

# Dewsbury Neighbourhood Board

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Wednesday 4 February 2026

## Notice of Meeting

Dear Member

### Dewsbury Neighbourhood Board

The **Dewsbury Neighbourhood Board** will meet in the **Reception Room - Town Hall, Dewsbury** at **4.00 pm** on **Thursday 12 February 2026**.

The items which will be discussed are described in the agenda and there are reports attached which give more details.



**Sophie Johnson**  
Chair

## The Dewsbury Town Board members are:-

<b>Member</b>	<b>Responsible For:</b>	
Sophie Johnson	Director, Northfield Consulting	Community Sector
Councillor Graham Turner	Cabinet Member - Finance and Regeneration	Local Authority
Councillor Nosheen Dad	Cabinet Member - Adult Social Care and Corporate	Local Authority
Chief Supt Jim Griffiths	West Yorkshire Police	Central Government
Paul Burnett	Empire House – Targetfollow	Business Sector
Fara Butt	Shire Beds Ltd	Business Sector
Martin Walsh	Martin Walsh Associates	Business Sector
Jackie Ramsay	Dewsbury Arcade Group Chair	Business and Community Sector
Anum Rehman	Youth Voice Champions Group	Community Sector
Peter Mason	Managing Director, Mood Developments	Developer Sector
Helen Rose	Director of External Relations, Kirklees College	Education Sector
Christine Fox	Director of Customer and Community Service, Connect Housing	Housing Sector
Palvinder Singh	Principal and Chief Executive, Kirklees College	Education Sector
Andi Eccles	Leadership and Management Coach	Education and Community Sector
Iqbal Mohamed		Central Government

# Agenda

## Reports or Explanatory Notes Attached

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**Pages**

**1: Membership of Dewsbury Neighbourhood Board**

To receive apologies for absence from Board Members who are unable to attend this meeting.

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**2: Declaration of Interests**

1 - 2

Members will be asked to say if there are any items on the Agenda in which they have any disclosable pecuniary interests or any other interests, which may prevent them from participating in any discussion of the items or participating in any vote upon the items.

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**3: Minutes of Previous Meeting and Action Tracker**

3 - 12

To approve the minutes of the meeting of the Board held on 6<sup>th</sup> November 2025.

The action tracker is attached for information.

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**4: Admission of the Public**

Most agenda items take place in public. This only changes where there is a need to consider exempt information, as contained at Schedule 12A of the Local Government Act 1972. You will be informed at this point which items are to be recommended for exclusion and to be resolved by the Board.

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## **5: Public Question Time**

The meeting will hear any questions from the general public.

Questions should be emailed to [executive.governance@kirklees.gov.uk](mailto:executive.governance@kirklees.gov.uk) no later than 5:00pm Monday 9<sup>th</sup> February 2026.

Members of the public can ask questions relating to the work of the Town Board or issues set out on this agenda.

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## **6: Deputations/Petitions**

The Board will receive any petitions and/or deputations from members of the public. A deputation is where up to five people can attend the meeting and make a presentation on some particular issue of concern. A member of the public can also submit a petition at the meeting relating to a matter on which the body has powers and responsibilities.

In accordance with Council Procedure Rule 10, Members of the Public must submit a deputation in writing, at least three clear working days in advance of the meeting and shall subsequently be notified if the deputation shall be heard. A maximum of four deputations shall be heard at any one meeting.

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## **7: Chair's Update**

To receive a verbal update from Sophie Johnson – Chair of Dewsbury Neighbourhood Board.

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## **8: Dewsbury Arts & Culture, Strategic Thinking - Pride in Place**

To receive an update on Dewsbury Arts & Culture, Strategic Thinking - Pride in Place.

Contact: Charlie Wells, Programme Manager (Freelance)

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**9: Pride in Place Update** 13 - 18

To receive an update on the Pride in Place Programme.

Contact: Thomas Fish, Head of Town Centre Regeneration

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**10: Construction Skills Village (Kirklees Build)**

To receive an update on the Construction Skills Village (Kirklees Build) project.

Contact: Palvinder Singh, Principal - Kirklees College  
Helen Rose, Vice Principal, External Relations –  
Kirklees College  
Steve Plumstead, Construction Course Lead - Kirklees  
College

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**11: Neil Jordan House Update** 19 - 20

To receive an update in respect of Neil Jordan House.

Contact: Louise Almond, Housing Growth Manager  
Jack Sessions, Housing Growth Project Assistant

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**12: Arcade Town Deal Project - Update**

To receive an update on the Arcade Town Deal Project.

Contact: Andy Raleigh, Town Centre Strategic Lead

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**13: Reallocation of Town Fund Grant** 21 - 26

To consider the reallocation of Town Fund Grant.

Contact: Andy Raleigh, Town Centre Strategic Lead

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**14: Town Deal Project Update** 27 - 32

To receive an update on the Town Deal Projects.

Contact: Michelle Illingworth, Project Officer.

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**15: Board Member Updates**

To receive updates from Board Members of Dewsbury Town Board.

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**16: Acquisition of Strategic Property**

33 - 36

To receive an update on the acquisition of strategic property.

Contact: Thomas Fish, Head of Town Centre Regeneration

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**17: AOB**

To consider any other business.

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**18: Date of Next Meeting**

4pm, Thursday 18th June 2026

Location: Dewsbury Town Hall

For Terms of Reference please visit

<https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/dewsbury-town-board-terms-of-reference.pdf>

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**19: Exclusion of the Public**

To resolve that under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting during the consideration of the following items of business, on the grounds that it involves the likely disclosure of exempt information, as defined in Part 1 of Schedule 12A of the Act.

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**20: Acquisition of Strategic Property**

37 - 40

To receive an update on the acquisition of strategic property.

