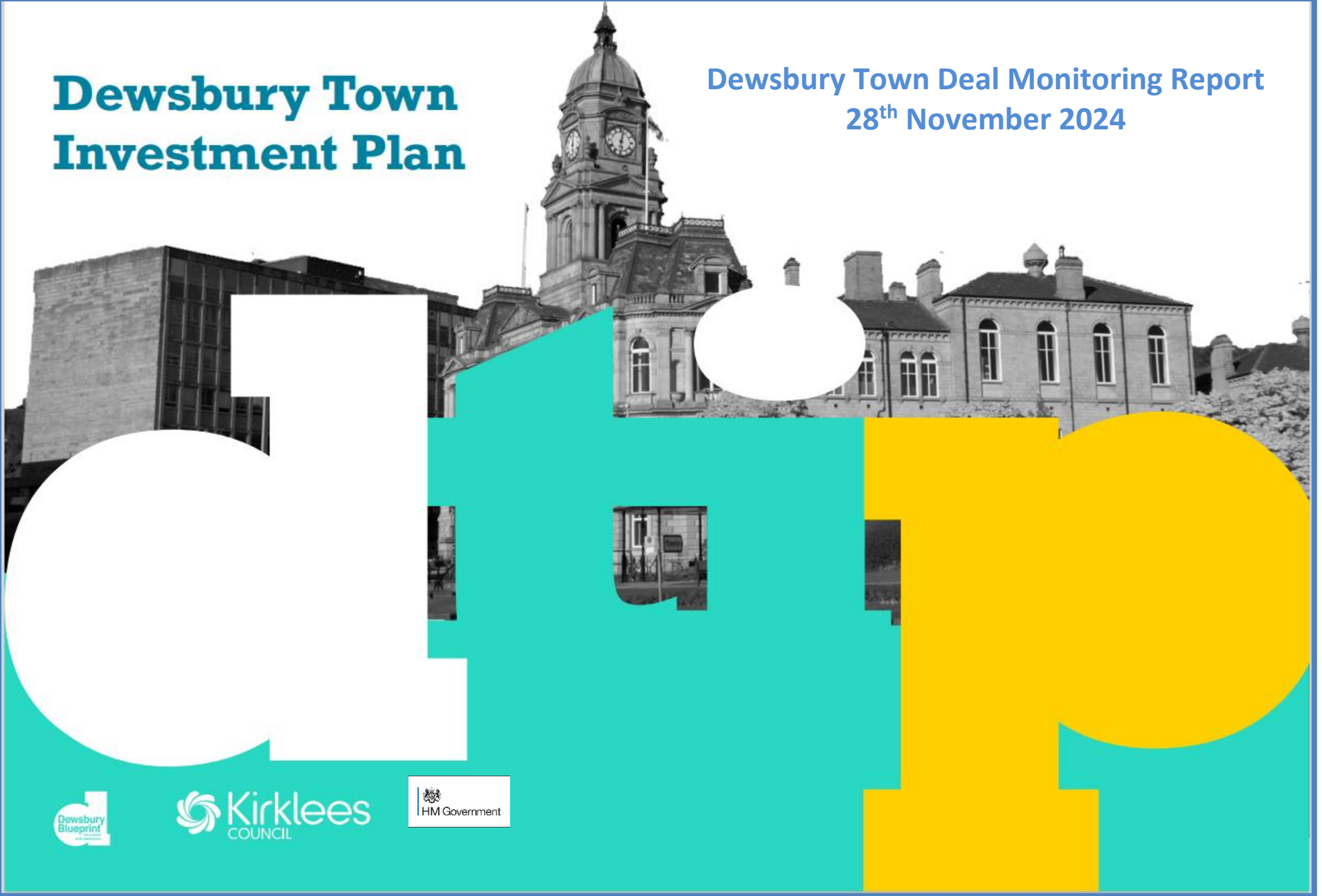


# Dewsbury Town Investment Plan

Dewsbury Town Deal Monitoring Report  
28<sup>th</sup> November 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 would be awarded £24.8m to deliver the plan.

The TIP sets out an understanding of Dewsbury and focuses on the town's assets, opportunities and challenges as well as detailing wider investment and interventions. The TIP consists of 9 projects all of which were developed by Kirklees Council with input from the community through wider engagement and ultimately endorsed 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 within the TIP are summarised below:

### 1. 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.

### 2. 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.

### 3. Town Park

This project will 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.

