

SCRUTINY 11.8.25

**OUR CULTURAL HEART
UPDATE ON PROGRESS**

**Approved by: David Wildman, Service Director,
Skills & Regeneration.**

**Cabinet member: Cllr Graham Turner, Finance
and Regeneration Portfolio Holder.**

Electoral ward: Newsome

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Looking into the park from Kingsgate

SUMMARY

- Huddersfield Blueprint launched in June 2019 to transform the town centre. Our Cultural Heart (OCH) is one of six target areas
- OCH delivers against one of the council's areas of focus, 'Investment and Place' and is a named programme
- The OCH Mobilisation Steering Group was established in Jan 2025 to work with all the services that have responsibilities as part of OCH to coordinate their pre and post opening budgets and preparations
- OCH reports monthly to programme board and Regen PHB
- To achieve other council capital project priorities Cabinet approvals have reallocated funding from the OCH construction budget



**Looking towards the food hall from the public square,
town hall in the background**

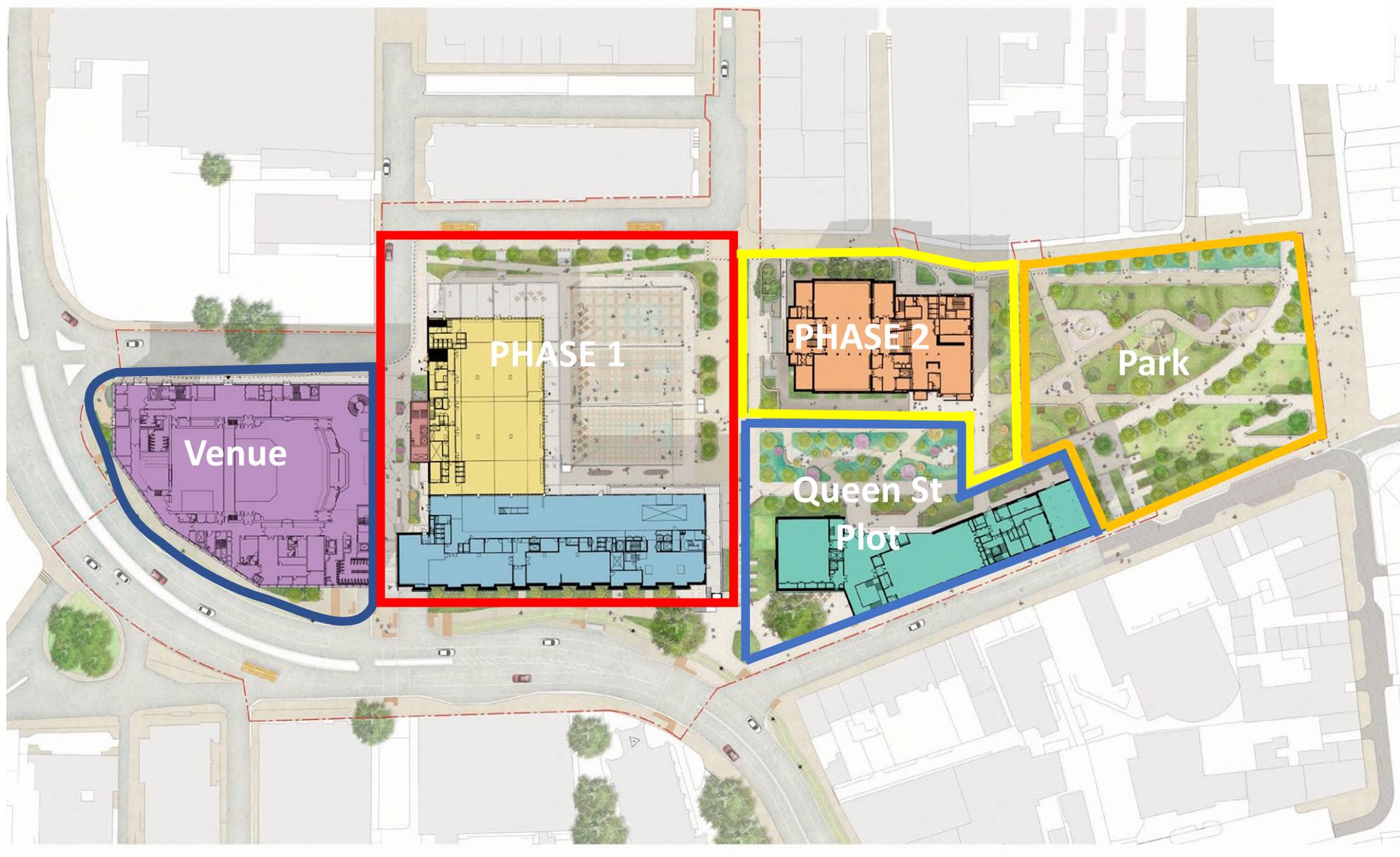
SUMMARY continued

- Progress is regularly reviewed by Cabinet using the gateway process where issues influencing the council, and the programme can be factored into future strategy. Gateways will be repeated for each phase
- Phased approach provides the flexibility to accommodate future strategy
- The next Cabinet report target date is September 2025 with the main focus being the next steps in the delivery of the museum & gallery, Phase 2 Gateway 4
- The programme has also been to Scrutiny several times and was last considered in September 2024 when a site visit took place, a visit will also take place this time
- A link to the latest OCH newsletter is provided on the last slide of this update