Contact: Thomas Fish, Head of Town Centre Regeneration

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**KIRKLEES COUNCIL**

**DECLARATION OF INTERESTS**

Dewsbury Neighbourhood Board

Name of Board Member

Item in which you have an interest	Type of interest (e.g. a disclosable pecuniary interest or an "Other Interest")	Does the nature of the interest require you to withdraw from the meeting while the item in which you have an interest is under consideration? [Y/N]	Brief description of your interest

Signed: ..... Dated: .....

## NOTES

### Disclosable Pecuniary Interests

If you have any of the following pecuniary interests, they are your disclosable pecuniary interests under the new national rules. Any reference to spouse or civil partner includes any person with whom you are living as husband or wife, or as if they were your civil partner.

Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner, undertakes.

Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses.

Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority -

- under which goods or services are to be provided or works are to be executed; and
- which has not been fully discharged.

Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.

Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.

Any tenancy where (to your knowledge) - the landlord is your council or authority; and the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.

Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -

(a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and

(b) either -

the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or

if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

Contact Officer: Nicola Sylvester

# Dewsbury Town Board

**Thursday 6th November 2025**

Present: Sophie Johnson (Chair)  
Councillor Graham Turner  
Councillor Nosheen Dad  
Chief Supt Jim Griffiths  
Martin Walsh  
Palvinder Singh  
Iqbal Mohamed  
Andi Eccles  
Jackie Ramsay

In attendance: Joanne Bartholomew, Service Director, Development  
David Wildman, Service Director, Skills & Regeneration  
Michelle Illingworth, Project Officer  
Thomas Fish, Acting Head of Town Centres  
Regeneration  
Thomas Speed, Ministry of Housing, Communities and  
Local Government

Observers: Richard Butterfield, Historic England  
Pat Hawkins

Apologies: Paul Burnett  
Fara Butt  
Anum Rehman  
Christine Fox

**16 Membership of Dewsbury Neighbourhood Board**

Apologies for absence were received on behalf of Fara Butt, Anum Rehman, Christine Fox and Paul Burnett.

The Chair announced the resignation of Charlie Dunn from the Board and thanked him for his contributions.

Andi Eccles and Jackie Ramsay were nominated as Board Members.

**RESOLVED-**

That Andi Eccles and Jackie Ramsay be appointed as Board Members.

**17 Declaration of Interests**

**RESOLVED –**

Sophie Johnson, Andi Eccles and Martin Walsh, declared an interest as shareholders in the agenda item relating to The Arcade (Minute No. 25 refers).

Jackie Ramsay declared an interest as Member and Chair of the Arcade Group in the agenda item relating to The Arcade (Minute No. 25 refers).

Palvinder Singh declared an interest as Principal and Chief Executive of Kirklees College, in the agenda item relating to the Construction Skills Village (Minute No. 25 refers).

**18 Minutes and action tracker of Previous Meeting**

Michelle Illingworth, Project Officer, advised the Board that government has issued guidance that there was no longer a requirement for project adjustment requests, and therefore the associated action on the tracker was no longer necessary.

**RESOLVED –**

That the Minutes of the meeting held on 7<sup>th</sup> August 2025 be approved as a correct record.

Iqbal Mohammed, Member of Parliament, requested that his vote against the proposal to reallocate £1,299,081 of the unspent Town Fund Grant to the Dewsbury Arcade Scheme (Minute number 12 refers) be changed to an abstention, as he had intended to abstain rather than vote against the proposal.

That the action tracker be noted.

**19 Admission of the Public**

Agenda Items 1-15 were considered in public session.

**20 Public Question Time**

In accordance with Council Procedure Rule 11, Gill Young attended the meeting and asked the following question which they had submitted in writing:

“There is little doubt that locally available opportunities to maintain health and fitness are required for the residents of Dewsbury. Previous meetings of the Town Board have raised the issues that the closure of Dewsbury Sports Centre impacts upon the local population. It seems that, after an (expensive?) external survey of the people of Dewsbury, the Council is now aware of the strength of local need and says it will support some provision.

Will the Town Board put its muscle behind actions to reopen Dewsbury Sports Centre since local inhabitants are weary of vague promises of something – tantalisingly perhaps a totally new provision – happening in the uncharted future

## Dewsbury Neighbourhood Board - 6 November 2025

when their needs are currently unmet and when the town has a Sports Centre visibly being left to decay in a similar way to the inhabitants?”

A response was provided by the Chair.

In accordance with Council Procedure Rule 11, Bruce Bird attended the meeting and asked the following question which they had submitted in writing:

“At the last meeting I asked a question from the public about community engagement. The version of my question recorded in the minutes has been both censored and corrupted so as to make it unintelligible.

The minutes then record that the Chair undertook to reply in writing. But no reply has been received. This is just the latest in a series of similar incidents that led to the Petition on this subject presented by six residents at the last meeting.

The petition requested that the Terms of Reference be amended to require questions from the public and the Chair's replies to be fully recorded in order to avoid incidents such as this.

The minutes record that the petition received a reply from the Chair. This is not true and we still await a response from the Board regarding our petition.

Will the Chair please bring this recurring irritation to a rapid conclusion in order to fulfil the Board's primary purpose to represent the views of the community and the council's obligation to support the work of the Board.

I am happy to meet with council officers to agree practical implementation methods.”

A response was provided by the Chair.

### **RESOLVED –**

That questions and answers from Dewsbury Neighbourhood Board meetings would be published on the website as a priority.

### **21 Deputations/Petitions**

No deputations or petitions were received.

### **22 Chairs Update**

The Chair introduced herself to Board Members as the new Chair of Dewsbury Neighbourhood Board and advised that the Strategy Day which took place on 8<sup>th</sup> October 2025 had been an opportunity for Board Members to meet to discuss, review and interrogate the content of the Regeneration Plan. Thomas Speed from the Ministry of Housing, Communities, and Local Government was thanked for his support in developing the plan, visiting Dewsbury and being present to provide an update.

### **RESOLVED –**

That the Chair's Update be noted.

