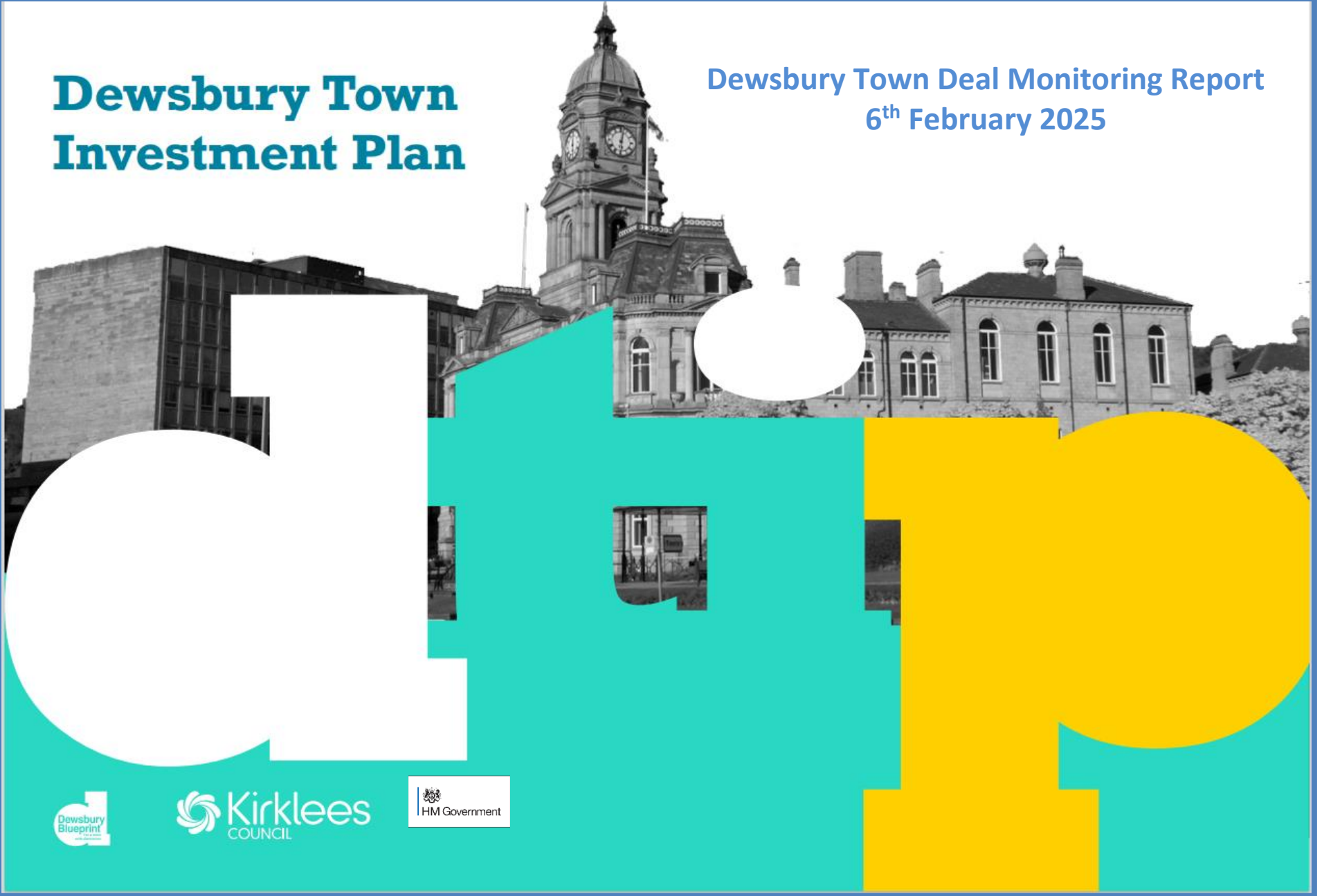


Dewsbury Town Investment Plan

Dewsbury Town Deal Monitoring Report
6th February 2025



Content

1. Our Town Investment Plan Projects
2. Recent and Planned Progress
3. Key Milestones
4. Finance
5. Funding Received
6. High Severity Risks
7. Project Progress Risk
8. Project Outputs
9. Other Initiatives
10. Contacts
11. MHCLG Monitoring and Evaluation Reporting Timetable

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 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.

