

# Dewsbury Town Investment Plan

Dewsbury Town Deal Monitoring Report  
25<sup>th</sup> July 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 8<sup>th</sup> 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 – 16 <sup>th</sup> May 2024 to 25 <sup>th</sup> July 2024	Activities planned next reporting period 5 <sup>th</sup> September 2024
The Arcade	Andy Raleigh	<ul style="list-style-type: none"> <li>• Contractors on site – second monthly contractor meeting undertaken</li> <li>• Window restoration taking place</li> <li>• Yorkshire Stone floor has been removed for cleaning and storage</li> <li>• Photography and Conservation Project 8<sup>th</sup> June – documented work in progress, and learnt about conservation principles and practices</li> </ul>	<ul style="list-style-type: none"> <li>• Mike Mawson will be conducting further visits with the photography group</li> </ul>
Market/Market Public Realm (former Town Park)	Andy Raleigh	<ul style="list-style-type: none"> <li>• Market Trader applications assessment – on going</li> <li>• Layout and costings for decant market ongoing.</li> <li>• Planning application not submitted – August 2024</li> <li>• Presentation of design proposals to “Outlookers” to gain feedback undertaken</li> <li>• Design workshop 5 conducted around planning requirements</li> <li>• Car Park Occupancy survey results received.</li> </ul>	<ul style="list-style-type: none"> <li>• Finalise layout and costings for decant market</li> <li>• Continue detailed design with BDP</li> </ul>
Better Spaces	Andy Raleigh	<ul style="list-style-type: none"> <li>• Planning application approved to relocate band stand to Crow Nest Park.</li> <li>• Continuation of detailed design with BDP</li> <li>• Traffic Road Order now published</li> </ul>	<ul style="list-style-type: none"> <li>• Continuation of detailed design with BDP</li> <li>• Phase 2 planned works commence</li> </ul>

Project Name	Project Lead	Reporting period – 16 <sup>th</sup> May 2024 to 25 <sup>th</sup> July 2024	Activities planned next reporting period 5 <sup>th</sup> September 2024
Construction Skills Village (Kirklees Build)	Chris Duffill	<ul style="list-style-type: none"> <li>• Continue 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.</li> <li>• Continued development of year 1 course provision by college.</li> <li>• Springfield scheme design and costs have been finalised</li> <li>• Springfield procurement works are ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• Complete Springfield works procurement.</li> <li>• Commence Springfield site works – August 2024</li> <li>• Ongoing business planning and curriculum development Preparation of reports to Cabinet/College Corporation</li> </ul>
Building Revival Grant Scheme	Michelle Illingworth/James Blamires	<ul style="list-style-type: none"> <li>• Homeworld – Completed</li> <li>• 6-10 Westgate - Completed</li> <li>• Former Principals Outline Application assessed by project team – Invitation to proceed to Full Grant Application permitted for shop front scheme</li> <li>• Other applications being considered</li> </ul>	<ul style="list-style-type: none"> <li>• Completion of Full Grant Application for Principals.</li> </ul>
Fibre Capability	Carl Tinson	<ul style="list-style-type: none"> <li>• Project completed</li> </ul>	<ul style="list-style-type: none"> <li>• Project completed</li> </ul>
Daisy Hill Neighbourhood/ Field House	Thomas Fish/David Wildman	<ul style="list-style-type: none"> <li>• Works continue onsite with contractors, recent progress made with removal of the roof</li> <li>• Town Board banner has been commissioned and installation to take place w/c 22<sup>nd</sup> July. Placement to be on Field House scaffolding.</li> </ul>	<ul style="list-style-type: none"> <li>• Hoardings - design and installation of Dewsbury Marketing material - ongoing</li> </ul>

Project Name	Project Lead	Reporting period – 16 <sup>th</sup> May 2024 to 25 <sup>th</sup> July 2024	Activities planned next reporting period 5 <sup>th</sup> September 2024
		<ul style="list-style-type: none"> <li>Valuation /Scope potential for acquisition opportunities undertaken by consultants</li> </ul>	
Creative Culture Programme – Taking a Lead	Richard Smith/Charlie Wells	<ul style="list-style-type: none"> <li>Ukulele project completed in schools – 2 primary schools involved with 137 pupils taking part – report to be circulated</li> <li>Bollywood Film event and Apna Bazaar at DTH – 20th April completed</li> <li>Worldwide Food Festival – 1<sup>st</sup> June led by Arcade Group delivered with great feedback and attendance</li> <li>Taking a Lead project will complete July 2024.</li> </ul>	<ul style="list-style-type: none"> <li>Art House – Well Place Project to receive keys for units within the Princess of Wales Precinct where Children Arts School will open and deliver activities during Summer - Autumn 2024</li> <li>End of programme evaluation report to be undertaken and shared with stakeholders and Town Board.</li> </ul>
Creative Hub	Town Board Group	<ul style="list-style-type: none"> <li>No further activities</li> </ul>	
Sustainable Transport Modes	Armin Alisic	<ul style="list-style-type: none"> <li>Bond Street Traffic Road Order (TRO) adverts advertised, ends 1<sup>st</sup> August.</li> <li>Bond Street contractor ready to commence works in September subject to TRO outcome</li> <li>Bond Street Road Closure plans underway</li> </ul>	<ul style="list-style-type: none"> <li>Outcome of TRO advertisement</li> <li>Road closure plans confirmed</li> </ul>



