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# **Kirklees Town Centre Delivery Study: Huddersfield**

## **FINAL DRAFT REPORT**

KIRKLEES COUNCIL

19 December 2016

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#### Disclaimer

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In light of the recent Referendum concerning the UK's membership of the EU, we are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. At this time organisations involved in the industry are reflecting on the potential implications of the UK leaving the EU. Since the Referendum date it has not been possible to gauge the effect of the impact on rental and capital values, along with other elements affecting property appraisal. Cushman & Wakefield continues to closely monitor market developments and trends in order that we can provide clients with the most up to date advice. The views contained in this document are provided in the context of this market uncertainty and as such our estimates and opinions are susceptible to change. Development appraisal results are particularly sensitive to changes in key variables such as cost and values. Accordingly we advise that clients have regard to this risk and may need to commission further advice before acting on the opinions expressed

## 1.0 Introduction

### Purpose

- 1.1 Cushman & Wakefield is instructed by Kirklees Council to assess the potential for additional residential development within the town centres of Huddersfield and Dewsbury. This report forms part of the evidence base in support of the emerging Local Plan. The key aspects of the brief were to:
- Provide evidence of the market for office floor space in Huddersfield and Dewsbury quantifying the realistic quantum of demand in each centre over the period of the Local Plan
  - Provide evidence of the market for residential development in both centres over the short, medium and long term
  - Provide recommendations for an investment and intervention strategy to help facilitate growth and development in each centre.
- 1.2 This report focuses on Huddersfield town centre. A separate report has been prepared for Dewsbury.

### Policy Context

- 1.3 This report is driven principally out of the need to better understand the potential for windfall residential development in the two town centres to support the evidence base of the Local Plan. However, there are a number of overlapping policy objectives that are relevant in particular:
- The need to support the delivery of the office sector in the two town centres and thus contribute towards the District wide need for commercial floor space and jobs
  - Reinforcing and sustaining the role of Huddersfield and Dewsbury as vibrant and important town centre hubs for the District
  - Council estate objectives including maximising income from its commercial portfolio, optimising the re use opportunities presented by surplus properties, and realising the regeneration of its major development sites such as Waterfront and Southgate in Huddersfield.
- 1.4 One of the strategies underpinning the draft Local Plan is the draft Kirklees Economic Strategy (KES) which includes priority actions to:
- Use housing growth to support economic development and quality of life, through delivery of more, better and affordable housing; including in town centres and through currently underused assets;
  - Seek, where possible, productive future uses for currently underused and vacant office buildings that have downward impact on rental values, but could for example be converted to apartments or student housing;
  - Provide new high quality office facilities in the main town centres to widen the choice of commercial premises, support local higher paid jobs, and reduce the need for out-commuting; and
  - Develop mixed use schemes in the town centre, to include quality residential and office space including at St George's Quarter, Waterfront Quarter and other prominent gateway sites.
- 1.5 In respect of planning policy context, the most relevant aspects of the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) to this report are:
- Ensuring deliverability of housing land supply and the potential of windfall sites

- Promoting the sustainable economic development
- Planning for town centre uses including offices and residential. Local planning authorities should adopt a 'town centre first' approach to office development.
- Providing an appropriate mix of housing to meet needs
- Ensuring that obsolete employment sites with no realistic prospect of employment use are re used for alternative development
- Ensuring 'whole plan' viability and deliverability.

1.6 In respect of windfall housing supply, the NPPF and NPPG recognise the potential for windfall housing supply and that an assessment of windfall potential could include review of past rates as well as potential site capacity. The report has therefore sought to establish the potential quantum of windfall that could arise from the two town centres.

## Methodology and Report Structure

1.7 The work is effectively separated into four key stages:

- Office market assessment – based on review of standard statistical data sources to determine the performance and potential of the office market in each centre. Availability of land and floor space has been considered alongside the letting transaction data to assess the office market potential.
- Residential market assessment – a review of the local residential market based on land registry data, new build activity and recent and projected development proposals
- Residential development capacity and viability assessment – research has been produced to ascertain the capacity and potential for additional residential development beyond that already committed in planning permissions and emerging allocations. Site inspections together with data from Valuation Office Agency (VOA) on vacant commercial floor space has been assessed. Indicative viability appraisals have been produced of sample schemes to test the potential for re use.
- Strategy recommendations – we have made a number of recommendations as regards how redevelopment can be accelerated in the context of the wider policy objectives of the Council.