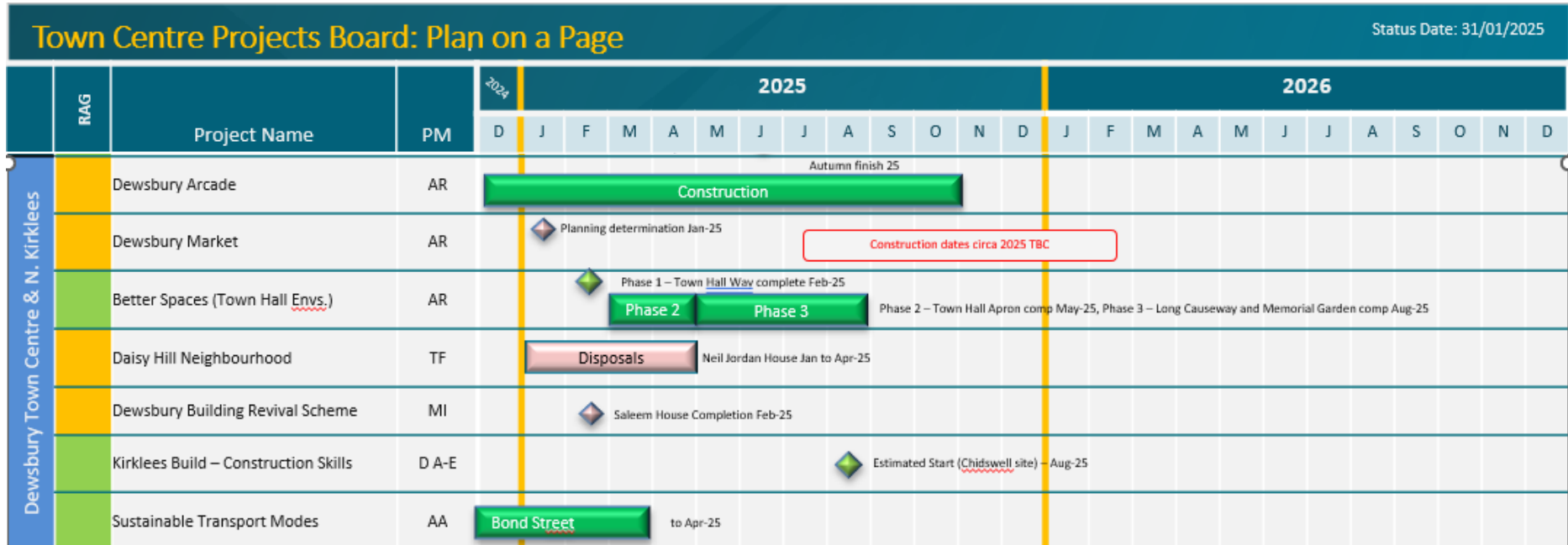
2. Recent and Planned Progress

| Project Name | Project Lead | Reporting period – 28 th - 6 th February 2025 | Activities planned next reporting period 1 st May 2025 |
|---|----------------------|--|---|
| The Arcade | Andy Raleigh | <ul style="list-style-type: none"> Window refurbishment - ongoing First floors strengthened Scaffolding erected Market Place side to allow for inspection works to be undertaken on the roof Stone repairs/pointing continue the North elevation Access agreements in place with neighbouring businesses First and second fix electrical, mechanical and joinery works started Detailed Programme Review underway to address delays, conversations ongoing with Arcade Group. | <ul style="list-style-type: none"> Review of Market Place roof Security fence and roof access works reviewed Scaffolding to be erected within the lift shafts as part of internal wall works |
| Market/Market Public Realm (former Town Park) | Andy Raleigh | <ul style="list-style-type: none"> Awaiting outcome of Planning application – still outstanding aiming for January 25 Stage 3 design and associated cost estimate still ongoing Trader engagement not commenced – new date of March 25 Draft delivery programme for Market Decant underway, includes updated decant layout for container positions Expression of Interest (EOI) for single stage construction contract released - 9 companies have responded to this. | <ul style="list-style-type: none"> Stage 3 Design to conclude Trader engagement to start March Tender process to commence early 2025 |
| Better Spaces (Public Realm) Town Hall | Michelle Illingworth | <ul style="list-style-type: none"> Phase 1 works continue to the rear of Town Hallway, surfacing works including paving undertaken. Cement SILO now in situ Town Hallway in readiness for resurfacing works Longcauseway Taxi rank re located to opposite side Market Place flower bed has been removed and paved over | <ul style="list-style-type: none"> Phase 2 planned works commence Outcome of HVM discussions and site visits known Process of Temporary Traffic Regulation Order (TTRO) to close off taxi rank/parking layby opposite Memorial Gardens |

| Project Name | Project Lead | Reporting period – 28 th – 6 th February 2025 | Activities planned next reporting period 1 st May 2025 |
|--|---------------------------|---|---|
| | | <ul style="list-style-type: none"> Stone tenders received, Yorkstone contract now awarded, still awaiting granite tender returns. HVM works still ongoing | |
