

Dewsbury Town Investment Plan

Dewsbury Town Deal Monitoring Report
16th May 2024



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1. Our Town Investment Plan Projects

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. Following agreement from Cabinet and endorsement from the Town Deal Board, A Town Investment Plan (TIP) was submitted in January 2021. On 8th June 2021 the Council received confirmation that the TIP had been accepted and the Council has been awarded £24.8m to deliver the plan.

The Town Investment Plan sets out an understanding of Dewsbury and focuses on the town's assets, opportunities and challenges as well as detailing the aligned investment and interventions. The TIP consists of 9 projects all of which were developed by Kirklees Council and put forward by the Town Deal Board. The projects represent a programme that has been designed to support the delivery of the vision for Dewsbury to be a diverse and vibrant place offering opportunities for all whilst being connected and accessible. The 9 projects are:



Dewsbury Arcade

The Arcade is a Grade 2 Listed Building. Kirklees Council will carry out development work to re-open the Arcade. The Arcade Steering Group – consisting of several local businesses - will take on the management of the building with a vision to rent out the ground floor retail units and upper floor accommodation, with an emphasis being on the creative sector.



Dewsbury Market

The Market will undergo a root and branch change and will include a complete overhaul of the physical fabric. This will include reducing the physical size of the Market with the design being developed to improve the food and drink offer and have a mix of goods, dry goods and entertainment space.

Town Park

The proposal for this project is to improve the attractiveness and functionality of the public realm offer with attention being given to the wider public realm areas around key historic buildings including the Town Hall, Arcade and Market.

Construction Skills Village - Kirklees Build

To create a multipurpose skills and education centre for the construction and built environment sectors. Proposed site is Chidswell and will be developed in partnership with Kirklees College, Kirklees Council and industry partners.

Building Revival Scheme

The project focuses on improving shopfronts to Conservation Area standards and supporting the conversion of buildings to commercial and residential space.



Fibre Capability

Project focused on the installation of fibre network into key buildings in the town centre. The project provides a new primary duct network that links the TIP projects and council buildings such as the Market and Arcade.

Daisy Hill Neighbourhood



Project will take the first steps in creating a new neighbourhood with the acquisition of land and buildings to create single development opportunities. One of the early redevelopments that will take place is Field House which is being developed through Mood Developments and will see the creation of 23 high end apartments and ground floor commercial use.



Creative Culture Programme - Cultural Events – Taking a Lead and Creative Hub

The broader cultural programme will see the Taking a Lead events programme celebrate Dewsbury's rich cultural heritage through a combined programme of activity and cultural events. Dewsbury will take a central role within Kirklees Year of Music. The project will also support projects including WOVEN and Festival of Conversations.

The Creative Hub is not being led by the Council and involves the creation of a new arts and cultural centre, creative social enterprise and production hub and year-round programme of cultural activities and events.



Sustainable Transport Modes

Walking and cycling infrastructure improvements including footway widening to Bond Street to promote pedestrian safety and will include removal of parking bays and re assignment to help facilitate.

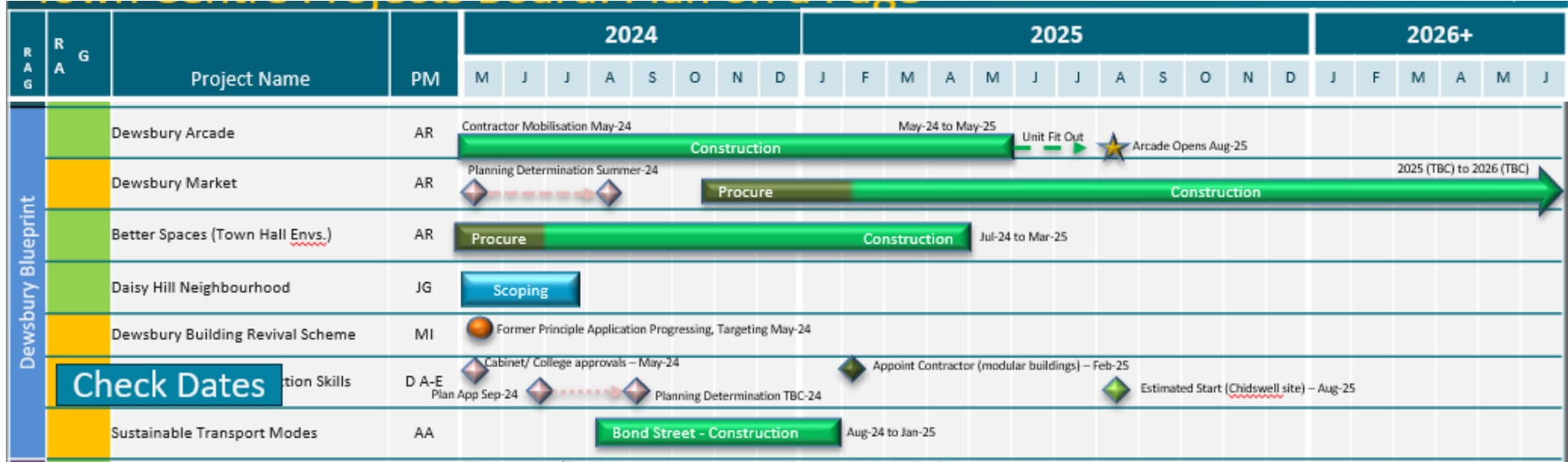
2. Recent and Planned Progress - Updating on what has been achieved against each project.