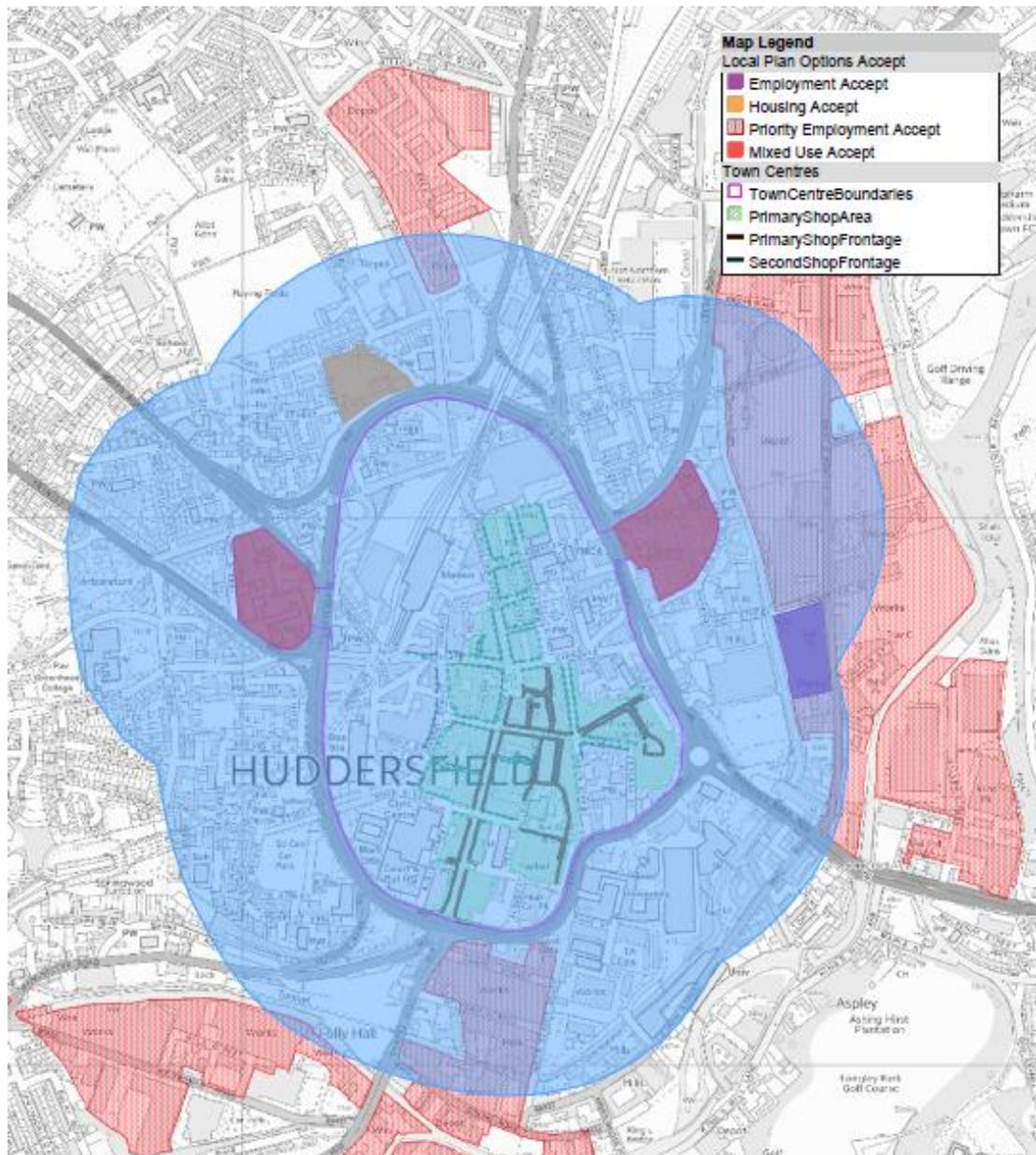
1.8 The remaining sections of the report follow the structure of these key work stages.