| Construction Skills Village (Kirklees Build) | Chris Duffill | <ul style="list-style-type: none"> Springfield procurement completed and physical works for Phase 1 at Springfield Campus completed. Planning Permission decision noticed granted Continue to work with college on other strands of activity at Springfield Site including Virtual Reality plant hire training facility for students | <ul style="list-style-type: none"> Continuing to work with college to explore other opportunities at Springfield site Virtual Reality Training Facility on stream |
| Building Revival Grant Scheme | Michelle Illingworth | <ul style="list-style-type: none"> Enquiry Saleem House on Halifax Road/Northgate, communication undertaken with owner, due diligence checks in place – on going | <ul style="list-style-type: none"> Completion of final Grant Overview form for Saleem House |
| Fibre Capability | Carl Tinson | <ul style="list-style-type: none"> Project completed | |
| Daisy Hill Neighbourhood/ Field House | Thomas Fish/David Wildman | <ul style="list-style-type: none"> Field House - Programme delay of 8 weeks against current programme Breakout of lift shaft walls and existing stairwells ongoing Removal of existing roof competed with 85% of new roof now completed Partition walls and metal ceiling works on going on all floors Floor joist installed on 4th floor now complete New steel works on 4th floor now complete Daisy Hill - Valuation /Scope potential for acquisition opportunities undertaken by consultants Cushman and Wakefield on going 63 Daisy Hill – discussion with Historic England on going | <ul style="list-style-type: none"> Further discussion on potential acquisition within Daisy Hill undertaken by Cushman and Wakefield Field House – demolition of internal walls and existing lift shaft Installation of steel beams and columns External stone repairs works. |

| Project Name | Project Lead | Reporting period – 28 th – 6 th February 2025 | Activities planned next reporting period 1 st May 2025 |
|--|-----------------------------|---|---|
| | | <ul style="list-style-type: none"> Neil Jordon House – Cushman and Wakefield options for next phase disposal undertaken | |
| Creative Culture Programme – Taking a Lead | Richard Smith/Charlie Wells | <ul style="list-style-type: none"> Project completed | |
| 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"> Phase 1 completed – Northgate to Union Street Junction Phase 2 – Union Street Junction to Grove Street underway and progressing well Experimental Traffic Road Order (ETRO) advertisement issued 23rd Jan – Dewsbury Reporter, Legal notices planned on site | <ul style="list-style-type: none"> Experimental Traffic Road Order (ETRO) implemented to the bottom of Bond Street Phase 3 started Grove Street to A638 Dewsbury Road |

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 – February 2025.

