

Dewsbury Town Investment Plan

Dewsbury Town Deal Monitoring Report
3rd October 2024



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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 has been awarded £24.8m to deliver the plan.

The Town Investment Plan sets out an understanding of Dewsbury and focuses on the town's assets, opportunities and challenges as well as detailing the aligned investment and interventions. The TIP consists of 9 projects all of which were developed by Kirklees Council and put forward 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 are:



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.



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.

Town Park

The proposal for this project is to 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.

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 with Kirklees College, Kirklees Council and industry partners.

Building Revival Scheme

The project focuses on improving shopfronts to Conservation Area standards and supporting the conversion of buildings to commercial and residential space.



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.

Daisy Hill Neighbourhood



Project will take the first steps in creating a new neighbourhood with the acquisition of land and buildings to create single 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.



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.



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 re assignment to help facilitate.

2. Recent and Planned Progress - Updating on what has been achieved against each project.

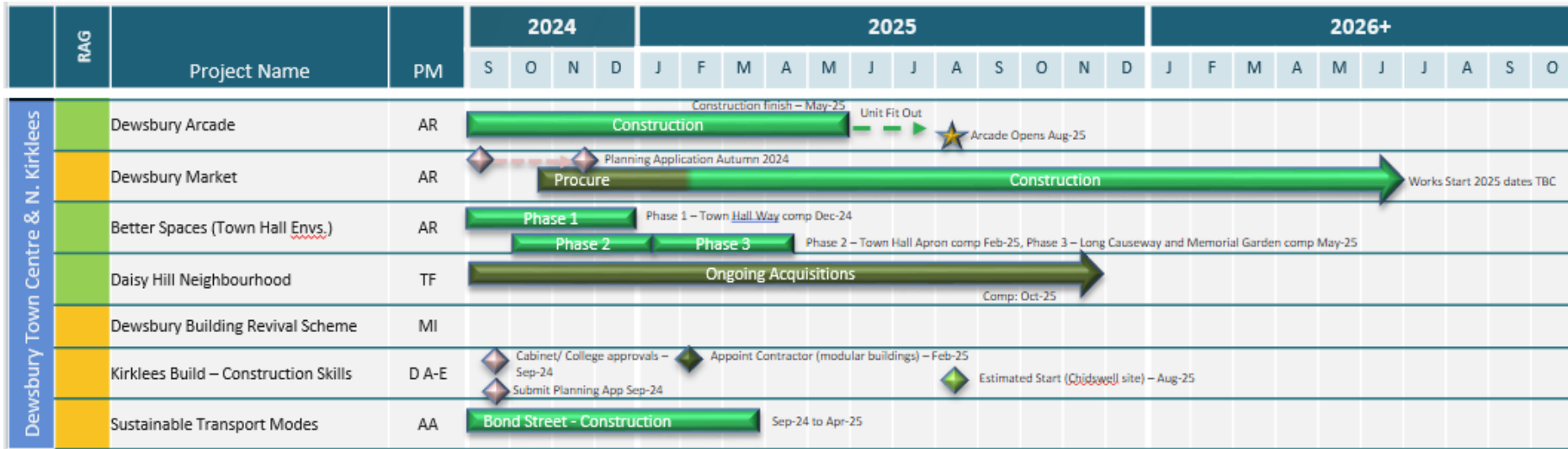
Project Name	Project Lead	Reporting period – 25 th July 2024 – 3 rd October 2024	Activities planned next reporting period 28 th November 2024
The Arcade	Andy Raleigh	<ul style="list-style-type: none"> • Meanwhile space now open at No.25 Princess of Wales precinct • Open to the public Wed/Fri and occasional Sat 10am – 2pm • Partnership with Kirklees College ongoing – artwork on display in No.25 • 7 out of the 10 Community Consultations undertaken with volunteers from Kumon y'all outside No.25 and at student welcome fairs • Portfolio of 'before' images of the Arcade has been created • Promotional and networking events continue • Duct work started • Restoration works to windows on going • Arcade glazed roof has been removed • Masonry and re pointing work underway • HLF Site visit undertaken 18th September 	<ul style="list-style-type: none"> • Investigation works to understand decay/rot in timber works • Photography and Conservation photo shoot to take place in October
Market/Market Public Realm (former Town Park)	Andy Raleigh	<ul style="list-style-type: none"> • Planning application submitted – August 2024 • Work on going to finalise costs and detailed design with BDP • Decant layout and costings continue • Highway works meeting undertaken with key council departments to discuss plans to highways around site 	<ul style="list-style-type: none"> • Outcome of Planning Application to be determined • Finalise layout and costings for decant market • Highway works planning continue