## 2.0 Study area definition and description

### Town Centre boundary

- 2.1 The focus of this study is the town centre of Huddersfield which comprises the primary and secondary shopping areas within the A62 Huddersfield ring road (Castlegate, Queensgate, Southgate and Northgate); and a 300m buffer around the ring road which captures a number of key strategic development sites including the former Kirklees College site (Trinity Central), Southgate, the Waterfront, University Quarter, former railway warehouse (St Georges Quarter), Former CoOp, Queensgate and the Lidl site, Manchester Road.

**Figure 2.1: Huddersfield Town Centre Study Area**



## 3.0 Office market assessment

### Description of office market

- 3.1 Huddersfield has a diverse office supply, offering a range of purpose built office accommodation in out of town business parks, converted mill buildings, and multi storey office blocks. Within the ring road, The Media Centre offers high quality serviced accommodation between 14 sq m – 188 sq m. However in general, the office sector in Huddersfield is relatively weak, with high vacancy rates and low levels of occupier demand. Kirklees Council is the major occupier of office space in the town centre. Outside the town centre, occupiers include the NHS, University of Huddersfield, Kirklees College, LV= Group (Insurance, Pensions & Investments) and LV='s road rescue company Britannia Rescue, and FMG Support (Incident Management Specialists). The Kirklees Employment Market Strength Assessment (2015) states that Huddersfield is the main office location for the Kirklees district and demand for office space in the town centre tends to be for units up to 100 sq m (1,076 sq ft) with owner occupiers and local businesses making up the market. VOA data<sup>1</sup> identifies that there is a total office stock of 110,105 sq m (1,185,159 sq ft) within the Huddersfield Town Centre study area.

### Key performance indicators

- 3.2 The existing stock in Huddersfield is predominately secondary and tertiary accommodation with rental values generally ranging from £5 - £13 per sq ft (£54 - £140 per sq m). DTZ reported in 2011 that the supply of office premises in Huddersfield is weighted towards smaller units, especially those under 249 sq m (2,680 sq ft) with 80% of available units at the time of the study falling within this range.
- 3.3 An analysis of prime office rents in Leeds City Region undertaken by JLL identified rents of £15.00 per sq ft in Kirkees which is equivalent to prime rents in Harrogate, and higher than prime rents in Barnsley, Bradford, Calderdale, Craven and Selby. The highest prime rents in the City region are recorded in Leeds at £26.50 per sq ft.

**Table 3.1: Leeds City Region Prime Office Rents**

District	£ per sq ft
Barnsley	12.50
Bradford	12.50
Calderdale	12.50
Craven	10.00
Harrogate	15.00
Kirklees	15.00
Leeds	26.50
Selby	12.50
Wakefield	16.00
York	16.50

Source: JLL, in Location Leeds City Region: An Insider Investment Guide, 2015

- 3.4 The regional office development market has been dominated by Leeds over the last five years with the tone of rents elsewhere being insufficient to enable development viability on typical commercial terms. Whilst the differential in rents does offer secondary locations such as Huddersfield something of a value for money advantage, the challenge remains in delivering the product. The potential for a future ripple effect as a result of continued growth of the regional office market could enhance the

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<sup>1</sup> VOA data (July 2015)

