

Name of meeting: Cabinet
Date: 11 October 2022
Title of report:- Fieldhouse, 15, Wellington Road Dewsbury - Grant offer to Mood Developments Limited/Station Apartments Limited

Purpose of report

To agree grant support for the Fieldhouse project.

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Yes
Key Decision - Is it in the Council's Forward Plan (key decisions and private reports?)	Yes - Published 1st September 2022
The Decision - Is it eligible for call in by Scrutiny?	Yes
Date signed off by <u>Strategic Director</u> & name	David Shepherd 20 th September 2022
Is it also signed off by the Service Director for Finance?	Eamonn Croston 20 th September 2022
Is it also signed off by the Service Director for Legal Governance and Commissioning?	Julie Muscroft 21 st September 2022
Cabinet member portfolio	Cllr Eric Firth Town Centres Portfolio Holder & Cllr Graham Turner Regeneration Portfolio Holder

Electoral wards affected: Dewsbury East

Ward councillors consulted: Cllr Firth

Public report with private Appendix 6.

(Have you considered GDPR?) Yes.

Public with private appendix 6 in accordance with Schedule 12A Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006 namely it contains information relating to the financial and business affairs of third parties (including the Authority holding that information). It is considered that the disclosure of the information would adversely prejudice those third parties commercial interests including the Authority and therefore the public interest in maintaining the exemption, which would protect the rights of an individual or the Authority, outweighs the public interest in disclosing the information and providing greater openness and transparency in relation to public expenditure in the Authority's decision making.

1. Summary

- 1.1 Fieldhouse is a 4 storey Grade 2 listed building and is part of a group of individual listed buildings that face Dewsbury ring road and towards Dewsbury Railway station. It occupies a prominent position and is within the Dewsbury Town Centre Conservation Area, the Dewsbury Heritage Action Zone (HAZ) and the HAZ priority Area. The building has been vacant for over 3 years.
- 1.2 Fieldhouse is one of the key projects identified in the Dewsbury Blueprint and is included in the Town Investment Plan which was approved by the Government in June 2021. Additionally, it is one of the priority buildings identified in Project 7 (Repurposing Historic Buildings) in the HAZ Delivery Plan. There is a strong strategic case for supporting the proposal for converting this historic building into residential/commercial use.

The Scheme

- 1.3 Mood Developments Ltd purchased the building in 2018 and obtained detailed planning permission and listed building consent for the proposed project in December 2019. The scheme comprises the high quality conversion of the existing vacant grade 2 listed building into 23 apartments and commercial space totalling 2,607 sqm, of which 1,835sq m is residential and the balance (772sqm) is commercial use. The residential units are generous in size, all above the national space standards and in many cases substantially above. Full details can be found in the planning documents (2019/62/92962/E). The commercial uses will occupy part of the ground floor and the basement, while the residential is part of the ground floor, the 3 upper floors plus an additional floor at the top of the building, within a new mansard roof.
- 1.4 The project will potentially form the first phase of the much larger plans to introduce new high quality housing into the Daisy Hill/Bond street area. The aim is to create a new residential area that will improve this part of the town, making the most of its heritage assets and supporting the town centre economy. The new neighbourhood will be achieved by a combination of conversions of existing historic buildings and new build.
- 1.5 Due to a combination of the abnormal costs of converting a listed building and relatively low property values compared to construction costs, the project is not commercially viable without grant support. This report seeks approval to provide grant aid to the project which will enable it to go ahead.

2. Information required to take a decision

Property Details

- 2.1 Fieldhouse is located on Wellington Road, Dewsbury opposite the Railway Station (see Appendix One). The building is a vacant 4 storey Grade 2 listed building facing Dewsbury ring road and railway station. Having previously been used for offices it has been vacant for over 3 years. It is in a prominent position and lies within the Dewsbury Town Centre Conservation Area, the HAZ and the HAZ priority Area.

Strategic Context

Dewsbury Blueprint

- 2.2 The Dewsbury Blueprint which was launched by the Council on 5th February 2020 and has a number of themes/objectives including:-
- Business Town
 - Learning town
 - Leisure Town
 - Living Town
 - Shoppers Town
 - Heritage Town
 - Greener town
 - Creative Town
 - Connected Town
- 2.3 The Fieldhouse project will contribute to the themes around living, heritage and leisure. The Blueprint includes Fieldhouse as one of the key projects.

Town Deal (Town Investment Plan)

- 2.4 The Town Investment Plan was approved by Cabinet on 19th January 2021. Fieldhouse is one of the key projects within the Dewsbury Town Investment Plan and is part of the wider Daisy Hill Neighbourhood project. The Town Deal programme was approved in principle by Government in June 2021 and Government approved the Daisy Hill Neighbourhood project in March 2022. The package included a specific allocation of £1.38M of Town Fund for the Fieldhouse project.

Dewsbury Town Centre Strategic Development Framework 2018

- 2.5 The Blueprint draws on the Dewsbury Town Centre Strategic Development Framework and the accompanying Delivery Programme which was approved by Cabinet on the 22nd January 2019. Its three strategic aims are to increase activity, make the town more attractive and improve accessibility. The Fieldhouse project contributes strongly to two of these objectives.