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 | £3.474m | £6.8m |
| Market | £6.600m ** | £8.400m | £0 | £15m | £4.3m | £10.6m |
| Market Public Realm (former Town Park) includes Better Spaces Public Realm Civic space | £6.250m ** | £8.130m | £0 | £14.38m | £1.22m | £13.15m |
| Creative Hub (Capital & Rev) | £1.680m (£1.246m reallocated, £434k remaining includes £50k RDEL) | £0 | £0 | £434k | £71k | £363k |
| Building Revival | £3.150m | £1.25m | £268k Private Sector Investment £280k Heritage Action Zone (All allocated) | £4.94m £4.4m (ex-match funding) | £1.206m | £3.194m (ex-private investment) |
| 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 | £11.27m | £1.772m | £9.497m |
| Sustainable Transport Modes | £1.325m | £0 | £0 | £1.325m | £338k | £987k |
| Construction Skills Village | £1.5m | £750K | £0 | £2.25m | £52k | £2.197m |
| 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) £16,690,221

| 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 | £793,045 | £0 | £3,387,453 – payments still due |
| Market Public Realm (former Town Park) and Better Spaces (Civic Space) | £0 | £0 | £0 | £1,382,250 | £2,621,050 | £0 | £ 4,003,300– 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 | |
| Total | £1,240,000 | £1,245,850 | £4,826,183 | £5,894,093 | £3,484,095 | £0 | |

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

Highest Severity Risks **Dewsbury & North Kirklees Schemes** **Status Date: 31/01/2025**  **New Risk**

| 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 | 16/01 (AR) Value engineering workshops held. Recommendations with prices from QS will be presented during meeting to be held 17th Jan-25 with Capital Delivery team. Board will be notified of agreement on 31st Jan-25. |
| 4 | 4 | 16 | 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 | 16/01 (AR): Current scheme delay has been negotiated between the contractor and Capital Delivery. Officers currently liaising with MHCLG to explore re allocation of Town Fund to support Arcade project. |
| 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 <u>land</u> and buildings owned by the council that become a liability. | Daisy Hill | Thomas Fish | 14/01 (KS): Work to establish other funding opportunities ongoing. Abi Brown has joined the team and will be working alongside KS and TF to progress this scheme. RAG rating considered and to remain at Amber due to risks around communication with owners of land/ property and potential for budget impact depending on responses. |
| 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 | 14/01 (KS): Abi Brown has joined the team, and conversations are being pursued with land/ property owners. Work being carried out by C&W will be pushed forward now the team is better resourced. RAG rating to remain the same until conversations with landowners are further along. |
| 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 | 16/01 (AR): Detailed programme review underway to address current delays to the project, ongoing conversations taking place with Arcade Group. |

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. February 2025.

| Project Name | Previous Reporting RAG Status | RAG Status Now | | Executive Summary |
|--|-------------------------------|----------------|-------|--|
| Arcade | Green | Amber | | Rag status changed from green to amber. Route to green is resolution of basement and roof areas. |
| 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 in line with the Market project |
| Better Spaces Public Realm (Civic Space) | Green | Green | | Rag status continues to be green |
| Construction Skills Village | Green | Green | | Rag remains green to reflect Springfield interim scheme now on site and live. |
| 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.*

| 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 £23,004,469 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

Michelle Illingworth – Town Deal Project Manager Michelle.Illingworth@kirklees.gov.uk

Project Leads

Andy Raleigh – Programme Manager, Dewsbury Andy.Raleigh@kirklees.gov.uk

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

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

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

11. MHCLG Monitoring and Evaluation Reporting Timetable

| Reporting period | Date submitted |
|--|--------------------------------|
| 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 | 21 st November 2024 |
| 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 |