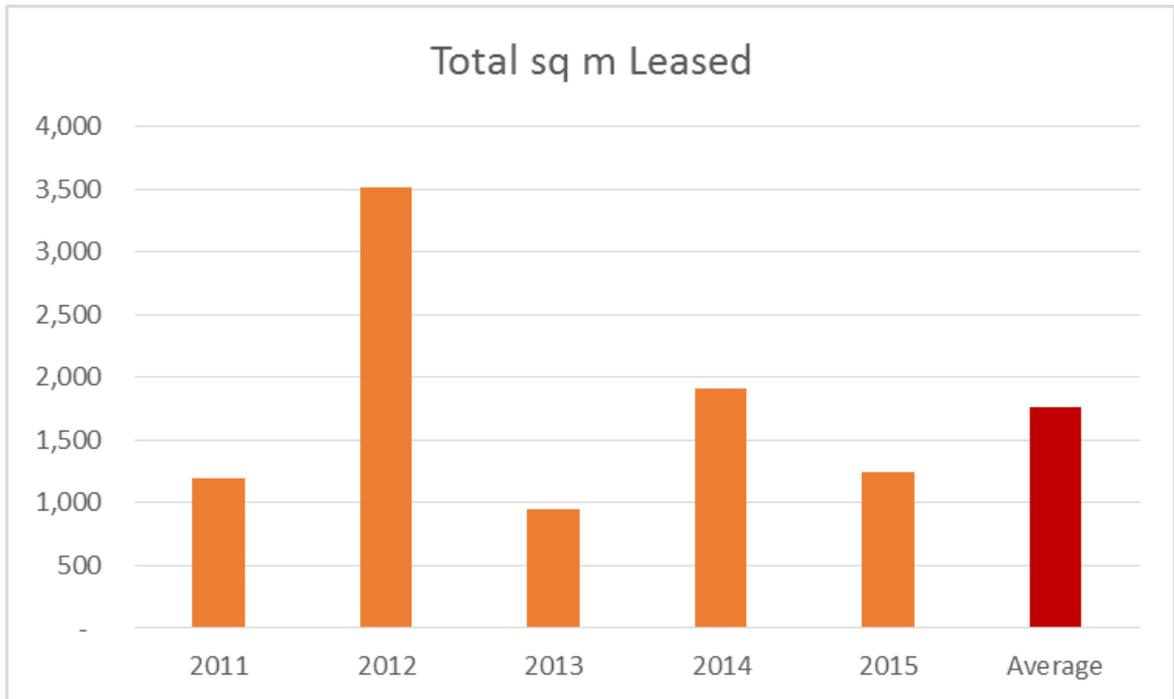
prospects for secondary office locations and Huddersfield is well positioned given its accessible location.

- 3.5 The Media Centre, located in the heart of Huddersfield's creative hub, is one of the most innovative clusters of creative, digital and media businesses in the UK, with a proven track record of tenant success. The Centre's three buildings provide a home to a thriving community of digital, media and creative enterprises. Along with business and IT support, creative programme, café Ollo and meeting/conference rooms, The Media Centre has 300 people across four buildings totalling 5,790 sq m (62,325 sq ft).
- 3.6 Work recently commenced on the Grade II listed former warehouse ('St George's Quarter') located adjacent to the railway station. The development will include office suites on each of four large floors of the building and potentially a conference and exhibition space on the fifth floor bringing 14,813 sq m (159,449 sq ft) of vacant space back into use. The quoting rents are £182.99 per sq m (£17.00 per sq ft) and accommodation ranges from 230 - 14,813 sq m (2,500 - 159,449 sq ft).
- 3.7 In common with many other sub-regional centres across the north of England, new office development in Huddersfield is limited primarily because completed values whilst attractive to potential occupiers, are not high enough to make speculative, new, purpose built grade A office development financially viable to developers. Whilst anecdotal evidence suggests there is some demand from owner occupiers for self-build accommodation, this is generally small scale (less than 1,000 sq m) and where third party funding (loans) are required, occupiers typically have to offer additional assets and/or substantial capital investment as security to lenders. However, the Council is aware of existing occupiers operating from split sites, or have expanded their business operations, and may be looking to acquire consolidated or larger premises within the town centre.
- 3.8 The Council-owned Waterfront sites next to the new campus of Kirklees College to the south-west of the town centre had a recently-expired outline planning permission for office development. While such uses would not be ruled out, full planning consent has been granted for student housing on one of the four building plots.
- 3.9 Creative Lofts in Northumberland Street is a development of 21 live work units designed for people in the creative and media sectors looking for a more flexible approach to rented office accommodation. Developed by the Places for People group and managed by The Media Centre, the facility includes single studio apartments and two bedroom split-level mezzanine-floor apartments with balconies. Each loft space is open-plan, giving maximum flexibility for tenants to design work-live areas according to their needs. Tenants also have access to meeting rooms, wireless internet enabled zones and on-site IT support. The Lofts are available to rent on a 12 month lease, annually reviewed. At the date of this report advertised prices start from £126.50 per week.

