

# Daisy Hill Neighbourhood Update

## May 2023



# Daisy Hill Neighbourhood - Recent Acquisitions

- 46 Daisy Hill
- Neil Jordan House
- Edward Latham House
- 7-9 Union Street

**Neil Jordan House**



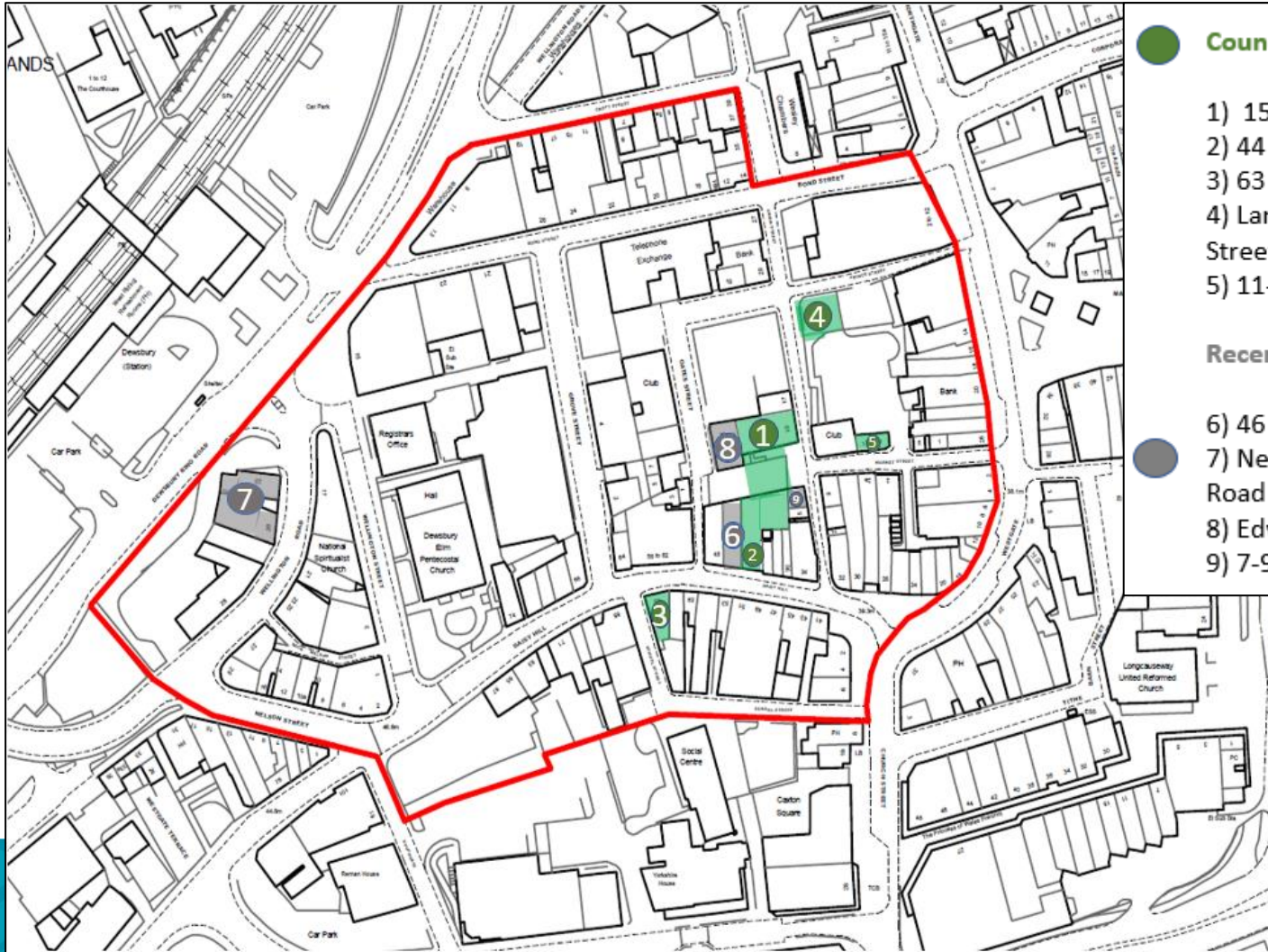
**Edward Latham House**





# Daisy Hill Neighbourhood – Land Ownership – Acquisition Priorities

## 23/24



### Council Ownership

- 1) 15 Union Street, WF13 1BG
- 2) 44 Daisy Hill WF13 1LH
- 3) 63 Daisy Hill WF13 1LF
- 4) Land on the south side of Prince Street WF13 1DQ
- 5) 11-13 Market Street

### Recently Acquired

- 6) 46 Daisy Hill
- 7) Neil Jordan House, Wellington Road
- 8) Edward Latham House
- 9) 7-9 Union Street

# Daisy Hill Neighbourhood – Due Diligence and Feasibility Work

- In 2022 West Yorkshire Combined Authority funded due diligence and feasibility work for through their Housing Pipeline Revenue Funding Programme.

