

Dewsbury Neighbourhood Board

12th February 2026

Title of report: Acquisition of Strategic Property Update

Purpose of report:

To update Board with further information about the principle of the Council pursuing negotiations to acquire a strategic property within Dewsbury town centre using council match funding allocated for the Town Investment Plan Daisy Hill Neighbourhood project, as part of the wider regeneration aims.

Recommendation: That Board recognise the strategic and wider regeneration benefits for the town and support pursuing negotiation and acquisition and redevelopment of a key site in the town centre.

Reasons: Acquisition of the strategic property to further the regeneration aspirations for Dewsbury. This is a public report with a private appendix. Exempt information under Part 1 of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006 as the report contains information relating to the financial or business affairs of any particular person (including the authority holding that information). It was considered that the disclosure of the information would be contrary to confidential terms and that the public interest in maintaining the exemption outweighed the public interest in disclosing the information and providing greater openness and transparency in relation to public expenditure in the Council's decision making.

Public or private: Public with private appendix

Has GDPR been considered? Yes

2. Information required to take a decision

See private appendix

3. Implications

3.1 Working with People

Extensive community engagement has fed into the development of the existing and emerging regeneration plans for Dewsbury. If the principle of the strategic acquisition is agreed, engagement will be undertaken relating to acquisition and development of the site through the Board in furthering the regeneration aims for Dewsbury town centre.

3.2 Working with Partners

Relevant partners have been engaged in developing the existing and emerging regeneration plans for Dewsbury. Acquisition and redevelopment of strategic sites and properties in the town centre will require engagement with key partners which will be facilitated by the Board and relevant council officers.

3.3 Place Based Working

Placed based working principles have been embedded within the consultation and engagement that has been recently undertaken to feed into the regeneration plan for Dewsbury, which these proposals have the potential to deliver key outcomes. Placed based working will be embedded within any future redevelopment plans for potential future strategic land acquisition.

3.4 Climate Change and Air Quality

The acquisition and development of key sites within the town centre directly supports the reuse of sites in a well-connected, sustainable location, whilst contribution to the wider regeneration goals for the town.

3.5 Improving outcomes for children

The regeneration of Dewsbury, particularly the town centre, has always had a family friendly emphasis, with projects developed to reflect the need of encouraging families back into the town. The acquisition and redevelopment of key sites in the town centre will support these aims.

3.6 Other (e.g Legal, Finance, Risk, Integrated Impact Assessment or Human Resources)

Subject to Board approval, acquisition would be pursued using appropriate Kirklees Council powers, Cabinet Decisions and Officer Delegations in collaboration with the Board. The Council is the "Accountable Body" to MHCLG with responsibility for receiving and managing the Towns Fund and Pride in Place Regeneration Plan grant funding.

4 Consultation/Engagement

Consultation and engagement has recently been undertaken to feed into the regeneration plan for Dewsbury. These proposals have the potential to deliver key outcomes. Placed based working will be embedded within any future redevelopment plans for potential future strategic land acquisition.

5 Options

N/A

6 Next steps and timelines

Following the Board update and feedback, negotiation can be progressed to acquire the strategic property alongside plans to progress comprehensive redevelopment of the site.

7 Contact officer Thomas Fish, Acting Head of Town Centre Regeneration

8 Background Papers and History of Decisions (If applicable)

N/A

9 Appendices

Private Appendix

10 Service Director responsible (If applicable) Joanne Bartholomew, Service Director for Development