolio, delivering high-quality, professionally managed accommodation in an area of proven and sustained demand.

FAQs

+ **Where is the site and what buildings are currently on it?**
+ **Why are the existing buildings not being retained?**
+ **Why is this site suitable for more student accommodation?**

iQ Student Accommodation

Demand, need and supply

85,000+
full time students across the city

18%
growth between 2017/18 and 2022/23

Manchester has one of the **largest student populations in the UK**. Growth from both the domestic and international student population has been significant reaching over **18% growth** in recent years[2].

The city was home to over **85,000 full-time students across the city** in 2022/23, with the University of Manchester being the largest institution in terms of full-time student numbers.

A continued new supply of well-located, purpose-built student accommodation is needed to support the future growth of the city's institutions, maintain Manchester as both a local and global choice for prospective students, address the shortfall in student bedspaces, all whilst protecting the housing stock for local residents and families.

[2]*between 2017/18 and 2022/23*







Supply of student accommodation in the city

Despite increases in supply over recent years, Manchester City Council still recognises that there is a continued need for additional, well-located student bed spaces to support demand.

There are over twice as many full-time students in Manchester as there are purpose-built beds, with over 35,400 students unable to access a purpose-built student accommodation bed.

This demonstrates the need for additional purpose-built student accommodation to be delivered in the city in a strategic and accessible location in order to house its growing student population.

While other planning applications have come, and are coming, forward in the city, there is still a shortfall which need to be located in the right strategic sites for students and the city.

0x

There are over twice as many full-time students in Manchester as there are purpose-built beds.

iQ Student Accommodation



Our proposals

Our scheme

Design development

The proposals have been developed with consideration of the wider, existing context.

Public realm and landscape

Sustainability

Delivery

Benefits

FAQs

Find out more and share your feedback

Ahead of submitting a planning application to Manchester City Council, we are undertaking a public consultation on our plans.

The consultation will run from **Tuesday 18th November until Tuesday 2nd December 2025.**

We will be hosting a **live public webinar** on **Tuesday 25th November at 6pm**, where members of the project team will talk through the proposals and answer questions. You can sign up in advance **here**.

You can also use any of the following contact methods to provide your feedback or ask any questions:

- Complete our **online feedback form** below
- Email **contact@westonandpendulum.co.uk**
- Call our Freephone number on **0808 168 8296**. Leave us a message and a member of the project team will give you a call back.
- Write to our Freepost address (you don't need a stamp): **Freepost RUGS-SJCY-TZAA, Weston & Pendulum, c/o Turley, Level 5, Transmission, 6 Atherton Street, Manchester, M3 3GS**

Online feedback form

Name (required)

First Name

Last Name

Email (required)

If you would like to sign up for project updates, please tick the box below.

Sign up for news and updates

Postcode

Please provide your postcode. This information helps us to understand what feedback relates to which people or groups.

Please provide your feedback: (required)

Submit

GDPR Disclaimer: *The information you provide will be used by Turley Strategic Communications, on behalf of iQ Student Accommodation, for the purposes of keeping you informed and for understanding public opinion on the project. It will be stored securely until completion of the project, after which this information will be deleted. Your information will only be shared with third parties for the express purpose of keeping you informed of the proposals, and with IQ Students and/or the relevant local authority where there is a legal obligation to do so. It will not be forwarded on to any other third parties. You can contact us at any time to request the deletion of your information. Please contact us at contact@westonandpendulum.co.uk.*

What happens next?

Following the close of the consultation, we collate all feedback and comments received. Once we have finalised our plans, we will submit a planning application to Manchester City Council who will undertake its own statutory consultation on the application. At this point you will have another opportunity to comment on the more detailed plans.

Student Accommodation

Appendix 3: Webinar presentation



Introductions



Project team

About iQ Student Accommodation

One of the largest purpose-built student accommodation providers in the UK.

Leading provider in Manchester, currently owning and operating over 3,600 student beds across 10 sites in the city.