### 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 – July 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	<b>£1.310m</b> <b>£1.246m (re allocation Creative Hub)</b>	£2.565m	£600k Getting Build Fund £4.441m National Heritage Lottery Fund £107k NHLF Other £34k	£10.303m	£2.156m	£8.147m
Market	<b>£6.600m **</b>	£8.400m	£0	£15m	£3.311m	£11.689m
Market Public Realm (former Town Park) includes Better Spaces Public Realm Civic space	<b>£6.250m **</b>	£8.130m	£0	£14.38m	£669k	£13.711m
Creative Hub (Capital & Rev)	<b>£1.680m (£1.246m reallocated, £434k remaining)</b>	£0	£0	£434k	£71k	£363k
Building Revival	<b>£3.150m</b>	£1.25m	£268k Private Sector Investment – (target £2m, subject to applications) £280k Heritage Action Zone	£4.9m	£1.210m	£3.690m
Daisy Hill Neighbourhood and Field House	<b>£2.220m</b> (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	£689k	£10.611m
Sustainable Transport Modes	<b>£1.325m</b>	£0	£0	£1.325m	£137k	£1.118m
Construction Skills Village	<b>£1.5m</b>	£750K	£0	£2.25m	£32k	£2.218m
Fibre Capability	<b>£250k</b>	£0	£0	£250k	£250k	£0k
Cultural Events	<b>£515k</b>	£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 – full allocation received
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	
<b>Total</b>	<b>£1,240,000</b>	<b>£1,245,850</b>	<b>£4,826,183</b>	<b>£5,893,843</b>	<b>£477,854</b>	<b>£0</b>	

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

Likely	Impact	Severity	Log Ref	Title	Description	Scheme	Owner	Action Update
4	5	20	MP-Ri-142	Cost and budget	There is a risk that the costs will be higher than the budget because of inflation, market forces, delayed implementation and unanticipated project costs, which could result in a reduction in scope and quality of finished product	Dewsbury Market	Andy Raleigh	14/06 (AR): BDP to explore savings/ reductions on Market & Town Park proposal to bringing the project back in line with the current budget.
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	14/06 (AR): Full planning application targeted for July-24.
3	4	12	MP-Ri-099	Budget	There is a risk that the regenerative aspirations of Daisy Hill are not met because the budget is not large enough to acquire the critical mass of buildings and land to attract a development partner and change the nature of the area. This would result in the current problems around Daisy Hill not being resolved, regeneration benefits not being realised and potentially land and buildings owned by the council that become a liability.	Daisy Hill	Julie Greatbatch	25/06 (JG): No change from last month, work continues. C&W lined up and ready to start work. Final details of scope being agreed.
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	25/06 (MI): Reduced offer of grant being considered for shop front only if owner cannot produce financial information as requested.
3	4	12	MP-Ri-155	Management	There is a risk that the Arcade Group is ineffective in the management of the Arcade once the lease has been granted and it is therefore left to the Council to manage the day to day running.	Dewsbury Arcade	Andy Raleigh	14/06 (AR): The effectiveness of Arcade Group will materialise as they demonstrate capability to achieve 50% let before Spring 2025 (ahead of Lease being granted).
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	14/06 (AR): Contingency and a client project reserve is in place. Regular and effective cost control monitoring being implemented.

## 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. July 2024

Project Name	Previous Reporting RAG Status	RAG Status Now		Executive Summary
Arcade				Rag status green, project on site.
Market				Rag status changed from Red to Amber to reflect recent estimated costs and outline programme.
Market Public Realm (former Town Park)				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)				Rag status continues to be green
Construction Skills Village				Rag status continues to be amber
Building Revival Scheme				Project delivering on spend and activities but continues to have a amber status as applications progress
Fibre Capability				Project completed/delivered
Daisy Hill Neighbourhood - Acquisition				Project delivering on spend and activities. Field House started on site
Creative Culture Programme Taking a Lead				Project delivered and complete July 2024
Creative Hub				Project paused – reallocation of funds to support Arcade
Sustainable Transport Modes				Rag status continues to be amber, TRO outcome still to be determined

## 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*

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

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

## 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 22<sup>nd</sup> June 2023 – 2<sup>nd</sup> August 2023 - [Transforming Dewsbury Bus Station | Your Voice \(westyorks-ca.gov.uk\)](https://www.westyorks-ca.gov.uk/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

David Wildman – Strategic Partnership Lead – Town Centres [David.Wildman@kirklees.gov.uk](mailto:David.Wildman@kirklees.gov.uk)

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### Project Leads

Andy Raleigh – ER Project Manager – [Andy.Raleigh@kirklees.gov.uk](mailto:Andy.Raleigh@kirklees.gov.uk)

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## 11. DLUHC Monitoring and Evaluation Reporting Timetable

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