

Project update (March 2022) – Daisy Hill Neighbourhood

Project Status: Acquisitions and Feasibility

RAG - Amber

Complete

On track

May slip

Slipped



Summary

The Daisy Hill area is currently a mix of office and residential uses, with surface car parks and a declining number of retail uses. It experiences a relatively high level of building vacancy and underuse. The aim is to create a high quality residential neighbourhood that will attract a new market to the area.

Budget/Funding

- Kirklees Council £4,580,000
- Town Fund £1,220,000

Outputs

- Create a new neighbourhood with circa 200 homes

Dependencies:

- Dewsbury Town Investment Plan
- Acquisition of all the properties in the Daisy Hill boundary.

Key risks and (mitigation)

- External funding sources may not be received resulting in insufficient funds to acquire buildings. Mitigation: Investigate other funding streams that maybe available.
- Lack of developer interest to take on the project and make the scheme viable. Mitigation: Work with an interested developers to try and find other funding sources that can help to make the project viable.
- The acquisitions may take longer than expected due to property owners unrealistic expectations of the values of their properties. Mitigation: Have an up to date valuation of the properties work with external partners and have robust acquisition / planning strategy in place.

Any issues to report

- Negotiations with the owners of some properties have stalled due to owner expectations and resource pressures with the Council.

Activities completed last period & underway

- Completion of Acquisition Strategy to set out how the Council want to undertake the acquisitions of the properties and land within the proposed new Daisy Hill Neighbourhood.
- Ongoing negotiations with interested property owners.
- Project support discussed with West Yorkshire Combined Authority and Homes England.

Activities due next period

- Complete acquisition of Edward Latham House
- Begin negotiations with property owners in phase 1

Item	Last period	Current period	Trend
Programme	●	●	↔
Resourcing	●	●	↔
Stakeholders	●	●	↔
Output	●	●	↔
OVERALL	●	●	↔