### Quantitative analysis

- 3.10 We have carried out Co-Star research looking at the office floor space take-up within Huddersfield town centre over the last five years. This information will identify all the office transactions and will show an average annual take-up which will help to assess the office market demand. The Co-Star research identified that over the last five years in Huddersfield town centre there have been 50 office transactions totaling 8,800 sq m (95,000 sq ft) of office floor space, equating to an average annual take-up rate of 1,700 sq m (19,000 sq ft). There was an average of 10 transactions per year and an average size letting of 185 sq m (1,989 sq ft) and average rent of £7 £/psf.

**Figure 3.1: Lettings 2011 - 2015**



3.11 The Co-Star research also allows us to identify the current availability of office premises within the town centre. The research collates information from commercial agents identifying the current office availability on the market. The table below shows the current office availability within Huddersfield town centre:

**Table 3.2: Office premises on the market in Huddersfield town centre**

Address	Sq m	Sq ft
Brook's Yard	93	1,000
Queensgate House Chapel Hill	668	7,188
Cloth Hall Chambers, Cloth Hall Street	79	852
1 Lord St	137	1,470
4 MaCauley St	313	3,371
30 Market St	960	10,335
44-48 New St	584	6,287
12 New North Para	145	1,565
Railway St	216	2,320
Crown House, Southgate	5,388	58,000
12 St Georges Sq	93	996
Viaduct St	249	2,680
19-19A Westgate	35	380
18 Cloth Hall St	84	903
9-13 Imperial Arcade	128	1,379
Lion Chambers, John William St	42	449
17 Old Leeds Rd	51	550
Revenue Chambers St Peters St	62	667
40 Victoria Ln	231	2,488
18 New North Parade	197	2,121
Gamma House	170	1,825
<b>Total Office Floorspace</b>	<b>9,924</b>	<b>106,826</b>

- 3.12 The Table 3.2 identifies there is 9,924 sq m (106,826 sq ft) of available office accommodation in Huddersfield town centre. Taking into account the average annual take-up over the last five years of 1,700 sq m (19,000 sq ft) providing Huddersfield with a current office supply of 5.5 years.

### Historic completions of office development in Huddersfield town centre and future requirements

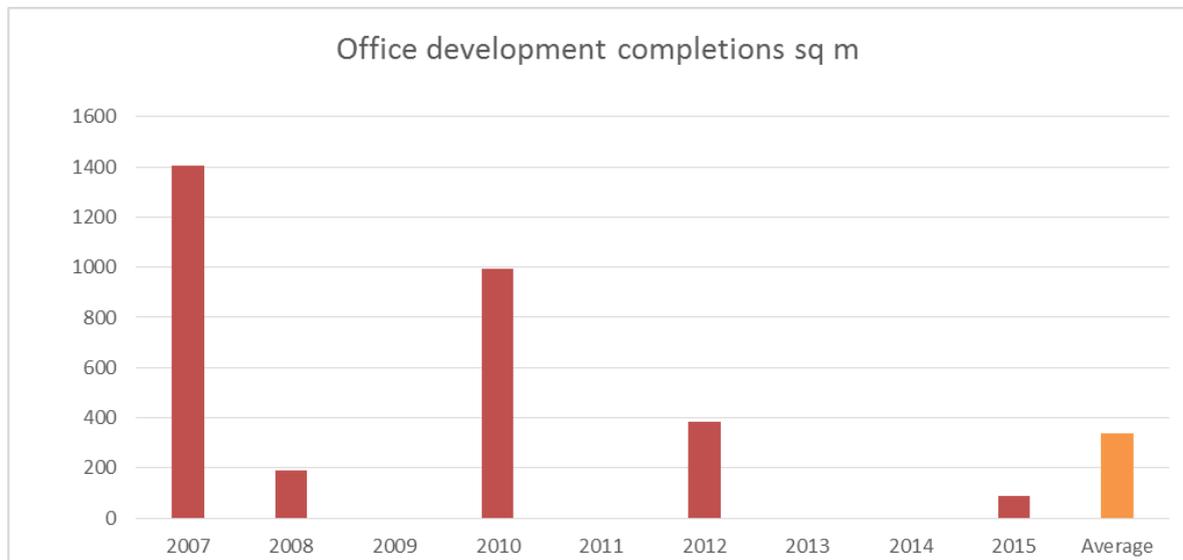
- 3.13 Table 3.3 identifies the total office development completions in Huddersfield town centre since 2007. This is based on planning completions data. A total of 9,712 sq m has been completed within the study area boundary. There has been limited development activity overall, with only Folly Hall Mills and the new Friendly Street building at the Media Centre exceeding 1,000 sq m. At Folly Hall, 'buildings at risk' comprising a Grade II\* Listed former textile mill and warehouse, were converted in 2008-11 by a local developer and are now fully-let, with tenants including LV= insurance and group company Britannia Rescue. The Friendly Street building is owned by Kirklees Council and leased to Kirklees Media Centre Ltd. In a partnership between the private and public sectors, the development of The Media Centre has been supported over the years by capital funding from the Urban Programme, Single Regeneration Budget, European Regional Development Fund, and Kirklees Council.

