GRAHAM

Cambridge Halls Social Value Development Plan

April 2026

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lasting impact

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1.0 Planning Condition

This summary update is to provide evidence and data currently being collected by GRAHAM to ensure adherence with the requirements set out in the consented Planning Conditions for Cambridge Halls Student Accommodation Project on behalf of Manchester Metropolitan University and Unite Developments. Planning Condition 22b refers to works pertaining to Phase 1 works, Condition 54b refers to works under Phase 2. In the demolition and enabling works phase, both phases run concurrently.

Planning Condition 22b/ Planning Condition 54b

Within one month prior to demolition work within Phase 1 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to Local Labour Proposal approved in part a) shall be submitted to and approved in writing by the City Council as local planning authority.

2.0 Project Status Summary

Please refer to GRAHAM Social Value Development Plan excerpts in the following sections; *Section 4.0 Newly Created Jobs, Section 5.0 Sustained Jobs, Section 6.0 Apprentices (New & Existing) and Section 7.0 Sector Insight Careers.*

SVDP project tracker show all people/outcomes reside within Tiers 1-3, with anyone who resides outside of the wider GM borough not included within our reporting.

Section 4 New Jobs total 5, of which 4 are local residing within Tiers 1-2

Section 5 shows the Sustained Jobs totalling 50 of which 22 are local, residing within Tiers 1-2 (Oldham falls within Tier 2).

The Project is on target so far to achieve both local labour and 50% MCC residents. New jobs will increase as the project moves towards completion of enabling works stage of the project.

As the data included demonstrates, the vast number of employees working on the project during the demolition phase are locally employed. PP O'Connor also have four operatives working on-site residing outside of GM boroughs therefore discounted from the report. These four individuals reside in CH8 Chester, L14 Liverpool, HU6 Hull, and HU7 Hull respectively.

3.0 MMC Tiered Postcodes and area guide

LOCAL POSTCODES	Ward Areas	Tiers
M1	City Centre and Ancoats	**TIER 2** **These are the Manchester areas focus**
M2	City Centre and Ancoats	
M3	City Centre and Ancoats	
M4	City Centre and Ancoats	
M60	City Centre and Ancoats	
M8	Cheetham and Crumpsall	**Tier 1** **These are the areas of Main focus**
M9	Blackley and Harpurhey	
M40	Moston, Newton Heath & Miles Platting	
M11	Beswick, Clayton, Bradford and Openshaw	**Tier 2** **These are the Manchester areas focus**
M12	Ardwick and Gorton	
M18	Ardwick and Gorton	
M13	Longsight	
M14	Fallowfield	
M15	Hulme and Moss Side	
M16	Hulme and Moss Side	
M19	Burnage and Levenshulme	
M20	Didsbury & Withington	
M21	Chorlton	
M22	Benchill, Northenden, Sharston & Woodhouse Park	
M23	Baguley	
Salford		**Tier 2** **These are the GM Areas agreed**
Oldham		
Rochdale		
Bury		
Tameside		**Tier 3** **These are the GM Areas agreed**
Wigan		
Trafford		
Stockport		
Bolton		

NB Please note some of the areas of GM have M postcodes, if they do not begin with any of the above listed postcode numbers, please check using the map to your right to clarify which tier the postcode sits within