Heritage Action Zone

- 2.6 The Dewsbury Town Centre Conservation Area (DTCAA) was awarded Heritage Action Zone (HAZ) status by Historic England in December 2017. The award of HAZ status was partly a reflection of the fact that Historic England regard the DTCCA as 'being at risk' as a result of the high number of historic buildings that are vacant and underused and therefore at risk of further deterioration. The aim of the HAZ is to help drive the Council's ambitions for the regeneration of the town centre by halting and reversing the decline of heritage assets. Fieldhouse is one of a number of key heritage buildings in the town that are vacant and require action to get it back into active use.

Kirklees Economic Strategy 2019-2025

- 2.7 One of the 5 priorities of the Kirklees Economic Strategy is 'Revitalised Centres' and one of the 12 action programmes relates to North Kirklees and Dewsbury; with one of the 5 big wins being revitalising Huddersfield and Dewsbury town centres. The Fieldhouse project and the wider Daisy Hill Neighbourhood project within which it sits will contribute significantly to regenerating Dewsbury Town Centre.

Council Plan

- 2.8 The Council's approach outlined in the Council Plan 2021/3 is focussed on three themes:-

- People – we work with people, we don't do things to them
- Partners – we work with and alongside our partners
- Place based working – we recognise the unique identities of our local places, their strengths and aspirations. We know that one size doesn't fit all.

- 2.9 It should be noted that Mood Developments have previously invested in the town and officers have worked closely with them over the last 3 years to encourage them to invest further in the town. The Fieldhouse project supports the corporate approach for two of these themes.

The Project

- 2.10 The scheme comprises the high quality conversion of the existing vacant grade 2 listed building into 23 apartments and restaurant/bar. The latter will occupy the ground floor (part) and basement. The residential units are generous in size and will occupy part of the ground floor, the 3 upper floors plus an additional floor at the top of the building within a new mansard roof as follows:-

Table 1: Proposed Apartments by type and floor

Floor	Ground	First	Second	Third/Fourth Duplex	Total
1 bed	2	4	4		10
2 bed		3	3	6	12
3 bed				1	1
All	2	7	7	7	23

- 2.11 An artist impression of the completed scheme is included at Appendix 2. In design terms, this is considered an excellent scheme that would set a new benchmark for residential quality in Dewsbury Town Centre. It provides accommodation that should be attractive to those with higher disposable incomes and therefore help drive more spending power into the town centre. The works will restore and highlight the heritage of this prominent listed building. Appendix 3 has summary details of the Business Plan for the development.

Planning

- 2.12 Detailed planning and Listed Building Consents approvals was granted on the 11th December 2019. The permission has a 3 year life and without a start on site before this

date the permission will lapse. Appendix 4 contains a link to the full application documents (2019/62/92962/E).

Project Management

- 2.13 The developers have assembled a professional team, led by DLA Architects of Leeds and have established a Special Purpose Vehicle (SPV) to undertake the project. The SPV, 'Station Apartments Limited' is a wholly owned subsidiary of Mood Developments. Moods have appointed agents and a communications company to market the units under the title of 'Station Apartments'. The intention is that once physical completion of the project has taken place then the individual apartments will be sold to purchasers and a management company established to manage the property.
- 2.14 Due to the time constraint related to the expiry of the planning permission, the developer has gone out to tender for the project in advance of a Cabinet decision. This has been done at the developers own risk. An agreed tender figure was not available in time for the conclusion of this report and therefore the costs are based on pre tender estimates.

3. Implications for the Council

Working with People

- 3.1 The Dewsbury Blueprint was subject to public consultation in February 2020, which highlighted the importance that local people placed on bringing empty buildings, particularly historic ones back into use. The Blueprint draws from the Strategic Development Framework approved by Cabinet on the 22nd January 2019; which in turn draws upon the earlier Strategic Development Framework produced in 2010. This was a result of extensive public engagement and highlighted the importance local people place on having an attractive and vibrant town centre. The Fieldhouse project was subject to public consultation as part of the planning application process.

Working with Partners

- 3.2 As part of the developing the proposals for the project officers have worked closely with the developer (Mood) and Historic England to agree a scheme that would both be attractive to potential purchasers and respects the historic fabric of the building.

Place Based Working

- 3.3 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

- 3.4 The repair and conversion of Fieldhouse for residential use will contribute to town centre regeneration and conservation of the town's heritage. The building is very well located for public transport and this will encourage greater use of sustainable modes of travel of the residents, potentially reducing the number of journeys and production of carbon. The M&E specifications for Station Apartments will meet the Building Regulation requirements for energy efficiency, in so far as is possible for a listed Victorian building and limitations of value for money.

Improving outcomes for children

- 3.5 The scheme has both two and three bed apartments which would be suitable for some families.

Financial Implications for the people living or working in Kirklees.

- 3.6 The scheme will make good quality residential accommodation available within central Dewsbury and in so far as local residents purchase and/or rent the apartments, then it will have financial implications for those individuals.

Public Sector Equalities Duty

- 3.7 A condition of Town Deal funding the Government requires that an equalities assessment is undertaken for each project supported by the fund. Under section 149 of the Equality Act 2010, the Council (as a public authority) has a duty to have 'due regard' to the need to: - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act, - advance equality of opportunity between persons with a protected characteristic and those without - foster good relations between persons with protected characteristics and those without. The 'protected characteristics' are age, race, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation.
- 3.8 An impact assessment has been completed for the Daisy Hill/Fieldhouse project, this can be found at Appendix 5. Overall the project, has on balance, a positive impact.