Project Name	Project Lead	Reporting period – 28 th March 2024 to 16 th May 2024	Activities planned next reporting period July 25 th 2024
The Arcade	Andy Raleigh	<ul style="list-style-type: none"> • Prestart meeting with contractors took place in April. • Mobilisation of contractors including installation of compound began 29th April. • Construction starts 7th May. • Press release issued for start on site 	<ul style="list-style-type: none"> • On going construction
Market/Market Public Realm (former Town Park)	Andy Raleigh	<ul style="list-style-type: none"> • Market Trader applications assessment underway • BDP continue to develop RIBA Stage 3 designs/ associated cost estimate. • Layout and costings for decant market ongoing. • Planning application not submitted – June 2024 • Detailed design workshops 1 and 2 undertaken with BDP. 	<ul style="list-style-type: none"> • Scope out options for F&B delivery model • Finalise layout and costings for decant market – ongoing. • Submission of planning application • Continue detailed design with BDP
Better Spaces	Andy Raleigh	<ul style="list-style-type: none"> • Preliminary scheme design was approved by Town Deal Board on the 28th of March 2024 • Approved by Dewsbury Blueprint Board March 2024 • TRO plans reviewed and approved internally. • Arboriculture survey completed. 	<ul style="list-style-type: none"> • Continuation of detailed design with BDP • Submission of planning application

Project Name	Project Lead	Reporting period – 28 th March 2024 to 16 th May 2024	Activities planned next reporting period July 25 th 2024
		<ul style="list-style-type: none"> • Planning application submitted to relocate band stand. 	
Construction Skills Village (Kirklees Build)	Chris Duffill	<ul style="list-style-type: none"> • Continued programme of site visits to other construction skills facilities • Confirmation of two-phase approach to project delivery, with initial presence at Springfield Campus (scheduled for completion Sept'24) and second phase at Chidswell during 2025/26 as planned. • Continued development of year 1 course provision by college. 	<ul style="list-style-type: none"> • Finalise Springfield scheme design and costs. • Complete Springfield works procurement. • Commence Springfield site works. • Ongoing business planning and curriculum development Preparation of reports to Cabinet/College Corporation
Building Revival Grant Scheme	Michelle Illingworth/James Blamires	<ul style="list-style-type: none"> • Homeworld – On going roof works due to finish 19th of May. • 6-10 Westgate on going, works approaching completion with sign off mid-May. • Former Principals Planning application granted March 2024. • Former Principals application still undergoing review with officers. 	<ul style="list-style-type: none"> • Ongoing discussions with Former Principals applicant
Fibre Capability	Carl Tinson	<ul style="list-style-type: none"> • Project completed 	<ul style="list-style-type: none"> • Project completed
Daisy Hill Neighbourhood/ Field House	Thomas Fish/Peter Thompson	<ul style="list-style-type: none"> • Field House - Developer continues to finalise costs with contractor and seeking discharge of planning conditions. • Work commenced on site at Field House 	