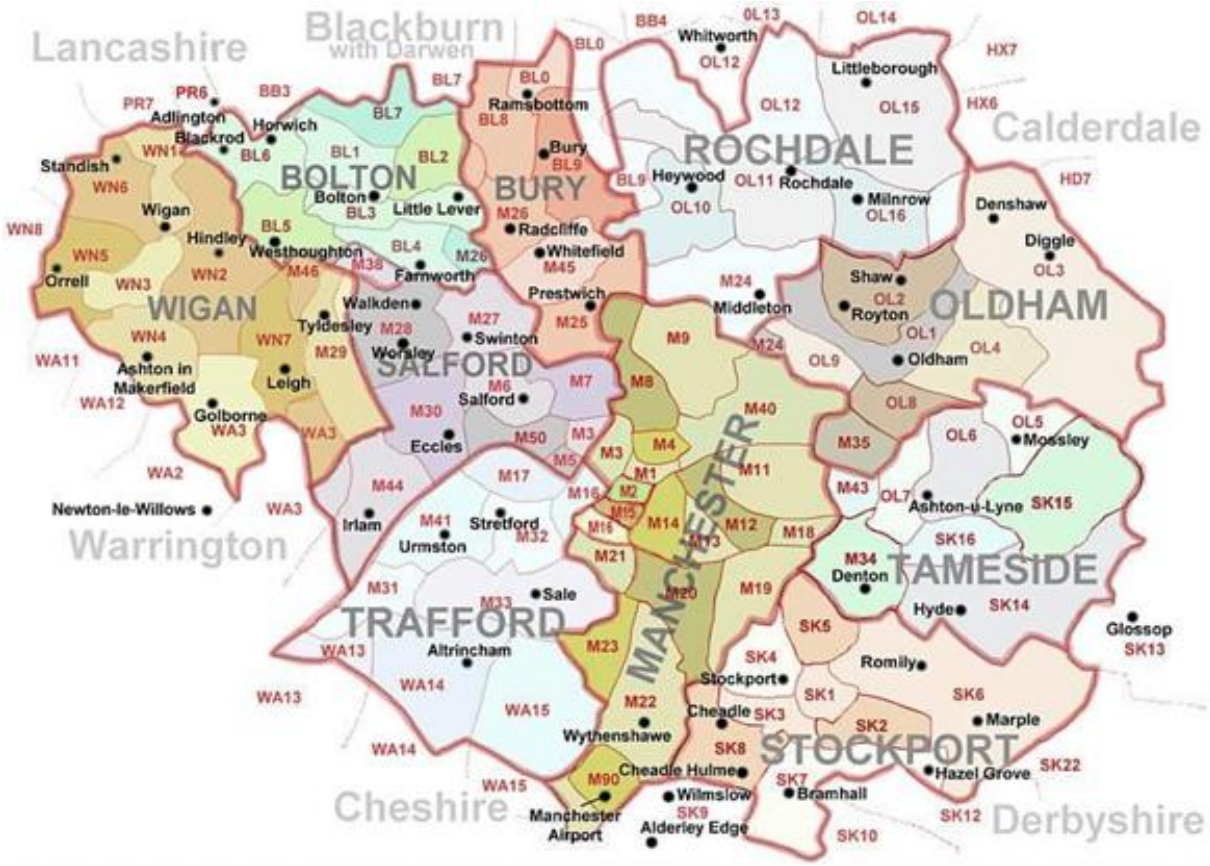


Figure 1 Greater Manchester Postcodes

4.0 Newly Created Jobs

MMU/Unite - Cambridge Halls, Manchester Project

1. Newly Created Jobs

Total number of newly created jobs on the development (both on site and off site residing within Tiers 1-3).
This includes supply chain and sub-contractors and CRE8 progressions (Target 130)

	Delegate Name	Job Role	Employer	Agency	Postcode Pr	Tier 1-2	Tier 3+	Start Date	End Date
1	Conor Feeney	Project Director	GRAHAM	N/A	M15	YES	N/A	01.12.2025	
2	Luigi Pettinato	Senior Site Manager	GRAHAM	N/A	M4	YES	N/A	02.03.2026	
3	Michael Asgedom	Gateman/Site Operative	GRAHAM	N/A	M7	YES	N/A	23.03.2026	
4	Michael Hudson Davies	Site Engineer	GRAHAM	N/A	SK4	NO	YES	16.04.2026	
5	Yahiya Taman Seid	Gateman/Site Operative	GRAHAM	O'Neil & Brennan	M21	YES	N/A	01.04.2026	
6									
7									

5.0 Sustained Jobs

MMU/Unite - Cambridge Halls Project

Sustained Jobs

Total number sustained jobs on the development (both on site and off site - residing within Tiers 1-3).
This includes supply chain and sub-contractors
(Target 156)