- Outline Technical Feasibility Study (WSP) looked at: Access & Movement / Ground Conditions / Service & Utilities / Flood Risk / Ecology / Air Quality / Noise & Vibration / Cultural Heritage
- DLA Architects looked at: indicative options for new build residential developments in Daisy Hill
- Cushman & Wakefield looked at: housing market values, development viability, engaged with a cross section of developers and considered other case studies of housing led urban regeneration

# Daisy Hill Neighbourhood – Due Diligence and Feasibility Work

## Initial Outputs – Technical Feasibility - WSP

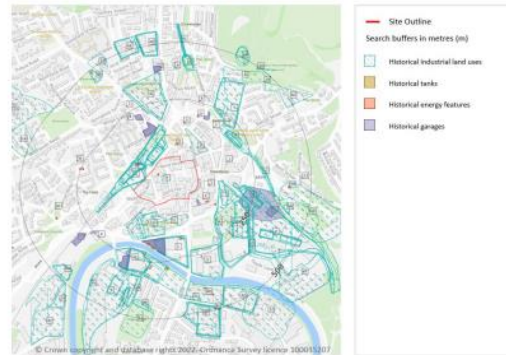
- Indicative estimate of £5.5m abnormal costs

### TECHNICAL FEASIBILITY - WSP

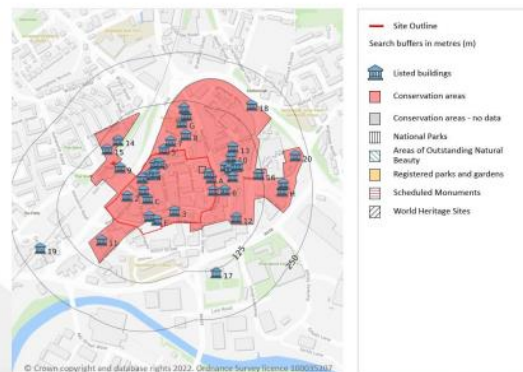
#### River and coastal flooding - Flood Zones



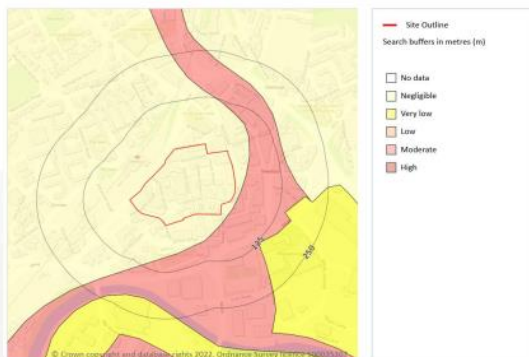
#### Past land use



#### Visual and cultural designations



#### Natural ground subsidence - Compressible deposits





# Daisy Hill Neighbourhood – Due Diligence and Feasibility Work

## Initial Outputs – New Development Options and Viability



Option 1 – 156 Units

1B1P Apartment	1B2P Apartment	1B2P City Mews House (2 storeys)	2B3P Apartment	2B4P Apartment	2B4P City Mews House (2 storeys)	3B6P Apartment	3B6P City Mews House (2 storeys)	3B6P City Mews House (3 storeys)
36	26	6	9	21	41	0	5	12



Option 2 – 254 Units

1B1P Apartment	1B2P Apartment	1B2P City Mews House (2 storeys)	2B3P Apartment	2B4P Apartment	2B4P City Mews House (2 storeys)	3B6P Apartment	3B6P City Mews House (2 storeys)	3B6P City Mews House (3 storeys)
63	49	1	20	67	29	8	2	15

# Daisy Hill Neighbourhood – Due Diligence and Feasibility Work

## Initial Outputs – Developer Feedback

Cushman and Wakefield undertook market engagement. The feedback included:

- Higher quality housing for market rent/sale is likely to be needed to bring in different resident groups with higher disposable incomes which are needed to truly regenerate Dewsbury town centre.
- There are some anti-social behaviour issues but believe this will reduce as the residential offer is improved and new residents move into the area.
- Rail connectivity is a big selling point, TRU will also improve attractiveness to commuting young professionals.
- The existing Daisy Hill area has some social issues and is in need of regeneration, but Dewsbury Town Centre has a lot of assets which should be capitalised upon e.g. the forthcoming market regeneration.

# Daisy Hill Neighbourhood – Due Diligence and Feasibility Work

## Initial Outputs – Case Studies

### Case Studies



#### **CONDITIONING HOUSE, BRADFORD**

- PRIESTLEY HOMES
- 152 APARTMENTS
- GRADE II LISTED
- WYCA GRANT FUNDING

#### **HIGH POINT, BRADFORD**

- RADII LIVING
- BUILD TO RENT – 87 APARTMENTS
- £2.9M OF WYCA LGF FUNDING

#### **MERCHANT GATE, WAKEFIELD**

- STRATA HOMES TOWN HOUSE DEVELOPMENT CLOSE TO WAKEFIELD STATION
- ENGLISH CITIES FUND – MUSE DEVELOPMENTS, LEGAL AND GENERAL, HOMES ENGLAND

#### **TIMEKEEPERS SQUARE, SALFORD**

- URBAN TOWN HOUSE DEVELOPMENT
- ENGLISH CITIES FUND – MUSE DEVELOPMENTS, LEGAL & GENERAL, HOMES ENGLAND



# Daisy Hill Neighbourhood – Next Steps

- The proposal for 23/24 is to focus upon key acquisitions, considering the council's wider budget context, where they provide adjoining or independent development potential.
- The conclusions of the due diligence and feasibility work are being used to scope more detailed feasibility and master planning work, which it is planned to commission later in 2023 (subject to funding). Conversations are ongoing with WYCA and Homes England about financial and professional support to progress the project further.