Legal

- 3.9 External legal advice has been sought from DWF LLP regarding arrangements for public subsidy funding to Mood Developments Limited for this project in accordance with the provisions of the EU-UK Trade and Co-operation Agreement (TCA) and complies with the six common principles set out in chapter 3 to the TCA.
- 3.10 Upon Cabinet approval of public subsidy funding for this project, it is intended that formal agreements between the Council and Mood Developments Limited and/or its subsidiary, will be completed to include provisions for the issue and conditional recovery of the public subsidy funding and overage arrangements should the project achieve values greater than those anticipated.
- 3.11 The legal basis for the grant is section 1 of the Localism Act 2011 which gives the Council a general power of competence to do anything that individuals generally may do, subject to specified restrictions and limitations imposed by other statutes. Council

officers have complied with Financial Procedure Rules (May 2022) No. 22 relating to grants.

Finance

- 3.12 The latest estimated capital costs based on costs supplied by the developer are summarised in the confidential appendix 6, along with the calculation of the viability gap and other commentary on the finances of the development. The scheme requires a significant grant in order to be commercially viable. The grant to be approved will be the minimum necessary for the scheme to go ahead. Based on information and assessments currently available the viability gap is £2.83m and on this basis the total level of grant awarded will therefore be £2.83m.

Risks

- 3.13 This project has a number of risks that Cabinet need to be aware of when considering the recommendation to approve the grant.

Table 2: Risks			
Key Risks	Impact	RAG	Mitigation
Not starting on site before Planning permission expires	Delay to programme, with additional costs and possible larger deficit.	Amber	Tendering at risk prior to a decision on funding/grant. Early report to Cabinet for decision on grant. Preparation of grant agreement at risk prior to a decision/confirmation of funding.
Not achieving the values (GDV) anticipated.	Developer makes no profit/loss – SPV into receivership.	Amber	Ensure suitable legal charges in place to ensure that ownership can be obtained by funders so that the building is effectively managed.
Costs increase prior to signing grant agreement.	Viability gap increases, more grant required.	Red	Obtain flexibility to the approval. Option to not to proceed with grant; or the project for the foreseeable future.
Cost increase once contractors are on site- due to inflation, or unanticipated issues in refurbishment	Viability gap widens. Developer makes no profit/loss – SPV into receivership	Amber	Developers have detailed specification, fixed price contract, contingency in place.

- 3.14 Projects of this nature and at this time will have a certain degree of risk. However it is considered that the risks can be managed, to a degree and on balance the potential benefits justify the support being provided.

4. Consultees and their opinions

- 4.1 Historic England are supportive of the proposal as it achieves the HAZ objectives. The Town Deal Board support the scheme and Government have approved the overall Daisy Hill Neighbourhood project, of which Fieldhouse is a part. The project has a valid planning permission which was subject to public consultation. Cabinet, on two occasions, in 2021 have considered the Town Investment Plan, which Daisy Hill Neighbourhood and Fieldhouse form a part and have approved the programme and schemes within it. Following the Cabinet approval on 12th October 2021 the project has been through the agreed assurance process and been approved by the relevant officers and portfolio holders.

5. Next steps and timelines

- 5.1 Following a decision by Cabinet, officers will undertake all the necessary legal and other work required to agree the Grant Agreement and finalise the final grant figure.

Table 3: Indicative Programme	
Action	Timescale/Date
Tender Out	July 2022
Tender Return	w/c 12 September 2022
Cabinet Decision	11 October 2022
Grant Agreement - signing	October 2022
Appointment of Contractor	November 2022
Construction starts on site	November 2022
Completion	Early 2024

6. Officer recommendations and reasons

It is recommended that Cabinet :-

- (i) Approves providing a grant to Mood Development Limited (an/or its subsidiary company) of £2.83m towards the Fieldhouse project, as described in this report and in the private Appendix 6 and for officers to publish details of the subsidy on the national transparency database.

Reason: To enable the delivery of the project.

- (ii) Delegates authority to the Strategic Director (Growth and Regeneration) in conjunction with the Service Director – Legal, Governance and Commissioning, to agree and complete the grant agreement and other documentation necessary to enable the project to proceed

Reason: Effective project delivery

- (iii) In the case that the viability gap should change, give delegated authority to the Strategic Director (Growth and Regeneration) in consultation with the Portfolio Holder responsible for Dewsbury Town Centre, the ability to vary the amount of grant in line with the conditions set out at paragraph 1.6 of the private appendix

6 attached to this report and to be subject to the funds being found from within existing Dewsbury Town Centre Action Plan programme resources.

Reason: Effective project delivery

7. Cabinet portfolio holder's recommendations

- 7.1 The Portfolio Holders for both Regeneration and Town Centres support the proposals in the report.

8. Contact officer

Peter Thompson: ER Project Manager
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01484 221000

9. Background Papers and History of Decisions

Planning Approval & details 2019/62/92962/E - [Planning application details | Kirklees Council](#)

Report to Cabinet 21st August 2018: Dewsbury Heritage Action Zone.

Report to Cabinet 22nd January 2019: Dewsbury Town Centre Strategic Development Framework.

Report to Cabinet 19th January 2021: Dewsbury Town Deal – Town Investment Plan.