Project Name	Project Lead	Reporting period – 25 th July 2024 – 3 rd October 2024	Activities planned next reporting period 28 th November 2024
Better Spaces (Public Realm) Town Hall	Andy Raleigh	<ul style="list-style-type: none"> • Band stand removed from Memorial Gardens to then be relocated to Crow Nest Park after restoration work undertaken • Phase 1 works started to the rear of Town Hallway • Press release issued outlining project plans for Phase 2 works 	<ul style="list-style-type: none"> • Phase 2 planned works commence – after the 17th of November Remembrance Service
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 are underway. Includes the provision of a modular building, tent structure and compound area • 22 learners enrolled onto construction courses which started in September. • Second phase at Chidswell still awaiting outline planning approval - highways and other matters still to be resolved 	<ul style="list-style-type: none"> • Cabinet and college approval sought for delivery of project at Chidswell site
Building Revival Grant Scheme	Michelle Illingworth	<ul style="list-style-type: none"> • Former Principals – Invitation to proceed to Full Grant Application permitted for shop front scheme • Grant agreement form updated, awaiting contractor quotes • Communication made with Initial enquiries for Northgate and Market Place, applications not progressing as owners do not want to proceed with grant scheme 	<ul style="list-style-type: none"> • Completion of Full Grant Application for Principals. • Completion of final Grant Overview form • Grant agreement approval

Project Name	Project Lead	Reporting period – 25 th July 2024 – 3 rd October 2024	Activities planned next reporting period 28 th November 2024
		<ul style="list-style-type: none"> New enquiry for two shop fronts on Foundry Street – QPS travel and Elegant Blinds. 	
Fibre Capability	Carl Tinson	Project completed	<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 - works continue onsite with contractors, roof has been removed and new steel structure now being installed. Town Board banner installed 2nd of August onto external scaffolding. Valuation /Scope potential for acquisition opportunities undertaken by consultants 	<ul style="list-style-type: none"> Hoardings for Field House- design and installation of Dewsbury Marketing material - ongoing
Creative Culture Programme – Taking a Lead	Richard Smith/Charlie Wells	<ul style="list-style-type: none"> Taking a Lead project has completed, and a report/ end of presentation being developed Children Arts School opened and delivered children’s activities during Summer 2024 within the precinct. Art House – Well Place Project now have keys for 7 units within the Precinct, 3-year lease for meanwhile/pop up use for creative and community activities. 	<ul style="list-style-type: none"> Report to be presented at the next board meeting in November outlining key achievements and project outcomes/outputs
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"> Bond Street Traffic Regulation Order (TRO) adverts ended no objections recorded. Contract being finalised ahead of contractors starting on site end of September 	<ul style="list-style-type: none"> Confirmation of start on site

Project Name	Project Lead	Reporting period – 25 th July 2024 – 3 rd October 2024	Activities planned next reporting period 28 th November 2024
		<ul style="list-style-type: none"> Bond Street Road closure plans completed 	

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 – July 2024. **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	£2.576m	£7.727m
Market	£6.600m **	£8.400m	£0	£15m	£3.7m	£11.3m
Market Public Realm (former Town Park) includes Better Spaces Public Realm Civic space	£6.250m **	£8.130m	£0	£14.38m	£791k	£13.58m
Creative Hub (Capital & Rev)	£1.680m (£1.246m reallocated, £434k remaining)	£0	£0	£434k	£71k	£363k
Building Revival	£3.150m	£1.25m	£268k Private Sector Investment – £280k Heritage Action Zone	£4.94m	£1.212m	£3.73m
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	£1.26k	£10.008m
Sustainable Transport Modes	£1.325m	£0	£0	£1.325m	£143k	£1.18m
Construction Skills Village	£1.5m	£750K	£0	£2.25m	£42k	£2.208m
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) £13,683,980