### 4. 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 Springfield College campus and will be developed in partnership by Kirklees College, Kirklees Council and industry partners.

#### **5. Building Revival Scheme**

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

#### **6. 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.

#### **7. Daisy Hill Neighbourhood**

Project will take the first steps in creating a new neighbourhood with the acquisition of land and buildings to create 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.

#### **8. Creative Culture Programme - Cultural Events – Taking a Lead**

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.

#### **9. Sustainable Transport Modes**

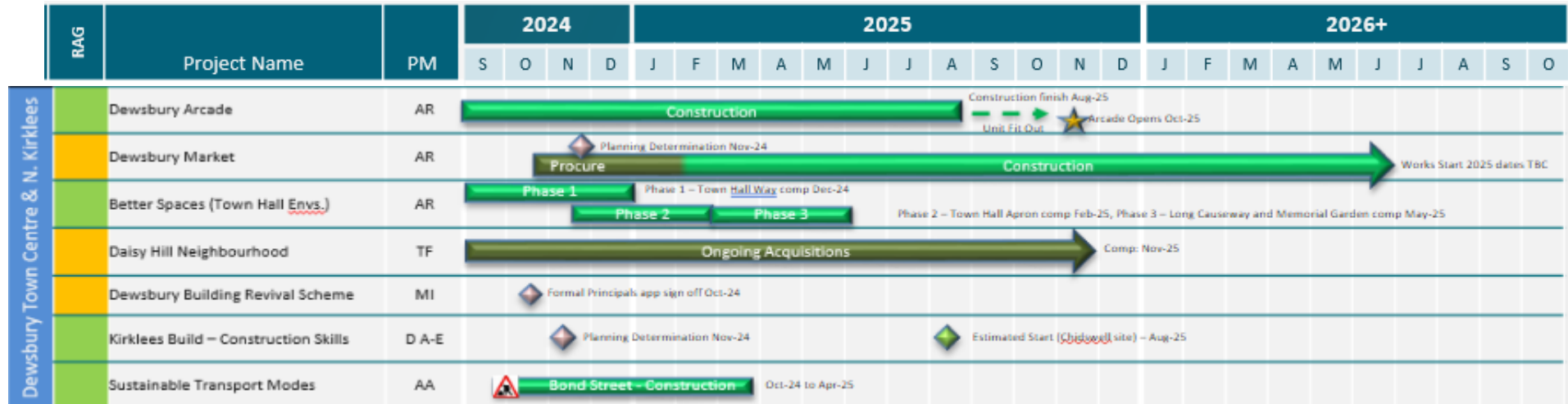
Walking and cycling infrastructure improvements including footway widening to Bond Street to promote pedestrian safety and will include removal of parking bays and reassignment to help facilitate.

## 2. Recent and Planned Progress

Project Name	Project Lead	Reporting period – 3 <sup>rd</sup> October 2024 – 28 <sup>th</sup> November 2024	Activities planned next reporting period 6 <sup>th</sup> February 2025
The Arcade	Andy Raleigh	<ul style="list-style-type: none"> <li>• Meanwhile space now open at No.25 Princess of Wales precinct. Open to the public Wed/Fri and occasional Sat 10am – 2pm</li> <li>• Partnership with Kirklees College ongoing – artwork on display in No.25</li> <li>• Portfolio of ‘before’ images of the Arcade has been created</li> <li>• First floor strengthening works started</li> <li>• Masonry cleaning and repair works on going</li> <li>• Below ground drainage and duct works now complete</li> <li>• Crash decks erected for first floor strengthening works</li> </ul>	<ul style="list-style-type: none"> <li>• First and second fix electrical, mechanical and joinery to commence</li> </ul>
Market/Market Public Realm (former Town Park)	Andy Raleigh	<ul style="list-style-type: none"> <li>• Awaiting outcome of Planning application</li> <li>• Work on-going to finalise Stage 3 costs and detailed design with BDP</li> <li>• Decant layout and costings continue</li> <li>• Town Park and Market Highways follow up meeting undertaken</li> <li>• Hostile Vehicle Mitigation (HVM) – full site assessment undertaken, and consultation undertaken with trade reps.</li> </ul>	<ul style="list-style-type: none"> <li>• Stage 3 Design to conclude</li> <li>• Trader engagement to commence January 2025</li> <li>• Outcome of decant layout and costs to be known and reviewed by project team</li> <li>• Tender process to commence early 2025</li> </ul>
Better Spaces (Public Realm) Town Hall	Andy Raleigh	<ul style="list-style-type: none"> <li>• Phase 1 works continue to the rear of Town Hall Way</li> <li>• Trial pits undertaken as part of the amphitheatre works for Phase 2</li> <li>• Stone tenders out for Phase 2 works</li> <li>• Tender out w/c 18<sup>th</sup> of November for steps as part of memorial gardens works in Phase 2</li> <li>• HVM works still ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• Phase 2 planned works commence</li> <li>• Outcome of HVM discussions and site visits known</li> </ul>