Report to Cabinet 12th October 2021: Dewsbury Town Deal Next Steps

10. Strategic Director responsible

David Shepherd
Strategic Director Growth and Regeneration
david.shepherd@kirklees.gov.uk
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11 List of Appendices

1. Location Plan
2. Artist Impression of the Project
3. Planning Application
4. Business Plan
5. Public Sector Equalities Statement
6. Private Appendix

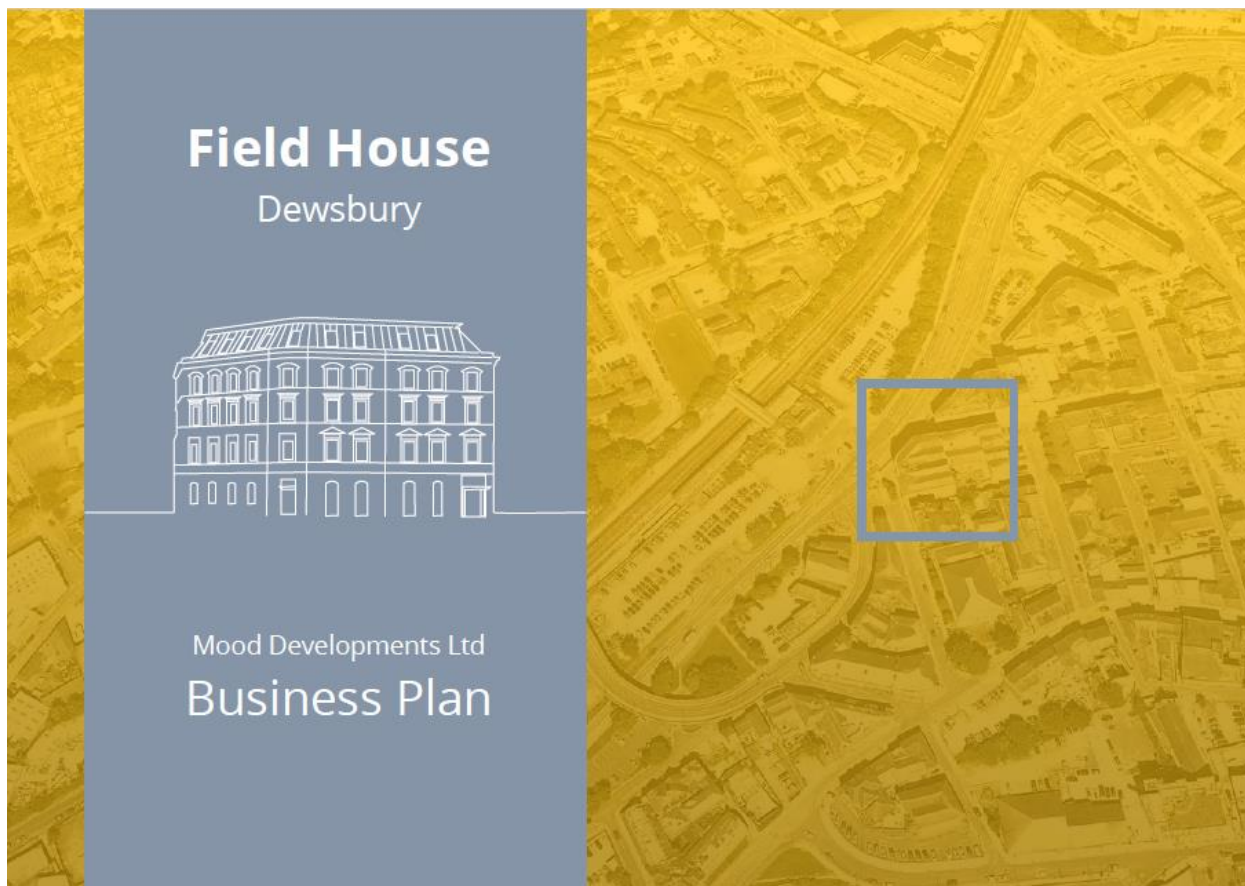
APPENDIX 1: LOCATION PLAN



APPENDIX TWO: ARTIST IMPRESSION OF THE PROJECT



APPENDIX 3: FIELD HOUSE BUSINESS PLAN



Foreword

Field House offers the investment opportunity to revitalise and bring back into sustainable use a vacant and neglected listed building, as a catalyst to encourage the further regeneration of Dewsbury town centre.

The proposed uses will create new vibrant, active frontages at ground floor level, and provide 23 new dwellings above to promote the living town concept and encourage heritage house ownership.

The refurbishment and re-use of Field House will help reinforce the main objectives of the Dewsbury Heritage Action Zone and the Dewsbury Blueprint.



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4.02	Apartment Mix and Size		Appendix 5
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1 Background

The Strategic Case for the redevelopment of Field House has been set out within the context of Dewsbury Town Centre Conservation Area by both Kirklees Council and Historic England.

The Dewsbury Heritage Action Zone (HAZ) is a partnership between Kirklees Council and Historic England intended to “unleash the power in England’s historic environment to create economic growth and improve the quality of life in villages, towns and cities”.

It has been granted £24.7 million from the £3.6 billion Towns Fund to help finance Dewsbury Town centre’s regeneration.

This initiative recognises that Dewsbury’s Town Centre Conservation Area is at risk due to lack of investment, maintenance and neglect. The Dewsbury HAZ covers part of the whole Dewsbury Town Centre Conservation Area.