- Scrutiny is invited to note the progress made in developing the programme and the next steps



Looking towards the library from the public square

MASTER PLAN LAYOUT, FLEXIBILITY IN DELIVERY



-  LIBRARY
-  FOOD HALL
-  MUSEUM & GALLERY
-  QUEEN STREET PLOT
-  VENUE/MSCP
-  PUBLIC REALM/PARK

PHASE 2, GATEWAY 3, JANUARY 2025

Cabinet approved or delegated the following

1. Delegation to sign off the museum & gallery Phase 2 RIBA stage 3 design
2. Note the museum & gallery construction budget and approve the funding of Phase 2 to Gateway 4
3. The delegation of authority to award the Phase 2 Pre-Contract Services Agreement (PCSA) and the delegation of authority to instruct any enabling works prior to the contract sum being agreed
4. As part of the next stage of Phase 2 continue the appointment of the SDP, architect and engineer
5. Allocate council resources to support the construction programme if required
6. Drawdown a further £5.663m from the construction budget increasing the committed sum to £78.992m
7. Approve the reallocation of funding from the construction budget to the museum & gallery service for pre-opening capital costs subject to no other sources of funding being available (£14.48m)
8. Approve the reallocation of £421k from the construction budget to the Operational Services as set out in the report subject to no other sources of funding being available
9. The delegation of authority to explore ways of replenishing the construction budget following any reallocations of budget
10. The delegation of authority to undertake a review of the venue
11. The delegation of authority to deliver the programme to Phase 1 Gateway 5, Phase 2 Gateway 4 & develop the master plan
12. The delegation of authority to determine/conclude the operational services budgets for Phase 1 & Phase 2