**23 Verbal Update from Ministry of Housing, Communities and Local Government**  
Thomas Speed, Ministry of Housing, Communities and Local Government (MHCLG) provided a verbal update on the renamed "Pride in Place Programme". The Board were informed that there were several key milestones over the coming months:

- 28<sup>th</sup> November 2025 – submission of the Regeneration Plan.
- December 2025 /January 2026 – review of submissions by the MHCLG, to include asking of questions for clarification, followed by confirmation and memorandum of understandings.
- Spring 2026 – Funding and the start of delivery.

It was understood by MHCLG that the plan would be indicative rather than final, as it outlined a 10 year vision. Updates on what had been achieved would be required at the end of each year, and funding would not be clawed back where there were valid reasons for change or slippage. It was key that decisions should be grounded in the community, and that engagement work had been carried out. During discussion, Mr Speed was positive about the work submitted so far.

Mr Speed advised the Board that the Pride in Place Programme was being extended to a further 170 smaller geographical locations.

**RESOLVED –**

That the Verbal Update from the Ministry of Housing, Communities and Local Government be noted.

**24 Dewsbury Regeneration Plan**  
Thomas Fish, Acting Head of Town Centres Regeneration, presented a report on the Dewsbury Regeneration Plan.

The Board were advised that:

- The purpose of the report and the associated documents was to seek Board's approval on the Regeneration Plan to be able to submit to MHCLG by the deadline of 28<sup>th</sup> November 2025.
- Community engagement, workshops and strategy meetings had fed into the vision for the Plan.
- Following submission, there would be further opportunity in January/February 2026 to have further strategy sessions in preparation for the funding.
- Key performance indicators, implementation, evaluation and monitoring would be worked on with the Board, following submission.
- The 10-year Regeneration Plan and 4-year Investment Plan were aligned with Plan for Neighbourhood's three strategic objectives: Thriving Places, Stronger Communities and Taking Back Control.
- The Plan covered six themes of intervention which reflected community engagement priorities:
  1. Improving Safety & Security
  2. Supporting Businesses
  3. Growth Plans
  4. Redevelop Underused Sites
  5. Creative & Cultural Events

6. Streets for Everyone

During discussion the Board raised the importance of the local context of Dewsbury, particularly in terms of deprivation, which was outlined in the report, and the magnitude of the challenges faced, however the Board recognised that this plan would be a step in the right direction for the town.

The Board suggested that the report be presented in a way that the public could easily digest, and which reflected the level of public engagement that had shaped the priorities.

Mohamed Iqbal, Member of Parliament, asked if the Board would consider funding a survey of the Dewsbury Sport Centre to investigate the possibility of re-opening it as a leisure facility. The Chair responded that the matter had already been brought to a vote by the Board, who would continue to support and recognise the need for sports and leisure facilities in Dewsbury, within the scope available to them.

During discussion over reporting on milestones and progress reporting during the delivery of the plan, it was agreed that the Council, as the accountable body, would keep records of the funding for each of the projects, and report to government 6-12 monthly, as well as feeding back to the Board more regularly and potentially publishing this reporting on the website. The exact nature of the reporting and the metrics would be discussed and agreed in January/February with the Board.

**RESOLVED –**

That the Board approve the submission of the Regeneration Plan to the Ministry of Housing, Communities and Local Government by the 28<sup>th</sup> November 2025, subject to the rewording of the report to include the wider context of Dewsbury within the vision for the plan.

**25 Town Deal Project Update**

Michelle Illingworth, Project Officer, updated the Board on three of the Town Deal Projects, and advised that:

The Arcade

- Supporting columns had been replaced within Moneypenny's unit.
- Steel trusses and Velux windows had been installed in the roof.
- Oak ridges had been approved and installed to the roof trusses.
- Glazing would be carried out week commencing 10<sup>th</sup> November 2025, by a local company.
- The completion and opening of the Arcade was on track for Spring 2026.

The Market

- Turner and Townsend had been appointed as Project Management and Quality Surveyors for the scheme.
- Planning condition discharge documents had been submitted
- A market container had been installed in Market Place to act as a central communication hub to inform people about the market project, open Wednesdays and Saturdays from 10am until 1pm.

## Dewsbury Neighbourhood Board - 6 November 2025

- There had been limited interest in appointing contractors on a single stage design and build contract, which meant that procurement was moving to a 2 stage contract to ensure value for money. This would extend the programme delivery by two months.

### Better Spaces (Public Realm)

- At the beginning of December 2025 the creation of the seating area outside the Walsh Building should begin and be completed in January 2026.
- HVM bollards and boulders had been installed on the Town Hall Apron and the HVM gate installed on Town Hall Way.
- The central steps on Longcauseway had been completed.
- Work had commenced on the paving area within the Memorial Gardens.

The Chair noted that the Board had been provided with finances on a page which had been requested.

Thomas Fish advised the Board that the 2 stage procurement process was the best approach to take despite the delay to the Market project, to ensure better value for money in the long term. During discussion, the timescale and methods of communication about the delay with market traders was discussed, and the Board asked for assurance that this would be a priority. Thomas Fish undertook to provide a report to the Chair giving details of the delay and the communication strategy surrounding it, particularly regarding market traders. The report would be circulated to the Board.

### **RESOLVED –**

- (1) That the Town Deal Project Update be noted.
- (2) That a report be provided to the Chair regarding the delay of the Market including any associated implications, and a strategy for engagement with market traders.

**26**

### **Board Member update**

Chief Supt Jim Griffiths, West Yorkshire Police, advised the Board that the new Police Headquarters would be ready to move into in February 2026, and could be used as a meeting space. There was also the opportunity to collaborate with Kirklees College in terms of artwork for the building.

Palvinder Singh, Principal and Chief Executive of Kirklees College, updated the Board on the ongoing collaboration between the college and the Arcade, with students of construction, art, health and social care, along with students with Special Educational Needs and Disabilities visiting the Arcade for learning experiences. Mr Singh reported that the food festival, Dewsbury-on-sea events, clothes swaps and workshops were bringing additional footfall into the town.