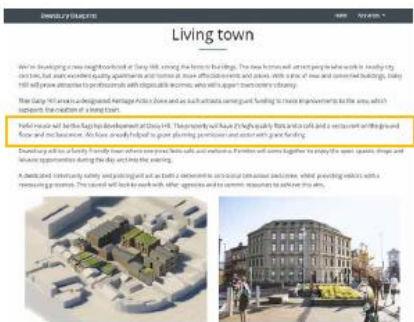
The aims of the programme are:

- Improve the condition, appearance and sustainability of key buildings and sites within the Dewsbury Town Conservation Area,
- Support the living town concept by introducing new activity through reuse of vacant buildings and sites within the zone,
- Develop a new heritage home ownership model with Historic England,
- Improve public spaces within the town centre and connectivity between them,
- Deliver a programme of engagement with participation from all communities to recognise and celebrate the area’s heritage’.



Kirklees Council’s Dewsbury Blueprint states:

“Field House will be the flagship development at Daisy Hill. The property will have 23 high quality flats and a café and restaurant on the ground floor and basement area”.



Extract from the Dewsbury Blueprint

1.01 The Developer

Mood Developments Ltd have considerable experience of historic building regeneration work and their recognition of the potential for the redevelopment of Field House led to them purchasing the property in March 2018.

At this time, they were engaged in the redevelopment of the Black Bull public house in Dewsbury with the support of the Heritage Lottery Fund and in Partnership with Kirklees Council. The project was successfully completed in December 2019.

Mood Developments Ltd have operated since 2005 and have residential experience in Leeds including St Vincent’s Court (14 flats) in Pudsey and Rodley House (10 flats), in Rodley. Both these projects involved the conversion of a Victorian building into residential accommodation.

1.02 The Design Team

Mood Developments Ltd assembled a full Design Team to explore the potential reuse of Field House and a Detailed Planning and Listed Building application was subsequently submitted and consented by Kirklees Council in 2019 (appendix 1).

The Design Team have since progressed the design through RIBA Work Stage 4 – Technical Design and the project was sent out to 6 contractors for tender in July 2022.

The core Design Team comprises:

DLA Architecture – architect and lead consultant –
DLA Capability Statement (appendix 2)



RBA – Quantity Surveyor, Project Manager and Client Agent



Dudleys – Structural and Civil Engineers



Hoare Lea – Mechanical and Electrical Engineers



Sweco – Building Control Inspector



2 Development of the Proposals

2.01 Appraisal of Options

The building's most recent use was for B1 offices, but it has been vacant for several years.

The proposals have developed through a series of iterations, including various mixes of uses, core options and new build opportunities as described below.

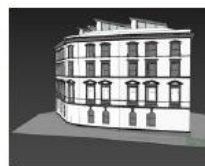
Option 1



Initial feasibility studies considered a mix of uses including restaurant A3, offices B1 and residential C3.

Consequently, the second option appraisal removed the office use. This introduced a second A3 restaurant unit at ground floor level with a dedicated entrance from the west. It retained the proposed residential entrance to access new dwellings on all the upper levels of the building.

These options were discussed on site with Local Authority Officers and representatives of Historic England towards the end of 2018. It was identified that, although the building interior had been subject to considerable insensitive alteration over the years, the existing original staircase was still intact and its retention should be considered. This consideration subsequently revised the building access strategy and the original staircase has been retained and will be refurbished.



External interventions were also discussed, in respect of increasing the residential accommodation capacity and unit size variation, though a rooftop extension. The early iteration retained the existing perimeter slate roofscape and inserted three mono pitch roof forms to accommodate a rooftop extension. It was agreed that this approach was over-complicated and more akin to a weaving mill than a warehouse, the buildings original purpose.

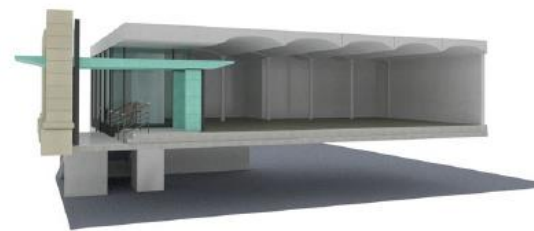
One of the benefits of extending into the roofscape was identified as the potential to remove the existing lift overrun structure that is a later addition to the building which blights the important western façade. This is made possible by the relocation of the lift shaft deeper into the building plan and by creating duplex apartments at the upper levels so that access to the upper apartment levels can be via an internal staircase within the units, rather than by a full height lift shaft.

It was agreed that a simplified and more sympathetic roofscape should be developed.

As Field House is constrained by having only two existing entrances to the west elevation, a third entrance location to the south was considered. This entrance was problematic in terms of existing levels, requiring a stair and platform lift to operate effectively. However, this provided a potential new entrance to residential use at the upper levels of the building: freeing up the two existing entrances to the west to provide access to a coffee shop and restaurant at ground and basement floor levels and a suite of offices at ground and first floor levels.

At the time of developing this design the client was aware of a potential occupier for the office accommodation. However, this enquiry proved fruitless and the office use was subsequently discarded.

Option 2



Other façade interventions were also discussed, and it was agreed that any new interventions should be seen as contemporary and clearly of their time. The removal of the rear external fire escape, together with a flue and various mechanical plant items was welcomed.

The scheme was subsequently reassessed and a simplified roof parapet approach with rooflights was identified by Historic England as a more appropriate response.

Additional meetings with Local Authority Officers including formal pre-application discussions have further refined and informed the final proposals.

2.02 The Design

The proposals change the use of the building with A3 (restaurants and cafes) at basement and part ground floor levels and C3 residential use at part ground floor level and all upper building levels creating 23 apartments.