PHASE 1

- New library
- Public Square/Public Realm
- Food hall
- Basements

DESIGN & BUILD CONTRACT

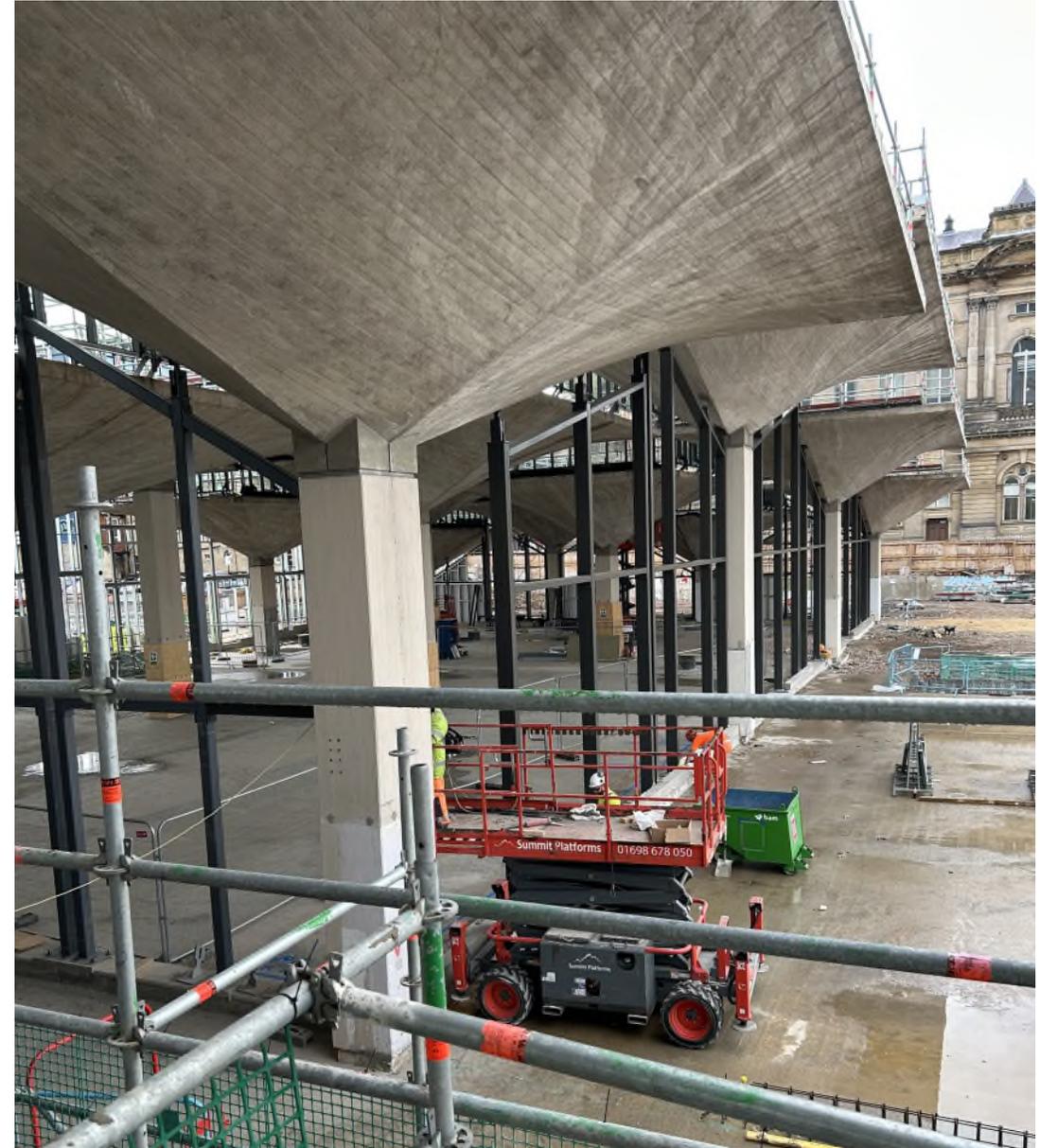
- BAM Construction Limited (BAM) have been carrying out works under the construction contract since August 2024. Initially the focus was on the demolition of the retail units and in the basement areas where there was more work than anticipated. These works are nearing completion, and activity has now moved on to replacing the concrete floors and installing the external glass and solid wall systems to the food hall. (see picture)

FOOD HALL

- The property will be let to and operated by a third-party food hall tenant. Marketing commenced in Q1 2025 with a target of completing the letting by Q4 25.

TIMLELINE

- Enabling works instructed under the PCSA, Asbestos removal & internal demolition March 24
- Planning/LBC revisions approved June 24
- Main contract commenced works. Construction compound on old car park plot. Contractor SV delivery begins. August 24
- Construction completion (Gateway 5) June 26
- Facilities operational Summer 26



External glass system to the food hall facing on to the public square, town hall in the background

PHASE 2

- Museum & Gallery
- Basements
- Public realm

DESIGN & BUILD CONTRACT, 2 stage process

Currently working with BAM in the pre-PCSA period and the museum & gallery team on the design review to incorporate cost savings. The other principal activity has been to de-risk the Grade II listed building ahead of the PCSA and construction periods. As part of this more asbestos was found than expected which is now being removed and is due to complete in November 2025.

Stage 1. Then under the PCSA, following the asbestos removal, work will include progressing the detailed design, further surveys as part of continuing the de-risking process, concluding the construction contract and agreeing the contract sum.

Revised Planning/LBC approvals will be required following the design review.

Stage 2. Subject to the outcome of Stage 1 the construction contract would then be awarded to BAM.

TIMLELINE

- | | | |
|--|--------|-------------|
| • Phase 2, Gateway 3 | | Jan 25 |
| • Phase 2, Gateway 4 | Target | Q2 26 |
| Commence construction on site | | |
| • Construction completion (Gateway 5), | Target | Q4 27/Q1 28 |
| • Facilities operational | | Q1/Q2 29 |



Looking towards the museum & gallery from King Street

MASTER PLAN DELIVERY

FUTURE PHASES

PLANNING

- Planning & listed building consents for the whole master plan were approved at the Strategic Planning Committee on the 2nd March 2023

VENUE

- A review of the venue proposals and strength of the market is ongoing including soft market testing to gauge the demand from potential tenants/operators. The review is due to complete in Q4 2025.