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	£407,854	£0	£3,002,262 – payments still due
Market Public Realm (former Town Park) and Better Spaces (Civic Space)	£0	£0	£0	£1,382,250	£0	£0	£1,382,250 – 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	£5,893,843	£477,854	£0	

6. High Severity Risks – Open Programme Awareness risks with a severity rating of 15 or above, 12 being noted for awareness.
October 24

Highest Severity Risks Dewsbury & North Kirklees Schemes Status Date: 23/09/24									
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	11/09 (AR): BDP (designers) produced value engineering (VE) report to be reviewed by QS. Cultural Heart VE is to be reviewed in order to bring Market VE in line with decision making for that scheme.	
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 land and buildings owned by the council that become a liability.	Daisy Hill	Thomas Fish	22/08 (TF) The budget position at present is stable, but we continue to explore other opportunities for funding.	
3	4	12	MP-Ri-149	Cost and budget	There is a risk that the costs will be higher than the budget because of inflation, market forces, contractor availability, delayed implementation and unanticipated project costs, which could result in change in scope and quality.	Dewsbury Revival Grant Scheme	Michelle Illingworth	12/09 (MI) Response back from owner seeking quotes for the shop front scheme.	
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	11/09 (AR): No further update. Work continues by Arcade Group to advertise space to let.	
4	3	12	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	11/09 (AR): With timber surveys and window restoration work commencing it has become apparent there is additional work needed due to timber rot in windows costing £30,950.	
3	4	12	MP-Ri-282	TRO Objections	There is a risk that objections may arise during the TRO's process posing a significant risk to the start of Phase 3 construction	Better Spaces (Public Realm) - Town Hall Environs	Andy Raleigh	11/09 (AR): Statutory organisations (fire, police etc) not flagging issues with proposed scheme. Now out to public consultation and awaiting update from Highways. Last update provided from TRO team on 21st Aug was vague on timescales - AR chasing further update.	

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. July 2024

Project Name	Previous Reporting RAG Status	RAG Status Now		Executive Summary
Arcade	Green	Green		Rag status green, project on site.
Market	Red	Amber		Rag status changed from Red to Amber to reflect recent estimated costs and outline programme.
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
Better Spaces Public Realm (Civic Space)	Green	Green		Rag status continues to be green
Construction Skills Village	Green	Amber		Rag status continues to be amber
Building Revival Scheme	Green	Amber		Project delivering on spend and activities but continues to have a amber status as application still in progress 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, start on site September

8. Project Outputs

The Department of Levelling Up, Housing and Communities 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 £13.9m plan to transform the station. Plans included an improved interior design, better accessibility for all bus users and upgraded public entrances and exists.

WYCA are currently seeking further feedback from the previous consultation that took place in 2021, the Your Voice survey is open from the 22nd June 2023 – 2nd August 2023 - [Transforming Dewsbury Bus Station | Your Voice \(westyorks-ca.gov.uk\)](https://www.westyorks-ca.gov.uk/your-voice)

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.

10. Contacts

Your Dewsbury TIP Team

David Wildman – Strategic Partnership Lead – Town Centres David.Wildman@kirklees.gov.uk

Michelle Illingworth – ER Project Officer (Town Deal Programme Manager) – Dewsbury Town Deal [-Michelle.Illingworth@kirklees.gov.uk](mailto:Michelle.Illingworth@kirklees.gov.uk)

Project Leads

Andy Raleigh – ER Project Manager – Andy.Raleigh@kirklees.gov.uk

Chris Duffill – Head of Service 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. DLUHC Monitoring and Evaluation Reporting Timetable

Reporting period	Date submitted to DLUHC
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	TBC
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