### **RESOLVED-**

- (1) That the Board Member update be noted.
- (2) That a visit be arranged for Board Members to the Arcade and Market early in 2026, prior to the next Board meeting.

**27 Future meeting dates**

The following dates were suggested as Board for the Meetings in 2026:

- 26th February
- 18th June
- 10th September
- 3rd December

**RESOLVED –**

That an alternative date for the meeting of the Board in February 2026 be proposed and circulated to Board Members, along with the other dates to be agreed.

**28 Acquisition of Strategic Property**

Thomas Fish, Acting Head of Town Centres Regeneration, requested that the Board discuss the principle of the Council leading on a negotiation on a strategic property within Dewsbury town centre on behalf of the Board. This would involve the potential use of regeneration funding.

**RESOLVED-**

That the Acquisition of Strategic Property be noted.

**29 AOB**

There were no other items of business.

**30 Exclusion of the Public**

**RESOLVED –**

That the public be excluded from the meeting during consideration of agenda item 16 (Minute No. 31 refers) on the grounds that it involves the likely disclosure of exempt information, under Section 100(A) of the Local Government Act 1972, as defined in Part 1 of Schedule 12A of the Act.

**31 Acquisition of Strategic Property**

**RESOLVED –**

That the Committee approved the exempt information, which was an appendix to Agenda item 13.

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Dewsbury Neighbourhood Board - Action Tracker					
Action	Info	Who	Deadline	Notes	Completed
Questions from Public for November board to be published on DNB website following Chair response	Chair response required for this	Project Officer/Chair	Nov-25	Questions and Reponses uploaded on DNB website November 2025	Completed
Update requested by Board on Market update	Procurement stages update	Strategic lead / Head of Service	Dec-25	Currently drafting / Project Officer to email Board members once report signed off	Completed

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# Dewsbury Neighbourhood Board

12<sup>th</sup> February 2026

**Title of report:** Pride in Place, Dewsbury Regeneration Plan update

**Purpose of report:**

To update the Board on the latest position of the Pride in Place programme for Dewsbury and to outline progress in establishing Working Groups that will lead the next phase of community led programme development.

**Officer recommendation and reasons:**

**Recommendation:**

**The Board is asked to:**

1. Note the progress on the Regeneration Plan submission and the expected approval timeline.
2. Note the establishment of Working Groups as core delivery mechanisms.
3. Recognise that Board member participation will be required to support and lead these workstreams.

**Public or private:** Public

**Has GDPR been considered?** Yes

## 2. Information required to take a decision

### 2.1 Background

In September 2023, the UK government launched the *Long-term Plan for Towns*, naming Dewsbury as one of the towns to receive £20 million over ten years. Following the release of initial guidance in December 2023, Dewsbury's Town Deal Board evolved into a new Town Board, which began community engagement to shape investment priorities.

Progress paused during the 2024 general election and spending review, but the Budget confirmed the programme's continuation. In March 2025, it was rebranded as the *Plan for Neighbourhoods (PfN)*, with updated guidance issued. Subsequently in September 2025 MHCLG have introduced their Pride in Place Strategy where this programme falls within.

The government required the creation of a *Neighbourhood Board*, which had evolved from Dewsbury Town Board to the Neighbourhood Board in April 2025, and has worked with communities and Kirklees Council to co-produce:

- A **10-year Regeneration Plan**
- A **4-year Investment Plan**

## 2.2 Submission Progress and MHCLG Response

Since the last Board meeting Dewsbury's Regeneration plan was formally submitted to the Ministry of Housing, Communities and Local Government (MHCLG) on **27 November 2025**, following Board approval, consistent with the timeline set out in the previous board paper.

- **Receipt Acknowledged:** MHCLG confirmed receipt of the submission shortly after submission.
- **Initial Triage Passed:** A follow up email confirmed that the plan had successfully passed the government's initial triage stage, indicating no disqualifying issues and that the submission met baseline requirements.
- **Clarification Stage:** In early January 2026, officers received a clarification request from MHCLG. All requested information and updates were submitted promptly.
- **Final Decision:** A final approval outcome is **expected by the end of February 2026**.

## 2.3 Readiness for Mobilisation

In anticipation of approval, intervention development, monitoring frameworks, and evaluation models are being drafted, ensuring that once funding is released in April 2026, project activity can commence as soon as possible.

## 3. Working Groups – Establishment and Purpose

### 3.1 Context and Rationale

To ensure the Pride in Place programme remains community led, and consistent with earlier engagement and Board led thematic development, a refreshed set of Working Groups have been established. This directly builds on the approach outlined in the 4-year Investment Plan, which emphasised Board led thematic working groups shaping local priorities.

These groups will:

- Lead the next phase of detailed intervention design
- Shape delivery plans and identify Key Performance Indicators (KPIs) and success measures
- Ensure continued alignment with community priorities and feedback

Each working group will be chaired by a Board member and supported by a range of key stakeholders drawn from a range of expertise, experience and community insight.

### 3.2 Working Group Priorities

Based on community engagement, the yet to be approved interventions, working groups will lead early programme activity.

### **3.3 Safety & Security Working Group**

#### **Purpose:**

To develop coordinated projects that reduce crime, anti-social behaviour, and perceptions of disorder by responding to community-identified priorities. The group will shape the detailed approach through collaborative work on enforcement, environmental improvements, safety focussed business support, and preventative initiatives.

### **3.4 Place (Redeveloping Underused Sites)**

#### **Purpose:**

To guide major physical regeneration activity by using community feedback to identify priorities for unlocking underused or derelict sites. The group will work through the details of how best to strengthen and enhance the overall town centre environment.

### **3.5 Creativity & Cultural Events / Creative Economy**

#### **Purpose:**

To strengthen Dewsbury's cultural identity and creative economy by developing a community-informed, evidence-led 4-year strategy. The group will shape project details collaboratively to ensure cultural activity reflects local priorities.