QUEEN ST PLOT

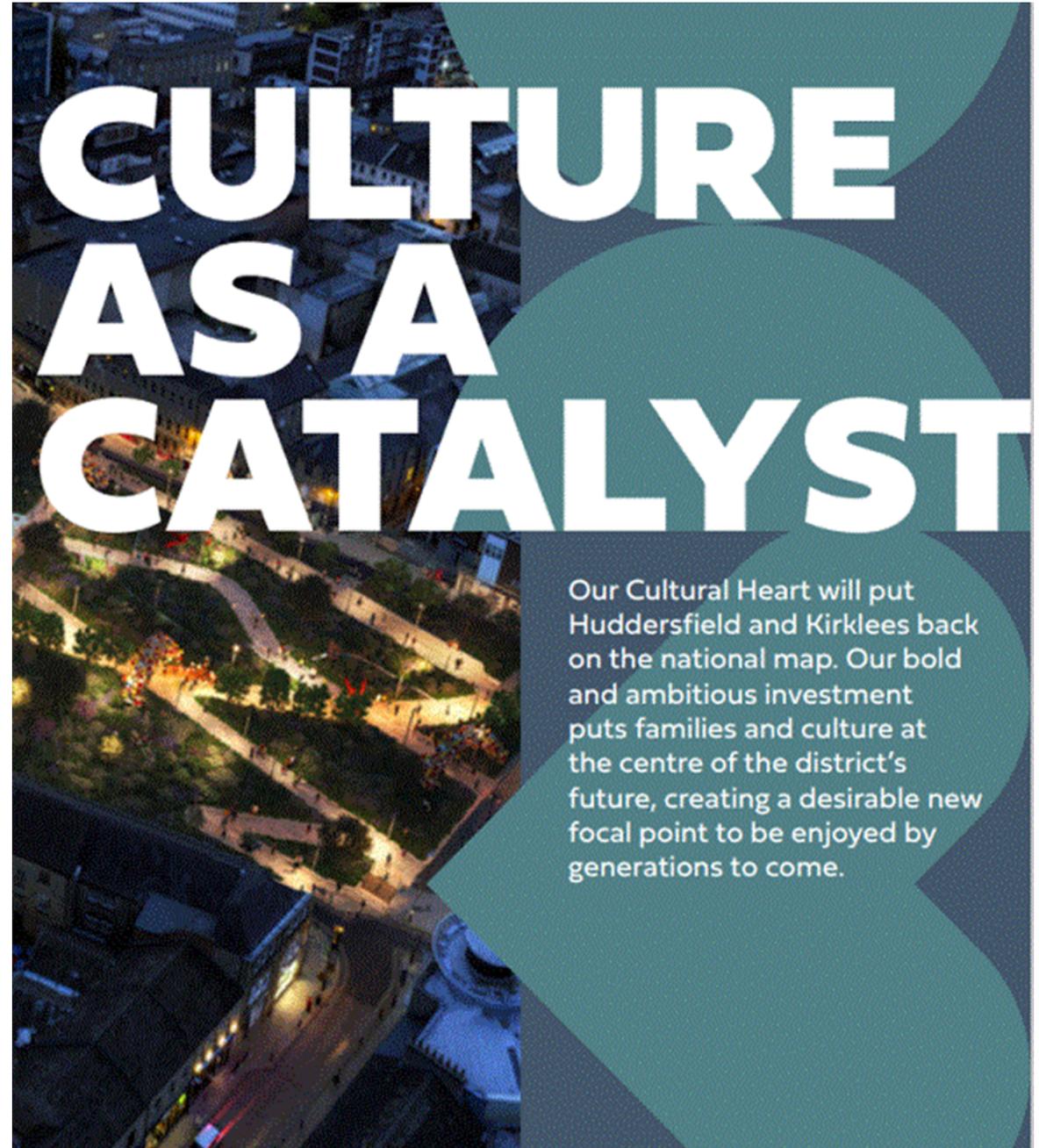
- Future developer opportunities on the plot include a hotel, residential and office, other uses also continue to be investigated. All the option appraisals require gap funding.

PHASING

- In parallel with the work on the venue a strategic review of the phasing delivery of the remaining assets is being concluded

VACANT POSSESSION

- Vacant possession of all the remaining units within the Piazza area of the master plan is deliverable to comply with phasing options





AERIAL VIEW OF OUR CULTURAL HEART, MASTER PLAN

QUESTIONS & DISCUSSION

[OUR CULTURAL HEART NEWSLETTER, SUMMER 2025](#)