

Dewsbury Neighbourhood Board

Date: 12/02/26

Title of report: Neil Jordan House Update

Purpose of report: This report is presented as an update to the board. It is not seeking advice or approval on any specific approach or decision at this time; its purpose is simply to inform Board members of current progress.

Public or private: Public

Has GDPR been considered? Yes, no personal data included.

1. Background

The premises consist of a Grade II Listed former station masters house, a two-storey stone building with a pitched a hipped blue slate covered roof incorporating ornate carved feature stonework. To the rear is a four storey plus basement stone building with pitched roof.

The property was most recently used as office accommodation with a mixture of open plan and cellular space. Externally to the front of the building is parking for approximately 5 vehicles.

The property occupies a prominent position fronting Dewsbury Ring Road (A638) at its junction with Wellington Road. The property sits opposite Dewsbury Railway Station and Car Park.

Two rounds of soft market testing in 2023 and 2024 showed limited interest.

Over both soft market testing exercises, where reasons were provided for no current interest, these included:

- Scale of the opportunity (too small)
- Location of the opportunity
- Viability concerns
- Lack of funding

2. Current Position

The property was marketed for sale in April 2025. Since then:

- Three cash offers for business/office use have been received.
- Three parties have expressed interest in residential conversion, with one formal proposal currently under evaluation by Cushman & Wakefield.
- Registered Providers of affordable housing have confirmed they are not currently interested in a purchase or undertaking conversion projects (now primarily dealing with new developments).

Neil Jordan House is a key heritage asset in Dewsbury town centre, and its redevelopment supports the Dewsbury Blueprint and Kirklees regeneration aims; successful redevelopment would enhance town centre living and preserve local character. The transformation of Field House (Station Apartments), directly opposite, demonstrates the positive impact and viability of similar schemes.

Risks if property remains unsold:

- Ongoing holding costs (security and maintenance).
- Further deterioration leading to higher future repair costs.
- Increased risk of anti-social behaviour, vandalism, and break-ins, impacting town centre safety and perception.

3. Information required to take a decision

This report provides an update only – no decision required at this stage.

4. Next steps and timelines

Establish preferred path to residential conversion, once the proposal currently being assessed has been considered by Cushman and Wakefield.

Update to be tabled at the next Dewsbury Neighbourhood Board

5. Officer recommendations and reasons

As set out in (3) above – no decision is required at this stage.

6. Assuming the development progresses further, the preference of the council is currently: Development Partnering – via Procurement Process (the development partner would enter an option agreement with the council and obtain the relevant planning consent before entering a Building Lease for the duration of construction and finally the freehold would be transferred to them; greater control over delivery however requires more council resources).

7. Contact officer

Louise Almond - Housing Growth Manager