### **3.6 Business Support Working Group**

#### **Purpose:**

To enhance the resilience and growth of local businesses by developing projects informed by business and community priorities. The group will work through the detailed actions needed to provide coordinated support, resources, and opportunities for the town's business community.

## **4. Implications**

### **4.1 Working with People**

[Significant engagement has taken place](#), and further engagement will take place to shape the proposals that will be included in the Regeneration Plan. The projects and interventions that are to be delivered are being designed to reflect local priorities and create positive change for local people, including voices which are known to be harder to reach, such as young people, businesses and South Asian communities.

### **4.2 Working with Partners**

Collaborative working with partners has formed a key element of development work to date to ensure we are achieving the best outcomes possible; and we will continue to engage with partners going forward.

#### **4.3 Place Based Working**

The development of the Regeneration Plan for Dewsbury will build on past engagements and be shaped by the community through further engagement to ensure it reflects local priorities and is tailored to the needs of Dewsbury to achieve the best outcomes for residents.

#### **4.4 Climate Change and Air Quality**

Interventions brought forward within the Plan will consider how they can help to tackle the climate emergency, reduce emissions and improve air quality.

#### **4.5 Improving outcomes for children**

The Plan will be part of helping to realise the ambition to improve our towns for all people, including children – and will help to create a long-lasting legacy that benefits the next and future generations.

#### **4.6 Other (e.g Legal, Finance, Risk, Integrated Impact Assessment or Human Resources)**

The programme, to be identified within the Plan, will have a risk and opportunity register, which will be actively managed to mitigate potential risks. An Integrated Impact Assessment will be undertaken during the development of the projects if required to consider the potential effects of active.

### **5 Consultation/Engagement**

Feedback from the Dewsbury Blueprint consultation, and the engagement undertaken during 2024 as part of the then 'Long-term Plan' has been reviewed, and additional engagement has taken place as part of developing the Regeneration Plan. Engagement is continual through DNB social platforms including its website and direct inbox. Ongoing engagement with communities and members of the public continue with additional lines of communication open through open question time before board meetings.

#### **5) Options**

N/A

#### **6) Contact officer**

James Blamires, Project Officer, Town Centre Regeneration.

**7) Background Papers and History of Decisions (If applicable) Dewsbury Town Board 1<sup>st</sup> May 2025.**

<https://democracy.kirklees.gov.uk/documents/s63448/Plan%20for%20Neighbourhood%20update%20-%20010525.pdf>

**8) Appendices: N/A**

**9) Service Director responsible (If applicable)**

Joanne Bartholomew, Service Director for Development

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# Dewsbury Neighbourhood Board

**Date:** 12/02/26

**Title of report:** Neil Jordan House Update

**Purpose of report:** This report is presented as an update to the board. It is not seeking advice or approval on any specific approach or decision at this time; its purpose is simply to inform Board members of current progress.

**Public or private:** Public

**Has GDPR been considered?** Yes, no personal data included.

## 1. Background

The premises consist of a Grade II Listed former station masters house, a two-storey stone building with a pitched a hipped blue slate covered roof incorporating ornate carved feature stonework. To the rear is a four storey plus basement stone building with pitched roof.

The property was most recently used as office accommodation with a mixture of open plan and cellular space. Externally to the front of the building is parking for approximately 5 vehicles.

The property occupies a prominent position fronting Dewsbury Ring Road (A638) at its junction with Wellington Road. The property sits opposite Dewsbury Railway Station and Car Park.

Two rounds of soft market testing in 2023 and 2024 showed limited interest.

Over both soft market testing exercises, where reasons were provided for no current interest, these included:

- Scale of the opportunity (too small)
- Location of the opportunity
- Viability concerns
- Lack of funding

## **2. Current Position**

The property was marketed for sale in April 2025. Since then:

- Three cash offers for business/office use have been received.
- Three parties have expressed interest in residential conversion, with one formal proposal currently under evaluation by Cushman & Wakefield.
- Registered Providers of affordable housing have confirmed they are not currently interested in a purchase or undertaking conversion projects (now primarily dealing with new developments).

Neil Jordan House is a key heritage asset in Dewsbury town centre, and its redevelopment supports the Dewsbury Blueprint and Kirklees regeneration aims; successful redevelopment would enhance town centre living and preserve local character. The transformation of Field House (Station Apartments), directly opposite, demonstrates the positive impact and viability of similar schemes.

Risks if property remains unsold:

- Ongoing holding costs (security and maintenance).
- Further deterioration leading to higher future repair costs.
- Increased risk of anti-social behaviour, vandalism, and break-ins, impacting town centre safety and perception.

## **3. Information required to take a decision**

This report provides an update only – no decision required at this stage.

## **4. Next steps and timelines**

Establish preferred path to residential conversion, once the proposal currently being assessed has been considered by Cushman and Wakefield.

Update to be tabled at the next Dewsbury Neighbourhood Board

## **5. Officer recommendations and reasons**

As set out in (3) above – no decision is required at this stage.

6. Assuming the development progresses further, the preference of the council is currently: Development Partnering – via Procurement Process (the development partner would enter an option agreement with the council and obtain the relevant planning consent before entering a Building Lease for the duration of construction and finally the freehold would be transferred to them; greater control over delivery however requires more council resources).

## **7. Contact officer**

Louise Almond - Housing Growth Manager

# Dewsbury Neighbourhood Board

**Date:** 12<sup>th</sup> February 2026

**Title of report:** Update re: Budget Reallocation

**Purpose of report:** Provide an update to the Board regarding progress on the Plan to reallocate Town Deal Grant.

**Officer recommendations and reasons:**

- Board to note the contents of this Report.
- Board to approve the recommendations to reallocate Town Fund grant to support the Dewsbury Market and Town Park scheme.

**Public or private:** Public

**Has GDPR been considered?** Yes

## 1. Summary

Dewsbury was one of 101 places to be invited to develop proposals for a new generation of multi-million-pound Town Deals. The town was eligible for support from the £3.6 billion Towns Fund and was able to access £24.8m. A Town Investment Plan (TIP) was submitted in January 2021. This followed agreement from Cabinet. The Dewsbury Town Deal Board (DTDB) also endorsed the plan for submission.