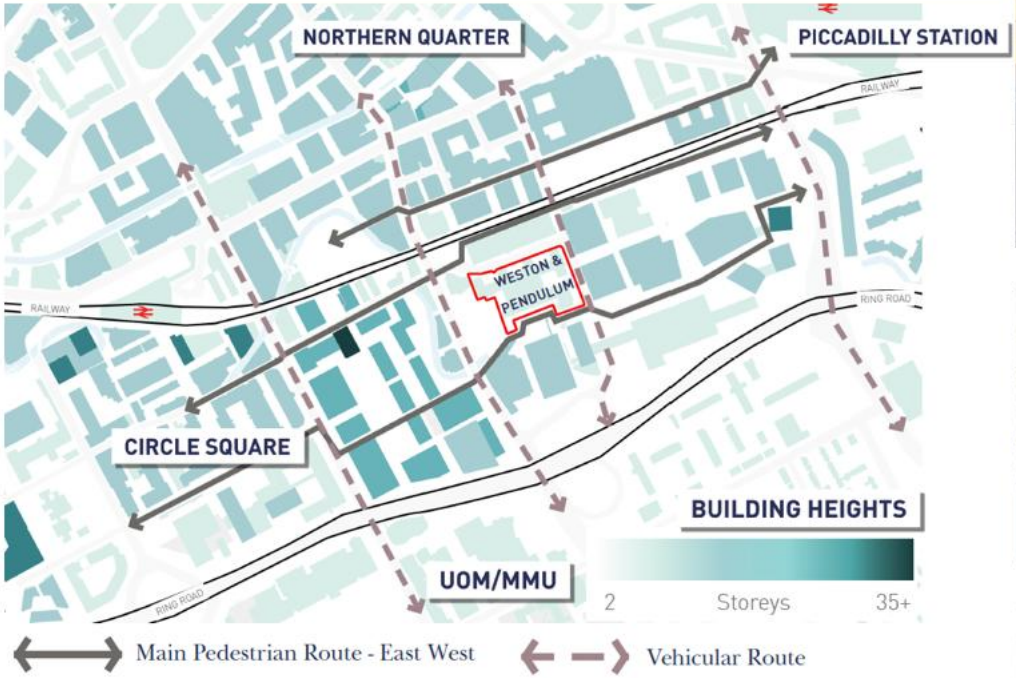
Across these residences, students can choose from a variety of room types, including en-suite bedrooms, private studios, and apartments, all designed to provide modern, comfortable living with access to shared facilities and amenities.



About the site



The site



The site covers the existing Weston Halls and Pendulum Hotel buildings, and is bound by Charles Street to the north and Sackville Street to the east.

The site occupies a strategic location within the Oxford Road Corridor, adjacent to University of Manchester buildings. Its excellent accessibility and position within a well-established academic and innovation district make it highly suitable for additional student accommodation.



View of Site from Charles Street



View of Site from Princess Street



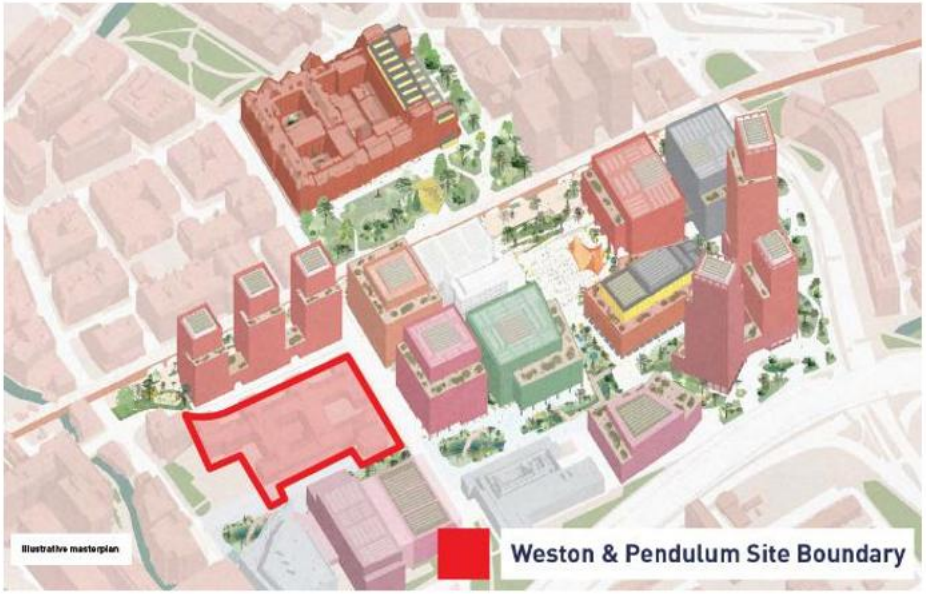
View of Site from Sackville Street

Emerging context

The proposed scheme has been developed with consideration to the existing context.

This includes the immediate Charles Street Car Park, University of Manchester (North) Campus (as part of the Sister ID masterplan) and Circle Square.

The emerging scheme seeks to revitilise Charles Street and Sackville Street, with improved public realm and active frontages.



Weston & Pendulum site boundary, relative to the emerging Sister ID masterplan

The proposals



Proposals

Around 2,500 student bedrooms will be provided in a **mix of studios and cluster units**, within fully serviced and expertly managed buildings. The development will be delivered over two phases.

Active frontages are proposed on the perimeter of the buildings and within the site, to enhance the wider **public realm** offering.

Supporting **amenity spaces** including a gym, study spaces, extensive lounges and both private and social dining, as well as a **significant area of external amenity space** for students to enjoy.