Field House is the centre piece to a grouping of buildings with common characteristics of form and materiality, which collectively form an important town gateway from the railway station. These buildings have a common classical language, of regular, repeated motifs within a containing grid. At Field House the elevations are topped by a cornice and blocking course, creating a strong horizontal feature. The dominant character is one of homogeneity, generated by the emphasis on the principal ashlar stone elevations.

The key principle behind the proposals is to empathise with this grouping and wider context.

The main intervention is a new roof-scape, designed to accommodate further residential accommodation. This takes the form of a mansard roof which, in combination with the third-floor level, will provide new duplex apartments of a family scale. This additional floor of accommodation seeks to reflect the unbroken horizontal line of the cornice, when viewed from the west. The mansard roof form is set behind the blocking course.

To the less important and partly hidden east side, a small outdoor amenity area provides views and outdoor amenity space for residents with little impact on the significance of the strong classical design of the main frontage.

This approach reinforces the strong horizontal emphasis of Field House within its setting. When viewed from the railway station to the west the adjoining buildings in the group have clearly defined eaves and slate roofscapes. 22 and 17 Wellington Road have pronounced pitched slate roofs, as does the Registrar's Office immediately adjacent. To the north of Field House, 9 to 13 along the Ring Road and the grade II listed 7, Wellington Road East all have similar eaves and slate roof assemblages.

This roofscape feature is common amongst most Dewsbury Town Centre historic buildings and is unusually unpronounced at Field House with its substantial and ornate ashlar parapet with a very low-pitched roof behind.

Indeed, it could be argued that this original roofscape does not make a positive contribution to the horizontal continuity, with a very low series of pitches, making the roofscape largely imperceptible from longer distance views and therefore in contrast to neighbouring buildings.

The design intention of introducing a mansard roofscape above the parapet is to balance the overall composition of the building group and reinforce the strong horizontal emphasis creating a harmonious ensemble.

As well as creating larger scale family sized apartments a further benefit of the duplex arrangement means that the lift only needs to run up to third floor level, meaning that the existing obtrusive lift overrun structure to the front of the building can be removed.



Ground floor active frontages



3 The Economic Case

Several funding and delivery structures have been investigated over the past 3 years which have the potential to deliver the Developers and the Council's project objectives.

Whilst the findings from the research of property data on Rightmove indicates there are a high number of low value properties within Dewsbury Town Centre, this particular development proposal is acknowledged as a "flagship" by Kirklees Council and is seen as a catalyst for further regeneration.

The project will benefit from the Town's key strength of excellent transport links particularly to the M62 corridor and Leeds city centre. By rail Dewsbury is barely 10 minutes from Leeds City Centre. This is highly attractive to commuters coming into Leeds with the advantage that they are also on a direct line to Manchester, Huddersfield, York, Hull and many other towns.

The other key link is excellent internet connectivity; due to the upgrading of the Dewsbury internet cable network by Kirklees Council the development will be able to provide business grade Broadband in the apartments.

Recent events also indicate that there will be a strong demand for property in Dewsbury due to the recent Transport and Works Act approval of £1.5 billion for the renewal and electrification of the Dewsbury to Huddersfield section of the railway line from Leeds to Manchester. Many of the incoming engineers and railway workers for this huge scheme will be looking for accommodation in the Dewsbury area.

The building's location is directly opposite Dewsbury Railway Station, and it is in close proximity to local amenities within the town centre with its attractive buildings and townscape. Many people are currently discovering the charms of the old textile towns just as they did for Hebden Bridge during the last century.

4 The Commercial Case

4.01 Residential Agent

Mood Developments Ltd have engaged in discussions with the residential agents Carter Jonas and Whitegates.

Carter Jonas have produced an estimated sales value for the 23 apartments included at appendix 3.

They have also assessed comparable properties at both the Boothroyds and Sprinkwell Mill developments in Dewsbury included at appendix 4.

4.02 Apartment Mix and Size

Mood Developments Ltd believe that providing an opportunity to young people and families to own their own apartment in a location a few minutes from Leeds City centre by rail will make a significant contribution to the transformation of Dewsbury Town centre. This is a long-term view which takes into account the whole of the works planned and presented by the Dewsbury Town Board in conjunction with Kirklees Council.

Two key design aspirations to make the schemes apartments attractive to buyers is to match comparable city centre fit out specifications and to exceed typical apartment sizes and mix.

One bed apartments range in size between 53 sq m and 68 sq m. This compares favourably with typical developer sizes of 42 sq m common in city centre developments in Leeds.

Two bed apartments range in size between 72 sq m and 98 sq m compared to the standard 60 sq m.

The scheme also includes upper-level duplex apartments ranging between 98 sq m and 140 sq m including 6 large 2-bedroom apartments and one 3-bedroom apartment suitable for young families.

This approach will distinguish the development as substantially more commodious in comparison to city centre developments elsewhere in the region.

Schedule of Areas – appendix 5.

4.03 Marketing

To market the development Mood Developments Ltd have appointed Royal Pilgrim as their public relations consultant and they have already completed a promotional website.

Hyper link:

www.stationapartmentsdewsbury.co.uk

The project will be marketed as “Station Apartments” to emphasise the tremendous rail links to Leeds, Huddersfield and Manchester.



5 Finance

5.01 Cost Plan

In June 2022 the Design Teams Quantity Surveyor, RBA updated the project Cost Plan (appendix 6).