On 8<sup>th</sup> June 2021 the Council received confirmation that the TIP had been accepted, and the Council was awarded £24.8m to deliver the plan; subject to signing of Heads of Terms (HoT). HoT were signed at the end of June 2021.

To maximise the full grant awarded by Ministry Housing Communities and Local Government (MHCLG) in line with the programme end point it is proposed that Town Fund Grant is reallocated from the following Town Deal projects –

- Building Grant Revival Scheme
- Creative Cultural Programme
- Sustainable Transport Modes

At the August 2025 Town Board meeting a funding reallocation of £1,299,081 to the Dewsbury Arcade was approved. It was noted that remaining unallocated grant money would be held for use within the Dewsbury Market and Town Park

scheme, with the detail of any reallocation shared at a subsequent Dewsbury Neighbourhood Board.

It is proposed that the unspent Town Fund Grant is reallocated to support the Dewsbury Market and Town Park scheme. The Dewsbury Market and Town Park scheme is in procurement and has forecast spend of £26,161,653 and requires additional funds to be added to the original budget of £22,510,026. The increase in scheme cost is due to inflation and project prolongation.

## 2. Information required to take a decision

### Reallocation of unspent Town Deal Grant

The Dewsbury Market and Town Park scheme has secured planning permission and funding and is now out to tender for a construction partner. The project has a pre-tender estimate of £ 25,363,473 in addition to costs for the Decant Market (£656,180) and the storage compound at Cliffe Street (£142,000). A total project estimate of £26,161,653 requires £3,651,627 of additional funding.

The additional budget required to deliver the project will be met by reallocating the unspent Town Deal grant and Council match funding from other projects within the Town Deal Programme. These projects have either been paused or have completed under budget.

**Table 1** below outlines the available unspent Town Fund grant.

**Table 1. Source of Grant Underspend for Reallocation**

<b>Grant Reallocation</b>	
Creative Culture	£313,407
Sustainable Transport	£307,493
Dewsbury Revival Grant Scheme	£466,418
<b>Total</b>	<b>£1,087,318</b>

It is recommended that all £1,087,318 of the unspent Town Deal grant is reallocated to the Dewsbury Market and Town Park scheme.

**Table 2. Distribution of all Reallocated Grant Funds**

<b>Grant Reallocation Recipient</b>	
<b>Dewsbury Arcade (Agreed Aug 2025)</b>	<b>£1,299,081</b>
<b>Dewsbury Market and Town Park</b>	<b>£1,087,318</b>
<b>Total Reallocation</b>	<b>£2,386,399</b>

### Council Match Funding

The underspend of Council matched funding will be reallocated to meet the shortfall in the Market and Town Park budget (**Table 3**) in line with financial procedure rules and applied within the Town Deal Programme where required.

**Table 3. Market Elements for Funding**

<b>Market Elements</b>	
Market Estimate	£25,363,473
Cliffe Street Storage	£142,000
Decant Market	£656,180
<b>Total</b>	<b>£26,161,653</b>

### **3. Implications**

#### Working with People

As part of the Dewsbury Blueprint the Council held town centre consultations and workshops in the town centre during the early part of 2020. This included a town centre presence via a blueprint shop. This work has fed into the preparation of the TIP. During November 2020 specific engagement across Dewsbury was undertaken as part of the TIP preparation. This work was carried out by a consultancy on behalf of the former Dewsbury Town Deal Board to align with Government guidance on the preparation of TIP's.

#### Working with Partners

Dewsbury Neighbourhood Board includes a wide of stakeholders from across the Dewsbury area including community, education, business, and development sectors as well as the Council and the local Member of Parliament.

#### Place Based Working

The Dewsbury Blueprint is based on the idea of working with local people and businesses to improve the town centre and this has been taken forward in the Dewsbury Town Investment Plan. The Strategic Development Framework approved by Cabinet on the 22nd January 2019 draws upon the earlier Strategic Development Framework produced in 2010. This was also a result of extensive public engagement and highlighted the importance local people place on having an attractive and vibrant town centre. The consultation carried out by the consultants 'Social' for the Dewsbury Town Deal in late 2020 provides further support to these conclusions.

## Climate Change and Air Quality

The Council has declared a Climate Emergency and has adopted a 'net zero' carbon emissions target for 2038. All projects delivered through the Town Investment Plan will be assessed on a case-by-case basis to ensure that the right principles are applied to ensure they achieve or come as close to this objective as possible. The whole TIP programme has been designed to support clean growth by:

- Encouraging active travel by investing in new cycle ways and footpaths along with new public spaces such as a new town park. These investments will encourage residents to make journeys by foot or bike and which will help to improve air quality.
- Creating a vibrant town centre with a revitalised Market, the Arcade, a new town park and a programme of arts and culture activities will encourage residents to choose to stay local for recreational activities.
- The planned upgrades of many of the historical buildings through projects such as the Arcade, the building revival scheme and Field House will improve the energy efficiency of the buildings and restore and recycle existing assets.
- The TIP is supporting local town centre housing, close to public transport and other amenities. This will be a key feature of sustainable living for the town and is promoted by the TIP.

## Improving outcomes for children

The regeneration of Dewsbury, particularly the town centre, has always had a family friendly emphasis. The stakeholder engagement has reconfirmed this. The projects reflect the need encouraging families back into the town. Projects such as the Town Park, and the Market have a significant focus on improving outcomes for children.

## Other (e.g Legal, Finance, Risk, Integrated Impact Assessment or Human Resources)

The Council is the "Accountable Body" to MHCLG with responsibility for receiving and managing the grant funding and delivery of the projects. Management, governance and delivery of the TIP will be overseen by the Dewsbury Neighbourhood Board (DNB) and the Council will be responsible for the delivery of projects in conjunction with the DNB and other partners.