Project Name	Project Lead	Reporting period – 3 <sup>rd</sup> October 2024 – 28 <sup>th</sup> November 2024	Activities planned next reporting period 6 <sup>th</sup> February 2025
Construction Skills Village (Kirklees Build)	Chris Duffill	<ul style="list-style-type: none"> <li>Springfield procurement completed and physical works for Phase 1 at Springfield Campus are underway. Includes the provision of a modular building, tent structure and compound area</li> <li>32 learners enrolled onto construction courses which started in September.</li> <li>Second phase at Chidswell still awaiting outline planning approval - highways and other matters still to be resolved</li> <li>Continue to work with college on other strands of activity at Springfield Site including Virtual Reality plant hire training facility for students</li> </ul>	<ul style="list-style-type: none"> <li>Outline planning approval</li> <li>Highway matters resolved</li> <li>Continuing to work with college to explore other opportunities at Springfield site</li> <li>Virtual Reality Training Facility on stream</li> </ul>
Building Revival Grant Scheme	Michelle Illingworth	<ul style="list-style-type: none"> <li>Former Principals -awaiting contractor quotes</li> <li>Enquiry Saleem House on Halifax Road, communication undertaken with owner, due diligence checks in place</li> </ul>	<ul style="list-style-type: none"> <li>Outcome of Principals application</li> <li>Completion of final Grant Overview form for Saleem House</li> </ul>
Fibre Capability	Carl Tinson	<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>Field House - works continue onsite with contractors, roof has been removed and new steel structure now being installed.</li> <li>Valuation /Scope potential for acquisition opportunities undertaken by consultants on going</li> </ul>	<ul style="list-style-type: none"> <li>Hoardings for Field House- design and installation of Dewsbury Marketing material – ongoing</li> <li>Session with Historic England to discuss 63 Daisy Hill</li> <li>Further discussion on potential acquisition</li> </ul>
Creative Culture Programme – Taking a Lead	Richard Smith/Charlie Wells	<ul style="list-style-type: none"> <li>Evaluation Report completed and to be distributed to board members</li> <li>Scheme now completed</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>Construction started on site 7th October 2024</li> </ul>	<ul style="list-style-type: none"> <li>Experimental Traffic Road Order (ETRO) implemented to the bottom of Bond Street</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 – November 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	£2.973m	£7.33m
Market	<b>£6.600m **</b>	£8.400m	£0	£15m	£4.053m	£10.947m
Market Public Realm (former Town Park) includes Better Spaces Public Realm Civic space	<b>£6.250m **</b>	£8.130m	£0	£14.38m	£934k	£13.447m
Creative Hub (Capital & Rev)	<b>£1.680m (£1.246m reallocated, £434k remaining includes £50k RDEL)</b>	£0	£0	£434k	£71k	£363k
Building Revival	<b>£3.150m</b>	£1.25m	£268k Private Sector Investment £280k Heritage Action Zone (All allocated)	£4.94m £4.4m (ex-match funding)	£1.233m	£3.167m (ex-private investment)
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	£11.27m	£1.455m	£9.815mm
Sustainable Transport Modes	<b>£1.325m</b>	£0	£0	£1.325m	£156k	£1.169m
Construction Skills Village	<b>£1.5m</b>	£750K	£0	£2.25m	£50k	£2.2m
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) £16,689,971

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. November 24.