	Delegate Name	Job Role	Employer	Agency	Prefix Post	Tiers 1	Tier 3+	Start Date	End Date
1	Louise Seddon	Social Impact Manager	GRAHAM	N/A	SK16	NO	YES	08.12.2025	
2	Robert Taylor	Demo Labourer	PP O'Connor	Elect Resourcing	M40	YES	N/A	15.12.2025	
3	Natan Naguszewski	Demo Labourer	PP O'Connor	Elect Resourcing	M19	YES	N/A	15.12.2025	
4	Patrick Bangura	Demo Labourer	PP O'Connor	Elect Resourcing	M15	YES	N/A	15.12.2025	
5	Bennett Nkonjera	Demo Labourer	PP O'Connor	Elect Resourcing	M20	YES	N/A	15.12.2025	30.01.2026
6	Adil Mohammed	Demo Labourer	PP O'Connor	Elect Resourcing	OL8	YES	N/A	15.12.2025	30.01.2026
7	Andrew Wilkinson	Demo Labourer	PP O'Connor	Elect Resourcing	M35	NO	YES	15.12.2025	23.01.2026
8	Chigozie Okorie	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	OL16	YES	N/A	15.12.2025	23.01.2026
9	Christopher Muldoon	Demo Labourer	PP O'Connor	Elect Resourcing	SK14	NO	YES	15.12.2025	23.01.2026
10	Ciaran Parry	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	OL7	YES	N/A	15.12.2025	
11	David Maccormick	Demo Labourer	PP O'Connor	Elect Resourcing	SK5	NO	YES	15.12.2025	30.01.2026
12	Japhet Mukendi	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M14	YES	N/A	15.12.2025	23.01.2026
13	Jordan Bond	Demo Labourer	PP O'Connor	Elect Resourcing	M43	NO	YES	15.12.2025	30.01.2026
14	Josef Tamret	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M14	YES	N/A	15.12.2025	30.01.2026
15	Kenneth Okafor	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M13	YES	N/A	15.12.2025	30.01.2026
16	Kolapo Jikiemi	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M9	YES	N/A	15.12.2025	30.01.2026
17	Kyle Daly	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M15	YES	N/A	15.12.2025	23.01.2026
18	Lakisha Deweever	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M16	YES	N/A	15.12.2025	23.01.2026
19	Leon Walsh	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	OL10	YES	N/A	15.12.2025	30.01.2026
20	Mohammed Shah	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M5	YES	N/A	15.12.2025	23.01.2026
21	Seare Tekia	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M14	YES	N/A	15.12.2025	23.01.2026
22	Steve Booth	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	OL8	YES	N/A	15.12.2025	30.01.2026
23	Terence Lavelle	Demo Labourer	PP O'Connor	Elect Resourcing	M34	NO	YES	15.12.2025	30.01.2026
24	Abinet Ayele	Demo Labourer	PP O'Connor	Elect Resourcing	M6	NO	YES	15.12.2025	23.01.2026
25	Aiden Clarke	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M21	YES	N/A	05.01.2026	30.01.2026
26	Abuduraji Ayinde	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M19	YES	N/A	05.01.2026	30.01.2026
27	Damien Richardson	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M40	YES	N/A	05.01.2026	30.01.2026
28	Felix Uhunamure	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M11	YES	N/A	05.01.2026	23.01.2026
29	Jonathan Moffat	Demo Labourer	PP O'Connor	Elect Resourcing	BL9	NO	YES	05.01.2026	30.01.2026
30	Kyle Taylor	Demo Labourer	PP O'Connor	Elect Resourcing	SK14	NO	YES	05.01.2026	23.01.2026
31	Oluwafemi Adedire	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M11	YES	N/A	05.01.2026	30.01.2026
32	Ovidiu Tudoran	Demo Labourer	PP O'Connor	Elect Resourcing	M6	NO	YES	05.01.2026	30.01.2026
33	Richard Briggs	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	OL5	YES	N/A	05.01.2026	30.01.2026
34	Robert Calverley	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	OL6	YES	N/A	05.01.2026	30.01.2026
35	Sean Edwards	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M30	YES	N/A	05.01.2026	06.02.2026
36	Teal Richards	Demo Labourer	PP O'Connor	Elect Resourcing	SK3	NO	Yes	05.01.2026	30.01.2026
37	Wuesi Ahmed	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M25	YES	N/A	05.01.2026	30.01.2026
38	Darren Bowdler	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M44	YES	N/A	23.03.2026	
39	Grant Hindle	Skilled Operative	Techrete	N/A	M18	YES	N/A	19.03.2026	
40	Wojciech Przytulski	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	WN5	NO	YES	20.04.2026	
41	Paul Ryan	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	WN5	NO	YES	17.04.2026	
42	Danny Sandiford	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M26	NO	YES	16.04.2026	
43	Michael Skeffington	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	OL2	YES	N/A	01.04.2026	
44	Lewis Trippier	Demo Skilled/Plant Operative	PP O'Connor	Elect Resourcing	OL10	YES	N/A	19.04.2026	
45	Jake Verheyden	Supervisor	PP O'Connor	Elect Resourcing	WN6	NO	YES	16.03.2026	
46	Craig Vivesey	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M43	NO	YES	01.04.2026	
47	Niall Whitehead	Demo Skilled Labourer	PP O'Connor	Elect Resourcing	M11	YES	NO	01.04.2026	
48	Billy Ellis	Skilled Operative	ABBI Scaffolding	N/A	OL2	YES	N/A	08.04.2026	
49	Daniel Henderson	Skilled Operative	ABBI Scaffolding	N/A	OL9	YES	N/A	08.04.2026	
50	Joe Newton	Skilled Operative	ABBI Scaffolding	N/A	OL4	YES	N/A	08.04.2026	
51									

6.0 Apprentices (New & Existing)

MMU/Unite Cambridge Halls											
Apprenticeships (New & Existing)											
Apprentices on National Framework L2+ incudes direct and supply chain partners both on/off-site. New (8) Existing (12)											
Nr	Delegate Name	Apprenticeship Course & Level	Role/Job Title	Training Provider	Employer	New/Existing	Prefix Postcode	Tier 1 -2	Tier 3+	Start Date	End Date
1											
2											
3											
4											
5											
6											
7											

7.0 Sector Insight Careers

SECTOR INSIGHT/CAREERS ADVICE AND/OR EMPLOYABILITY SKILLS (UP TO 24YRS)														
Targets Delivery Hours (552)										Mar-26	Apr-26	May-26	Jun-26	
Nr	Event Type	Target Group	Delivery Partner	Recorded Attendance	Event Date	Event Hrs	Prep Hrs	Staff Hours	Calculated Hrs					
1														
2														
3														
4														
5														