#### **4. Options**

- 1) It is recommended that £1,087,318 of the unallocated Town Deal Grant spend is reallocated to support the Dewsbury Market and Town Park scheme as outlined in section 2.
  
- 2) If Board chooses not to reallocate the unallocated Town Deal Grant to the Dewsbury Market and Town Park scheme another value engineering exercise will need to be undertaken to bring the project in budget. This will cause delay to delivery and potentially reduce the benefits of the scheme. The unspent funding may also be at risk of being returned to the funder MHCLG.

#### **5. Contact Officer**

Andy Raleigh, Strategic Partnership Lead (Interim), Town Centres Regeneration.

#### **6. Service Director responsible (If applicable)**

Joanne Bartholomew, Service Director for Development

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**Dewsbury Town Deal Project Update Appendices**  
**12<sup>th</sup> February 2026**

## Appendix A - Recent and Planned Progress

**RAG Status** Scheme confidence factor, considering funding position, ability to achieve planned/baseline target dates, resource availability, risk and issue severity. February 2026.

Project Name	RAG Status	Reporting period – 6 <sup>th</sup> November 2025 – 12 <sup>th</sup> February 2026	Activities planned next reporting period June 2026
The Arcade	Yellow	<ul style="list-style-type: none"> <li>• New glazed roof completed</li> <li>• Guttering works now complete</li> <li>• Scaffolding between Foundry Street and Corporation Street removed.</li> <li>• Scaffolding front of Arcade Market Place removed</li> <li>• Northern Power Grid installed power connections</li> <li>• Internal rendering works commenced</li> <li>• Lift shaft works built to second floor</li> <li>• Room partitioning commenced</li> <li>• Shopfront plinth installation commenced on Market Place</li> <li>• Event space plastering completed</li> <li>• Flat roof works commenced</li> </ul>	<ul style="list-style-type: none"> <li>• Dry rot treatment to be completed</li> <li>• Treatment to internal walls</li> <li>• Rendering to internal walls</li> <li>• Flagstone installed</li> <li>• Shop fronts installed and units fitted out</li> <li>• Final roof works on Money Pennies unit</li> </ul>
Market/Market Public Realm (former Town Park)	Yellow	<ul style="list-style-type: none"> <li>• Invitation to tender went out 2<sup>nd</sup> of January due back on the 17<sup>th</sup> of February.</li> <li>• Cliffe Street vegetation clearance completed in preparation for compound fencing installation.</li> </ul>	<ul style="list-style-type: none"> <li>• Cost &amp; Funding review to be undertaken</li> <li>• Final tender submission and approval</li> <li>• Market decants containers made ready prior for installation May</li> <li>• Tenders out for Cliffe Street compound</li> </ul>
Better Spaces (Public Realm) Town Hall	Green	<ul style="list-style-type: none"> <li>• Phase 2.1 Town Hallway works completed with remaining trees installed</li> </ul>	<ul style="list-style-type: none"> <li>• Project completion date now set for March 2026, which will see outstanding works complete including - car parking provisions,</li> </ul>

Project Name	RAG Status	Reporting period – 6 <sup>th</sup> November 2025 – 12 <sup>th</sup> February 2026	Activities planned next reporting period June 2026
		<ul style="list-style-type: none"> <li>Phase 3 - Scoping works continue to be undertaken for the creation of the seating area outside the Walsh Building (which will be the newly opened Dewsbury Library Hub) with HINKO contractors on site</li> <li>Concrete base complete, awaiting delivery of granite stone for the seating area 9<sup>th</sup> of February</li> <li>Pavement replacement on Town Hallway next to Walsh Building complete. This will aid the opening of the Walsh Building as the new Dewsbury Library Hub</li> <li>Bollards now installed to the end of Town Hallway</li> <li>Notice Board has been ordered and confirmed</li> </ul>	<ul style="list-style-type: none"> <li>road surfacing, installation of street furniture including benches, cycle provision storage and information panel</li> <li>Completion of landscaping works and planting to Memorial Gardens which will be undertaken in March.</li> </ul>
Construction Skills Village (Kirklees Build)		<ul style="list-style-type: none"> <li>Kirklees College have appointed architects with draft RIBA Report expected January.</li> <li>Helen Rose/ Palvinder Singh from Kirklees College along with Steve Plumstead Construction Course Lead will be giving a progress update presentation at Board on the 12<sup>th</sup> of February.</li> </ul>	<ul style="list-style-type: none"> <li>Confirmation of cost plan for Springfield option</li> </ul>
Daisy Hill Neighbourhood/ Field House		<ul style="list-style-type: none"> <li>Louise Almond and Jack Sessions Kirklees Housing Growth Team to present an update on Neil Jordan House at Board on the 12<sup>th</sup> of February.</li> <li><b>Field House</b> – Show apartment still on going, mid Feb completion</li> <li>Electrics works on going</li> <li>Plastering works commenced</li> <li>Completion Date – April 2026</li> </ul>	<ul style="list-style-type: none"> <li>Commercial ground floor works ongoing</li> <li>Cosmetics and furnishment of apartments completed</li> <li>Neil Jordan House – View to a disposal early 2026</li> </ul>
Sustainable Transport Modes -		<ul style="list-style-type: none"> <li>Outcome of Experimental Traffic Road Order still being analysed to determine if it becomes a permanent change</li> </ul>	<ul style="list-style-type: none"> <li>Outcome of ETRO known as to whether the order becomes permanent.</li> </ul>

## Appendix B – Key Milestones

Town Centre Projects Board: Plan on a Page														Status Date: 23/01/26															
RAG	Project Name	PM	2026												2027														
			J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
Yellow	Dewsbury Arcade	AR	Construction						Construction finish Summer 26						★ Opening Summer 26														
Yellow	Dewsbury Market	AR	Procurement			Temp Market												Construction						Aug 26 to Sep 26					
Green	Better Spaces (Town Hall Envs.)	AR	Phase 3 – Long Causeway and Memorial Garden comp Mar 26																										
Yellow	Daisy Hill Neighbourhood	TF	Disposals: Neil Jordan House to early 26																										
Yellow	Kirklees Build – Construction Skills	D A-E	Town Board design approval– Feb 26																										

## Appendix C - Finance

The table offers an overview of the Town Fund grant allocation/match funding and spend for each of the TIP Projects – February 2026.

