

Dewsbury Neighbourhood Board

Dewsbury Neighbourhood Board Meeting – 18th June 2026

Appendix: Refurbishment of strategic property- 27 Market Place

Background

On 25th March 2026 the Dewsbury Neighbourhood Board took the decision to acquire and repair 27 Market Place using the Town Deal Building Grant Revival Scheme (BGRS) funding to help safeguard investment in the town. The Board also made a commitment to invest in the property when the Pride in Place Programme was approved, this would facilitate the renovation to a standard to allow the sale or lease of the property in the future.

Capital Costs

The property was acquired for £75,000, which was within the surveyor's valuation range of £50,000 to £85,000. An assessment of the costs for refurbishment, fees, insurance, building control and contingency was £200,000. Therefore, the total capital investment through the BGRS Town Deal allocation was expected to be in region of £275,000.

This initial intervention was a basic refurbishment to ensure the building was repaired, made secure and watertight. Proposed works included frontage render repair, shop front repair & repaint, window repair/replacement, ventilation for cellar, roof and gutter repair, and plaster repair.

This scope of work did not include works to make the building useable in the short-term, but it was suggested that the Pride in Place programme capital funding could be used to bring the building back into use.

Revenue Costs

The holding costs for the property were estimated to be £5,000 per annum, this includes rates, utilities and insurance – but would exclude any costs incurred because of vandalism or damage. It was anticipated the building would be held for a maximum of five years with a view to renovating and selling or leasing the space as part of future plans.

Progress

The building was purchased in 2025, and surveys were undertaken on the condition of the roof and timbers, external render and asbestos. Asbestos removal was required before any works work allowed to be undertaken, and a strip out of the building was then completed.

The shop front has been painted in advance of render repair work and structural assessment was completed to recommend a redundant chimney was removed as part of the roofing works. The costs to date are shown below.

Costs to date		
Works - Including Purchase Fee	£	96,321.79
Surveys/Asbestos Removal	£	3,191.12
Professional Fees -Project Management / Strcutural Engineer	£	55,402.15
Total	£	154,915.06

The timber and structural surveys have identified additional works which are needed to bring the building into repair. An updated estimated cost for the refurbishment works indicates the works will cost an additional £131k and take the total investment to £361k.

Recommendations

It is recommended that Dewsbury Neighbourhood Board:

1. Note the content of this Report
2. Approve the use of £131k of additional funds for the refurbishment of 27 Market Place to a wind and watertight condition. Budget of £131k will be drawn from the Redevelop Underused Sites capital budget.
3. Commit to further investment in the property as part of the Pride in Place programme to facilitate the renovation, sale or lease of the property in the future. Costs for final fitout to be brought back to Board for approval.