Project Name	Project Lead	Reporting period – 28 th March 2024 to 16 th May 2024	Activities planned next reporting period July 25 th 2024
Creative Culture Programme – Taking a Lead	Richard Smith/Charlie Wells	<ul style="list-style-type: none"> • WOVEN Strut 2 – Dewsbury Town Hall Feb 15th—18th 24 • Creative Health and Wellbeing Alliance Summit in collaboration with HOOT 9th February 2024 • Feb Half Term activities alongside STRUT at the Town Hall – 13th -18th Feb • Ukulele project continues to happen in Schools until July • Shared Harmonies sing and breath choir continues to March. 	<ul style="list-style-type: none"> • Bollywood Film event and Apna Bazaar at DTH – 20th April planned. • Worldwide Food Festival – 1st June led by Arcade Group.
Creative Hub	Town Board Group	<ul style="list-style-type: none"> • No further activities 	
Sustainable Transport Modes	Armin Alisic	<ul style="list-style-type: none"> • Highways and Street Scene Team considered an alternative plan. • Awaiting to publicise legal Traffic Road Order (TRO) adverts. • Contractor ready to commence works in August. 	<ul style="list-style-type: none"> • Outcome of TRO advertisement

3. Key Milestones



4. Finance - The table offers an overview of the Town Fund grant allocation/match funding and spend for each of the TIP Projects – May 2024. **Projects now merged, but financial figures to still be reported separately**

Project	Town Fund Grant allocation	Match Funding – (secured) KC	Match Funding – (secured) Other	Total Project Budget	Total spend to date	Remaining Budget
The Arcade	£1.310m £1.246m (re allocation Creative Hub)	£2.565m	£600k Getting Build Fund £4.441m National Heritage Lottery Fund £107k NHLF Other £34k	£10.303m	£1.742m	£8.56m
Market	£6.600m **	£8.400m	£0	£15m	£3.173m	£11.827m
Market Public Realm (former Town Park) includes Better Spaces Public Realm Civic space	£6.250m **	£8.130m	£0	£14.38m	£533k	£13.847m
Creative Hub (Capital & Rev)	£1.680m (£1.246m reallocated, £434k remaining)	£0	£0	£434k	£71k	£363k
Building Revival	£3.150m	£1.25m	£268k Private Sector Investment – (target £2m, subject to applications) £280k Heritage Action Zone	£4.9m	£1.187m	£3.713m
Daisy Hill Neighbourhood and Field House	£2.220m (Daisy Hill Acquisitions £839,654, Field House £1,380,346)	£4.380m	£1.5m Heritage Action Zone, £3.170m Mood Developments/Revolving Investment Fund	£11.3m	£977k	£10.323m
Sustainable Transport Modes	£1.325m	£0	£0	£1.325m	£110k	£1.215m
Construction Skills Village	£1.5m	£750K	£0	£2.25m	£23k	£2.227m
Fibre Capability	£250k	£0	£0	£250k	£250k	£0k
Cultural Events	£515k	£26K	£194K Arts Council England, Mayors Fund, Business sponsorship	£735k	£515k (Town Fund only)	£0

5. Funding Received – Total Town Deal grant received (including 5% CDEL) £13,683,980

Project	Early 5% CDEL allocation	2021/22	2022/23	2023/24	2024/25	2025/26	Total/Comments
Arcade	£250k	£237,500	£458,375	£548,625	£0	£0	£ 1,494,500 - full allocation received
Market	£743k	£705,850	£1,145,558	£0	£407,854	£0	£3,002,262 – payments still due
Market Public Realm (former Town Park) and Better Spaces (Civic Space)	£0	£0	£0	£1,382,250	£0	£0	£1,382,250 – payments still due
Creative Hub	£47k	£47,500	£0	£0	£0	£0	£94,500 – payments still due but will be assigned to the Arcade
Building Revival	£0	£0	£437k	£1,891,000	£0	£0	£2,328,000 – payments still due
Daisy Hill Neighbourhood and Field House	£0	£0	£1,425,000	£684,000	£0	£0	£2,109,000 -full allocation received
Sustainable Transport Modes	£0	£0	£0	£1,258,750	£0	£0	£1,258,750 -full allocation received
Construction Skills Village	£0	£0	£1,045,000	£0	£0	£0	£1,045,000 – payments still due
Fibre Capability	£100k	£95k	£90,250	£52,250	£0	£0	£337,500 - full allocation received
Cultural Events/Creative Hub (RDEL)	£0	£160K	£225K	£76,968	£70k	£0	£531,968 – payments still due
Business Case Development	£100k	£0	£0	£0	£0	£0	
Total	£1,240,000	£1,245,850	£4,826,183	£5,893,843	£477,854	£0	

6. High Severity Risks – Open Programme Awareness risks with a severity rating of 15 or above, 12 being noted for awareness. May 2024