Likely			Project			Severity			Log Ref	Title	Description	Scheme	Owner	Action Update
4	3	20				142	budget	market forces, delayed implementation and unanticipated project costs, which could result in a reduction in scope and quality of finished product	Market	Andy Raleigh	QS and design work continues.			
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	08/10 (AR): Arcade Group have promotions planned for the new year in order to promote rentals. There will be no further update to this risk until Spring-25, when the Group will report back on how much space has been let.						
4	3	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	08/10 (AR): Timber survey has been received and work now ongoing to establish full cost estimate for repair works. Slab replacement on ground floor (£34k) has come out this period. National Lottery Heritage Fund grant contingency was initially £167k and £31k has been taken to cover the cost of window repairs up to the current period. Additional costs will need to be covered. Grant contingency remaining amount *****						
3	4	12	MP-Ri-282	TRO Objections	There is a risk that objections may arise during the TRO's process posing a significant risk to the start of Phase 3 construction	Better Spaces (Public Realm) - Town Hall Environs	Andy Raleigh	08/10 (AR): Email received from TRO team to confirm TRO advert will be going out for public consultation in the coming weeks. Simon Tidswell has now left the organisation so AR is pursuing a more definite timescale. Scheme would be taken to 19th February CCLl if there were any objections.						
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	Thomas Fish	16/10 (TF): WYCA revenue support and Capital Grant Funding has reduced to cover other projects/ budget pressures, which increases the short term delivery risk of the Daisy Hill project. RAG to remain the same for now, however work is continuing on property acquisitions and amount of budget required to progress the scheme has not been finalised. Other funding opportunities are still being pursued.						
4	3	12	MP-Ri-100	Resources	There is a risk that limited council resources in Acquisition & Disposals, Assets, Legal will not facilitate acquisition timetable including potential CPOs because the process is very resource intensive, and the acquisition of properties is key to appointing a delivery partner to developed the area in a timely manner.	Daisy Hill	Thomas Fish	16/10 (TF): No change since previous update. Work continues. WYCA budget is covering C&W costs.						

## 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. November 2024

Project Name	Previous Reporting RAG Status	RAG Status Now		Executive Summary
Arcade	Green	Green		Rag status green, project on site, but subject to change depending on the outcome of the new emerging risks
Market	Amber	Amber		Scheme continues to report Amber pending decision on the approach to the market decant.
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)	Green	Green		Rag status continues to be green
Construction Skills Village	Green	Green		Rag status changed to green to reflect Springfield interim scheme
Building Revival Scheme	Green	Amber		Project delivering on spend and activities, but amber status reflects delay to application for Principals
Fibre Capability	Green	Green		Project completed/delivered
Daisy Hill Neighbourhood - Acquisition	Green	Amber		Rag status changed from green to amber due to resource constraints
Creative Culture Programme Taking a Lead	Green	Green		Project delivered and complete July 2024
Creative Hub	Red	Red		Project paused – reallocation of funds to support Arcade
Sustainable Transport Modes	Amber	Green	Green	Rag status changed to green as no TRO objections, started on site October

## 8. Project Outputs

Ministry of Housing, Communities & Local Government (MHCLG) 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.

### 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.

### TransPennine Route Upgrade

The TransPennine Route Upgrade is a major multi-billion-pound programme of railway improvements connecting passengers in the North between Manchester, Huddersfield, Leeds and York. The programme will transform the main line offering more reliable, faster and greener trains. Works on the Dewsbury to Leeds section of the TRU have reached the halfway mark and will offer up to six fast services and two stopping every hour between Leeds and Manchester and will include Dewsbury Train Station.

## 10. Contacts

### Dewsbury TIP Team

David Wildman – Head of Town Centre Regeneration [David.Wildman@kirklees.gov.uk](mailto:David.Wildman@kirklees.gov.uk)

Michelle Illingworth – Town Deal Project Manager [Michelle.Illingworth@kirklees.gov.uk](mailto:Michelle.Illingworth@kirklees.gov.uk)

### Project Leads

Andy Raleigh – Programme Manager, Dewsbury [Andy.Raleigh@kirklees.gov.uk](mailto:Andy.Raleigh@kirklees.gov.uk)

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## 11. MHCLG Monitoring and Evaluation Reporting Timetable

<b>Reporting period</b>	<b>Date submitted</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	21 <sup>st</sup> November 2024
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