Cost Plan No. 4 estimates the total measured works at [REDACTED] With the addition of Preliminaries, based on a 52-week construction programme, Contractors Overheads and Profit and the Contractors Price Risk Allowance the current day construction costs (2Q2022) excluding professional and legal fees is [REDACTED]

5.02 Viability

Mood Developments Ltd Financial Appraisal Summary is included at appendix 7.

The Summary is based on Cost Plan No. 4 and includes Professional, Public Relations, Agent and Legal fees, Acquisition (including interest), Developer Profit and Funding costs. The total estimated cost is [REDACTED]

5.03 Gross Development Value

Based on the Carter Jonas valuations and comparables the Gross Development Value (GDV) is [REDACTED] for the residential part of the project and [REDACTED] for the A3 use.

The total GDV is [REDACTED]

5.04 Funding

Kirklees Council have provided the conservation deficit finance to allow for the design development of the project and to bridge the gap between the sales values and costs of refurbishment. It is this partnership with Mood Developments Ltd that makes the scheme deliverable.

The total contribution from Kirklees Council is [REDACTED]

6 Disposal and Management

The residential part of the development will be sold to owner/occupiers on the open market. In the event of some of the flats not selling, Mood Developments Ltd would retain these and rent them out so as to establish values as was done for the Dean Clough residential development in Halifax.

Mood Developments Ltd will establish a Residential Management Company to maintain all communal areas of the development.

The restaurant and café part of the development will be retained by Mood Developments Ltd who have considerable expertise in acting as landlord on many similar operations in the region including the Wapentake, Doghouse, Cross Inn as well as the Black Bull in Dewsbury itself.



APPENDIX 4: PLANNING PERMISSION - Application No: 2019/62/92962

First Page of decision Notice



Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England) Order
2015**

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2019/62/92962/E

To: John Orrell,
DLA Architecture Ltd
55, St Pauls Street
Leeds
LS1 2TE

For: PETER MASON, MOOD DEVELOPMENTS

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

ERECTION OF ADDITIONAL STOREY AND CONVERSION OF BUILDING TO PROVIDE 23 SELF-CONTAINED APARTMENTS AND A3 USE IN BASEMENT AND PART OF GROUND FLOOR (LISTED BUILDING WITHIN A CONSERVATION AREA)

At: FIELD HOUSE, 15 WELLINGTON ROAD, DEWSBURY, WF13 1BQ

In accordance with the plan(s) and applications submitted to the Council on 11-Sep-2019, subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

Link to application details inc full decision notice:-

[Planning application details | Kirklees Council](#)

APPENDIX 5: PUBLIC SECTOR EQUALITIES STATEMENT

Name of project:	Daisy Hill
Project objectives: (describe the project's aim as it relates to protected characteristics)	<p>The Daisy Hill neighbourhood will undertake the critical first steps on the road to creating a new neighbourhood of circa 200 homes at the heart of Dewsbury. It comprises of two parts the first being the conversion of a Grade 2 listed building Field House into 23 apartments. The second part is the acquisition of land and buildings to create a single development opportunity of a scale necessary to deliver the desired outcome.</p> <p>The Daisy Hill neighbourhood relates to some of the protected characteristics set out in the Equality Act 2010, these include:</p> <ul style="list-style-type: none"> • Disability • Age <p>In terms of Disability the Daisy Hill project will set a new standard of quality residential accommodation in Dewsbury Town Centre. Consideration will be needed to ensure the environment is inclusive so that it can be used by everyone regardless of disability.</p> <p>Regarding the Age characteristic the aim of the scheme is to provide quality residential accommodation that will attract occupiers with higher disposable incomes that will support the wider aims of regeneration in Dewsbury town centre. Therefore, the type of residents the scheme wishes to attract is within the younger/professional population that are more likely to have a higher disposable income.</p>

Age

Consideration	Response
Baseline situation (describe only where different to the national average, or where otherwise relevant)	<p>Age Population</p> <p>The Kirklees Observatory 2020 data notes the population for all Dewsbury Wards as 61,894. The population of Dewsbury East where the Arcade is situated is 20,130, Dewsbury West 22,505 and Dewsbury South 19,259.</p> <p>The population figures for Dewsbury East based on the age group 0-15yrs stands at 20.8%, Dewsbury West 28.5% and Dewsbury South 23.1%. All the figures for all three wards are above the national average for England which is set at 19.2% and for Kirklees which is set at 20.3%.</p>

Consideration	Response
	<p>The population figures for Dewsbury East based on age group 16-64 stands at 63%, Dewsbury West 62.5% and Dewsbury South 62.3%. All the figures for all three wards are either above or inline with the national average for England which is set at 62.3%.</p> <p>The population figures for Dewsbury East based on age above 65+ stands at 16.2% (3,262), Dewsbury West 9.1% and Dewsbury South 14.6%. All the figures for all three wards are below the national average for England which is set at 18.5% and for Kirklees which is set at 17.9%.</p> <p>The data is telling us that Dewsbury's population within the 0-15 and 16-64 age group is higher than the national average. This means that there could be a higher demand from this age group for accommodation in the town centre.</p>
<p>Assessment text (summary of how the proposed project affects the protected characteristic)</p>	<p>As noted above in the aim section the Daisy Hill project will have a positive effect on this characteristic as it will provide good quality residential accommodation for young professionals that choose to live in the town centre. At present Dewsbury has a limited number of high-quality accommodations. The majority of the accommodation is rented and at lower rentals levels which is reflected in the quality and standard of the accommodation on offer.</p>
<p>Is the effect positive/negative/mixed? (add an explanation)</p>	<p>+VE / M / -VE</p> <p>Positive</p>
If the effect is negative or mixed:	
<p>Is the effect significant? (add an explanation)</p>	<p>Y / N</p>
<p>What embedded mitigation does the project contain?</p>	
<p>What residual significant effects remain?</p>	
<p>What action is required? Who will be accountable for it? (this could include further mitigation measures or re-prioritisation of projects)</p>	