UK	Pr	Pr	Pr	Ref	Title	Description	Scheme	Owner	Action Update
4	5	20	MP-Ri-142	Cost and budget	There is a risk that costs will be higher than budget due to inflation, market forces, delayed implementation and unanticipated costs. Could result in reduced scope and quality of product.	Dewsbury Market	Andy Raleigh	08/03 (PD): Andy Raleigh transitioning into role, to provide update ahead of next board instance.	
3	5	15	MP-Ri-143	Redesign and Planning Permission	There is a risk that redesign of the scheme will impact on the overall programme timeline and result in a new planning application being required and a delay to start and completion on site.	Dewsbury Market	Andy Raleigh	08/03 (PT): Pre-app submitted and targeting submission of full app for June-24.	
3	4	12	MP-Ri-149	Cost and budget	There is a risk that the costs will be higher than the budget because of inflation, market forces, contractor availability, delayed implementation and unanticipated project costs, which could result in change in scope and quality.	Dewsbury Revival Grant Scheme	Michelle Illingworth	01/05 (MI): Checks on owners properties is ongoing. Awaiting response from applicant to confirm he wants to proceed with grant, due to last correspondence with him being 3 weeks ago.	
3	4	12	MP-Ri-155	Management	There is a risk that Arcade Group is ineffective in the management of the Arcade once ease has been granted and left to the Council to manage day to day running.	Dewsbury Arcade	Andy Raleigh	08/03 (PT): Agreement to lease signed. Business plan approved. Arcade Group to demonstrate 50% let before spring 2025 (ahead of Lease granted).	
3	4	12	MP-Ri-234	Regeneration Ambition Impact	There is a risk that development on Former Principle building may not take place, there has been a lack of progress by this client, the rationale for which at this stage is unknown. This will impact Kirklees Council's regeneration ambition within this area of Dewsbury adjacent to the market.	Dewsbury Revival Grant Scheme	Michelle Illingworth	01/05 (MI): Due diligence underway, establishing next steps with applicant. Last correspondence 3 weeks ago. Currently chasing so RAG now Amber. Route to Green is get applicant back on board.	
3	4	12	MP-Ri-264	Project 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	08/04 (AR): Contingency and project reserve is in place, regular and effective cost control required.	

7. Project Progress Risk

RAG Status: Scheme confidence factor, considering funding position, ability to achieve planned/baseline target dates, resource availability, risk and issue severity. May 2024

Project Name	Previous Reporting RAG Status	RAG Status Now		Executive Summary
Arcade	Green	Green		Funding position –Status changed to Amber due to delay on start on site.
Market	Red	Amber		Rag status changed from Red to Amber to reflect recent estimated costs and outline programme. Currently under cost/design revision
Market Public Realm (former Town Park)	Red	Amber		Rag status changed from Red to Amber to reflect recent estimated costs and outline programme. Currently under cost/design revision
Better Spaces Public Realm (Civic Space)	White	Green		Rag status continues to be green
Construction Skills Village	Green	Amber		Rag status continues to be amber
Building Revival Scheme	Green	Amber		Project delivering on spend and activities, however applications paused
Fibre Capability	Green	Green		Project completed/delivered
Daisy Hill Neighbourhood - Acquisition	Green	Green		Project delivering on spend and activities
Creative Culture Programme Taking a Lead	Green	Green		Project delivering on spend and activities/events
Creative Hub	Red	Red		Project paused – reallocation of funds to support Arcade
Sustainable Transport Modes	Amber	Amber	Amber	Rag status continues to be amber, objections received through TRO

8. Project Outputs

The Department of Levelling Up, Housing and Communities require Local Authorities to report back twice a year on Outputs. The table below shows the Project Specific Indicators Outputs for each TIP project which fall under one of more of the following categories: *Urban Regeneration, Digital Connectivity, Transport and Skills and Enterprise Infrastructure*

Project Name	Project specific Indicators – Outputs
Arcade	<ul style="list-style-type: none"> • # of derelict buildings refurbished - 1 • # of heritage buildings renovated/restored - 1 • Amount of floorspace repurposed – 1157m2.
Market	<ul style="list-style-type: none"> • # heritage buildings renovated/restored – 1 • # trees planted – 13 • Amount of new parks/greenspace/outdoor space – 1282m2 • Amount of floorspace repurposed – 3402m2
Town Park	<ul style="list-style-type: none"> • Total length of new cycle ways – 0.159km • Total length of new pedestrian paths – 0.185km • Total length of pedestrian paths improved – 0.57km • Total lengths of road converted into cycling /pedestrian ways.0.47km • # trees planted - 55 • Amount of public realm improved – 556m2 • Amount of existing parks/greenspace/outdoor improved – 1988m2 • Amount of new parks/greenspace/outdoor space – 1848m2