Public realm and landscape

The Streetscape is anchored by Charles Street and Sackville Street and forms the public interface of the development, connecting seamlessly to the Sister ID masterplan.

The Courtyard sits at the heart of the scheme and will provide a series of active and tranquil spaces for socialising, study and play.

The Woodland Edge will offer a softer, more natural character, accessible via both stepped and level pathways. Interventions here will be deliberately light touch, focusing on native wildflower planting and small woodland trees to encourage biodiversity and seasonal change.



Together, these spaces will see the delivery of **3,200m²** of visual amenity, including new, landscaped spaces.

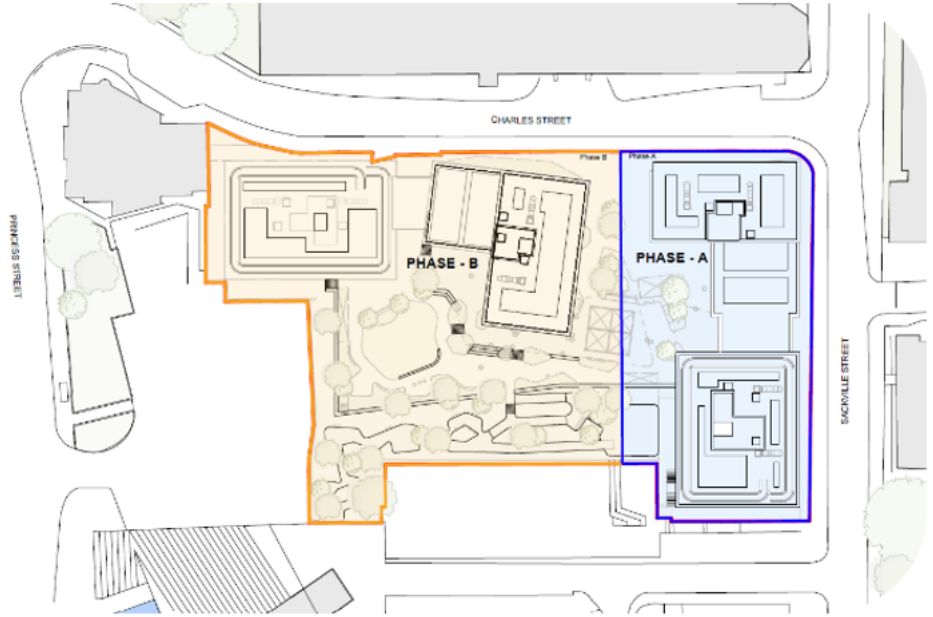




Project phasing

Phase A - Partial removal of the existing structures on site, and erection of two buildings comprising 1,296 bedspaces. One will be 50 storeys and one will be 18 storeys, with a 9-storey intermediary link building. This phase will involve change of use of the Pendulum Hotel to purpose-built student accommodation.

Phase B – Removal of remaining existing structures and erection of two buildings comprising a further 1,212 bedspaces. One will be 32 storeys and one of 24 storeys with a 1-storey intermediary link building.



Sustainability

Targeting a **BREEAM 'Excellent'** rating

All electric building services strategy incorporating solar PVs to reduce operational carbon emissions

Design which **considers embodied carbon** through early stage modelling and options appraisal

Car free development prioritising active travel and benefitting from an extremely sustainable location in terms of amenities and public transport

Climate resilient design to prevent risk of overheating

Bio-diversity net-gain

Targeting elements in BREEAM to **deliver high indoor air quality** and contributing to the health and well being of occupants

Economic benefit

Socio-economic Regeneration Infographic

PROPOSED DEVELOPMENT: Demolition of existing halls of residence and hotel and construction of 4 no. purpose-built student accommodation (PBSA) buildings comprising of 2,508 bedspaces.

SITE: Weston Halls and Pendulum Hotel, Manchester



1 GVA (Gross Value Added) measure the value of output created (i.e. turnover) net of inputs used to produce a good or service (i.e. production of outputs). It provides a key measure of economic productivity. Put simply the GVA is the total of all revenue into businesses, which is used to fund wages, profits and taxes.

2 Estimate assumes all Band A properties.

Next steps



Next Steps



2025

Planning application submission to Manchester City Council

2027

Partial removal of existing structures, site preparation and construction

2031/32

Phase A operational

2034/35

Phase B operational

Public Consultation



Complete an **online feedback form** on our website: www.westonandpendulum.co.uk



Email us at contact@westonandpendulum.co.uk



Phone our **Freephone number** on **0808 168 8296**



Write to our **Freepost address**: Freepost Plus RTGS-GYEY-AXBZ, Weston & Pendulum Consultation, c/o Turley, Level 5, Transmission, 6 Atherton Street, Manchester, M3 3GS.

Consultation closes on Tuesday 2nd December.

Questions



Appendix 4: Social media adverts