Disability

Consideration	Response
Baseline situation (describe only where different to the national average, or where otherwise relevant)	<p>Disability</p> <p>The percentage of people who have a long-term illness or disability (that limits a person's day to day activities and has lasted or is expected to last at least 12 months and includes problems related to old age) in Dewsbury East is in circa of 3,643 (19.3%) compared with England that has 17.6%. As for Dewsbury West the figure recorded is 3,591 (17.9%) and Dewsbury South 3,491 (18.6%)</p> <p>The data indicates that there is a higher percentage of the Dewsbury East population that may have a long-term illness or disability.</p>
Assessment text (summary of how the proposed project affects the protected characteristic)	As noted above there is a higher percentage of people with a Disability in the Dewsbury East ward where the Daisy Hill neighborhood will be created. The scheme could have a positive effect on the protected characteristic. There will be key pieces of legislation that will need to be followed when developing the neighborhood which comes from the Planning Building Regulations. Space standards and access arrangements would be considered under this regulation. This is important to ensure that a percentage of the new homes developed are made accessible and adaptable for people with restricted mobility and occupants with different needs.
Is the effect positive/negative/mixed? (add an explanation)	<p>+VE / M / -VE</p> <p>Positive</p>
If the effect is negative or mixed:	
Is the effect significant? (add an explanation)	<p>Y / N</p>
What embedded mitigation does the project contain?	
What residual significant effects remain?	

Consideration	Response
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

Gender reassignment

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	Not applicable to this project as there are no effects on the protected characteristic
Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i>	
Is the effect positive/negative/mixed? <i>(add an explanation)</i>	+VE / M / -VE
If the effect is negative or mixed:	
Is the effect significant? <i>(add an explanation)</i>	Y / N
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

Marriage and civil partnership *(note, this is a protected characteristic only in regard to eliminating discrimination)*

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	Not applicable to this project as there are no effects on the protected characteristic

Consideration	Response
Assessment text (summary of how the proposed project affects the protected characteristic)	
Is the effect positive/negative/mixed? (add an explanation)	+VE / M / -VE
If the effect is negative or mixed:	
Is the effect significant? (add an explanation)	Y / N
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? (this could include further mitigation measures or re-prioritisation of projects)	

Pregnancy and maternity

Consideration	Response
Baseline situation (describe only where different to the national average, or where otherwise relevant)	Not applicable to this project as there are no effects on the protected characteristic
Assessment text (summary of how the proposed project affects the protected characteristic)	
Is the effect positive/negative/mixed? (add an explanation)	+VE / M / -VE
If the effect is negative or mixed:	
Is the effect significant? (add an explanation)	Y / N

Consideration	Response
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

Race

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	Not applicable to this project as there are no effects on the protected characteristic
Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i>	
Is the effect positive/negative/mixed? <i>(add an explanation)</i>	+VE / M / -VE
If the effect is negative or mixed:	
Is the effect significant? <i>(add an explanation)</i>	Y / N
	N/A
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

Region or belief

Consideration	Response
Baseline situation (describe only where different to the national average, or where otherwise relevant)	Not applicable to this project as there are no effects on the protected characteristic
Assessment text (summary of how the proposed project affects the protected characteristic)	
Is the effect positive/negative/mixed? (add an explanation)	+VE / M / -VE
If the effect is negative or mixed:	
Is the effect significant? (add an explanation)	Y / N
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? (this could include further mitigation measures or re-prioritisation of projects)	

Sex

Consideration	Response
Baseline situation (describe only where different to the national average, or where otherwise relevant)	Not applicable to this project as there are no effects on the protected characteristic
Assessment text (summary of how the proposed project affects the protected characteristic)	
Is the effect positive/negative/mixed? (add an explanation)	+VE / M / -VE
If the effect is negative or mixed:	
	Y / N

Consideration	Response
Is the effect significant? <i>(add an explanation)</i>	
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

Sexual orientation

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	Not applicable to this project as there are no effects on the protected characteristic
Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i>	
Is the effect positive/negative/mixed? <i>(add an explanation)</i>	+VE / M / -VE
If the effect is negative or mixed:	
Is the effect significant? <i>(add an explanation)</i>	Y / N
What embedded mitigation does the project contain?	
What residual significant effects remain?	

Consideration	Response
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

Family Test (if used)

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	
Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i>	
Is the effect positive/negative/mixed? <i>(add an explanation)</i>	+VE / M / -VE
If the effect is negative or mixed:	
Is the effect significant? <i>(add an explanation)</i>	Y / N
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

In-combination effects

Consideration	Response
Is there an in-combination effect across multiple protected characteristics? <i>(e.g. the proposed project has minor effects across several protected characteristics which, when considered together, have a more significant impact)</i>	None

Consideration	Response
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