Project	Town Fund Grant allocation	Town Fund Grant re-allocation from other Town Deal projects	Total TF Grant assigned	Match funding - KC Secured	Match Funding – Other secured	Total Project Budget	Total spend to date	Remaining Budget
The Arcade	£1,310,000	£2,546,000*	£3,856,000	£2,713,000	£5,182,000	£11,750,000	£6,980,000m	£4,770,000
Market and Town Park	£11,025,374	£0**	£11,025,374	£11,484,652	£0	£22,510,026	£5,000,000	£17,510,026
Civic Spaces Project	£1,824,626	£0	£1,824,626	£5,047,348	£0	£6,871,974	£2,986,000	£3,885,075
Daisy Hill Neighbourhood	£839,654	£0	£839,654	£3,361,000	£0	£4,200,654	£738,743.13	£3,461,910
Field House	£1,380,346	£0	£1,380,346	£0	£4,768,314***	£6,148,660	£4,531,976	£1,616,684
Construction Skills Village	£1,500,000	£0	£1,500,000	£750,000	£0	£2,250,000	£365,000	£1,884,000

**\*Approval grant reallocation £1,246 Creative Culture. £1,299,081 Building Grant Revival Scheme agreed Board Aug 2025**

**\*\*Approval being sought 12<sup>th</sup> February Board - £313,407 Creative Culture, £307,494 Sustainable Transport Modes, £466,418 Dewsbury Building Grant Revival Scheme – Total £1,087,318**

**\*\*\*Approved match funding £1.5m Heritage Action Zone, £3.268,314m Mood Developments and Revolving Investment Fund (includes purchase of the property)**

### Appendix D – High Severity Risk

Control	Impact	Severity	Log Ref	Title	Description	Scheme	Owner	Action Update
4	4	16	MP-Ri-264	Compensation Event Costs	There is a risk that there will be cost increases that are greater than the contingency/client project reserve, resulting in the need to find savings or reduce scope.	Dewsbury Arcade	Andy Raleigh	08/01 (AR) Work continues to spend monitoring and discussions with contractor ongoing to ensure no further programme delays.

# Dewsbury Neighbourhood Board

12<sup>th</sup> February 2026

**Title of report: Acquisition of Strategic Property Update**

**Purpose of report:**

To update Board with further information about the principle of the Council pursuing negotiations to acquire a strategic property within Dewsbury town centre using council match funding allocated for the Town Investment Plan Daisy Hill Neighbourhood project, as part of the wider regeneration aims.

**Recommendation:** That Board recognise the strategic and wider regeneration benefits for the town and support pursuing negotiation and acquisition and redevelopment of a key site in the town centre.

**Reasons:** Acquisition of the strategic property to further the regeneration aspirations for Dewsbury. This is a public report with a private appendix. Exempt information under Part 1 of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006 as the report contains information relating to the financial or business affairs of any particular person (including the authority holding that information). It was considered that the disclosure of the information would be contrary to confidential terms and that the public interest in maintaining the exemption outweighed the public interest in disclosing the information and providing greater openness and transparency in relation to public expenditure in the Council's decision making.

**Public or private:** Public with private appendix

**Has GDPR been considered?** Yes

## 2. Information required to take a decision

See private appendix

## 3. Implications

3.1 Working with People

Extensive community engagement has fed into the development of the existing and emerging regeneration plans for Dewsbury. If the principle of the strategic acquisition is agreed, engagement will be undertaken relating to acquisition and development of the site through the Board in furthering the regeneration aims for Dewsbury town centre.

### 3.2 Working with Partners

Relevant partners have been engaged in developing the existing and emerging regeneration plans for Dewsbury. Acquisition and redevelopment of strategic sites and properties in the town centre will require engagement with key partners which will be facilitated by the Board and relevant council officers.

### 3.3 Place Based Working

Placed based working principles have been embedded within the consultation and engagement that has been recently undertaken to feed into the regeneration plan for Dewsbury, which these proposals have the potential to deliver key outcomes. Placed based working will be embedded within any future redevelopment plans for potential future strategic land acquisition.

### 3.4 Climate Change and Air Quality

The acquisition and development of key sites within the town centre directly supports the reuse of sites in a well-connected, sustainable location, whilst contribution to the wider regeneration goals for the town.

### 3.5 Improving outcomes for children

The regeneration of Dewsbury, particularly the town centre, has always had a family friendly emphasis, with projects developed to reflect the need of encouraging families back into the town. The acquisition and redevelopment of key sites in the town centre will support these aims.

### 3.6 Other (e.g Legal, Finance, Risk, Integrated Impact Assessment or Human Resources)

Subject to Board approval, acquisition would be pursued using appropriate Kirklees Council powers, Cabinet Decisions and Officer Delegations in collaboration with the Board. The Council is the "Accountable Body" to MHCLG with responsibility for receiving and managing the Towns Fund and Pride in Place Regeneration Plan grant funding.

## **4 Consultation/Engagement**

Consultation and engagement has recently been undertaken to feed into the regeneration plan for Dewsbury. These proposals have the potential to deliver key outcomes. Placed based working will be embedded within any future redevelopment plans for potential future strategic land acquisition.

## **5 Options**

N/A

## **6 Next steps and timelines**

Following the Board update and feedback, negotiation can be progressed to acquire the strategic property alongside plans to progress comprehensive redevelopment of the site.

**7 Contact officer** Thomas Fish, Acting Head of Town Centre Regeneration

## **8 Background Papers and History of Decisions (If applicable)**

N/A

## **9 Appendices**

Private Appendix

**10 Service Director responsible (If applicable)** Joanne Bartholomew, Service Director for Development

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