Construction Skills Village	<ul style="list-style-type: none"> • Amount of capacity of new or improved training or education facility – 300 people • Number of closer collaborations with employers – 1 • # of learners/students/trainees gaining certificates, graduating, or completing courses - 270 • # of learners/students/trainees enrolled at new education and training facilities - 300
Building Revival Grant Scheme	<ul style="list-style-type: none"> • # heritage buildings renovated/restored – 6 • # of derelict buildings refurbished – 1 • # residential units provided – 29 • Amount of floorspace repurposed – 2351m2
Fibre Capability	<ul style="list-style-type: none"> • # additional enterprises with broadband access of at least 30mbps – 104 • # of additional residential units with broadband access of at least 30mbps – 39
Daisy Hill Neighbourhood	<ul style="list-style-type: none"> • # of derelict buildings refurbished – 3 • # of heritage buildings renovated/restored – 3 • # residential units improved/refurbished – 5 • # of trees planted – 20 • Number of residential units with green retrofits completed – 73 • # of sites cleared – 5 • Amount of floorspace repurposed – 2686m2 • # residential units improved - 23
Creative Hub	<ul style="list-style-type: none"> • # of derelict buildings refurbished - 1 • Number of new cultural facilities - 1 • Number of public amenities/facilities created – 1 • A total of 873 sqm of vacant town centre floorspace repurposed and brought back into use.
Sustainable Transport Modes	<ul style="list-style-type: none"> • Total length of new cycle ways – 0.9km • Total length of new pedestrian paths – 0.18km • Total length of resurfaced/improved road – 0.18km

9. Other Initiatives in Dewsbury...

As well as the Town Investment Projects Dewsbury is also being supported through other project initiatives which includes:

Transforming Dewsbury Bus Station



West Yorkshire Combined Authority in partnership with Kirklees Council are embarking on a £13.9m plan to transform the station. Plans included an improved interior design, better accessibility for all bus users and upgraded public entrances and exists.

WYCA are currently seeking further feedback from the previous consultation that took place in 2021, the Your Voice survey is open from the 22nd June 2023 – 2nd August 2023 - [Transforming Dewsbury Bus Station | Your Voice \(westyorks-ca.gov.uk\)](https://www.westyorks-ca.gov.uk/transforming-dewsbury-bus-station-your-voice)

Dewsbury Heritage Action Zone

Kirklees Council and Historic England Have been working in partnership since 2018 to deliver a Heritage Action Zone in Dewsbury. The scheme ran for 5 years and is due to finish in 2023. The aim of the scheme was to help protect Dewsbury Town Centre Conservation Area as many of the buildings remain unoccupied and are in a state of poor repair through lack of investment, maintenance, and neglect. The £2.55m that partners have committed to support the implementation of the HAZ has seen investment in buildings such as The Arcade and 63 Daisy Hill.

10. Contacts

Your Dewsbury TIP Team

Simon Taylor – Head of Town Centre Programme – Simon.Taylor@kirklees.gov.uk

Michelle Illingworth – ER Project Officer (Town Deal Programme Manager) – Dewsbury Town Deal -Michelle.Illingworth@kirklees.gov.uk

Project Leads

Andy Raleigh – ER Project Manager – Andy.Raleigh@kirklees.gov.uk

Chris Duffill – Head of Service Business and Skills – Chris.Duffill@kirklees.gov.uk

Carl Tinson – Digital Programme Team Leader – Carl.Tinson@kirklees.gov.uk

Thomas Fish – Strategic Partnership Lead – Housing Growth – Thomas.Fish@kirklees.gov.uk

Richard D Smith – Strategic Creative Development Manager – Richardd.Smith@kirklees.gov.uk

Charlie Wells – Freelance Programme Manager – Charlie.Wells@kirklees.gov.uk

Armin Alisic – Project Officer Strategy and Design - Armin.Alisic@kirklees.gov.uk

11. DLUHC Monitoring and Evaluation Reporting Timetable

Reporting period	Date submitted to DLUHC
2019/20 – 31 st March 2022	13 th June 2022
1 st April 2022 – 30 th September 2022	16 th December 2022
1 st October 2022 – 31 st March 2023	8 th June 2023
1 st April 2023 – 30 th September 2023	4 th December 2023
1 st October 2023 – 31 st March 2024	28 TH May 2024
1 st April 2024 – 30 th September 2024	TBC
1 st October 2024 – 31 st March 2025	TBC
1 ST April 2025 – 30 th September 2025	TBC
1 st October 2025 – 31 st March 2026	TBC