**Table 3.3: Office completions in Huddersfield town centre**

Address		Completion date	Completed floorspace (sqm)	
	Friendly Street	Huddersfield	01/04/2007	1,403
Unit 28-29	Westgate	Huddersfield	01/04/2008	65
21	Belmont Street	Huddersfield	01/04/2008	123
St Georges Warehouse	New North Parade	Huddersfield	01/04/2010	513
21	Belmont Street	Huddersfield	01/04/2010	481
Folly Hall Mills	Chapel Hill	Huddersfield	01/04/2010	5,966
Folly Hall Mills	Chapel Hill	Huddersfield	01/04/2012	384
7	St. Georges Square	Huddersfield	01/04/2015	87
			<b>Total</b>	<b>9,022</b>

3.14 Figure 3.2 shows the completed office developments over the last 10 years totalling 9,022 sq m (97,111 sq ft) with an average of 902 sq m (9,709 sq ft) of office development coming forward per annum. Forecasting the average office development per annum over a 15 year period gives 13,530 sq m (145,635 sq ft) of projected office floor space over the Local Plan Period. The Council has evidence on employment land requirements in the local plan factoring in past delivery of trends and future economic aspirations set out in the KES.

**Figure 3.2: Office development completions**



### SWOT analysis

3.15 Through the market research gathered in the previous sections we have prepared a SWOT analysis of the Huddersfield office market identifying the key strengths, weaknesses, opportunities and threats.

**Figure 3.3: Office market SWOT**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Accessibility by public transport</li> <li>• Public sector occupancy</li> <li>• Localised demand from SME requirements</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Limited Grade A availability</li> <li>• Occupier demand limited to small local occupiers</li> <li>• Low levels of demand</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Land owners promoting sites for office development</li> <li>• Public sector facilitation and assistance</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Viability constraints restrict potential for speculative development</li> <li>• Loss of public sector occupier requirements</li> <li>• Growth of competing centres</li> </ul>

3.16 As presented in Figure 3.3 the key strengths and opportunities in Huddersfield are the high levels of public sector occupancy, good public transport (good access to Leeds and Manchester) and the localised demand for Small and Medium Enterprise (SME) requirements for the smaller floorplates across the Town Centre and landowners promoting sites for office development. The key weaknesses are the limited grade A availability to attract occupiers, and the current low levels of demand. The main threats include the viability gap for office development, growth of nearby centres (Leeds, Bradford, Calderdale, Sheffield) and the loss of public sector occupier requirements.

## 4.0 Residential market assessment

### Local housing market

- 4.1 In order to make an indicative assessment of demand within the Huddersfield town centre study area, an initial assessment of current activity has been undertaken. The analysis uses live market data to present an indicative overview of current buyer activity and therefore market demand. The table below outlines recent activity as advertised on the Rightmove property portal. A review of the properties advertised as either for sale or Sold Subject To Contract (SSTC) within each price bracket demonstrates the indicative demand trends within the local market.

**Table 4.1: Huddersfield Town Centre Study Area**

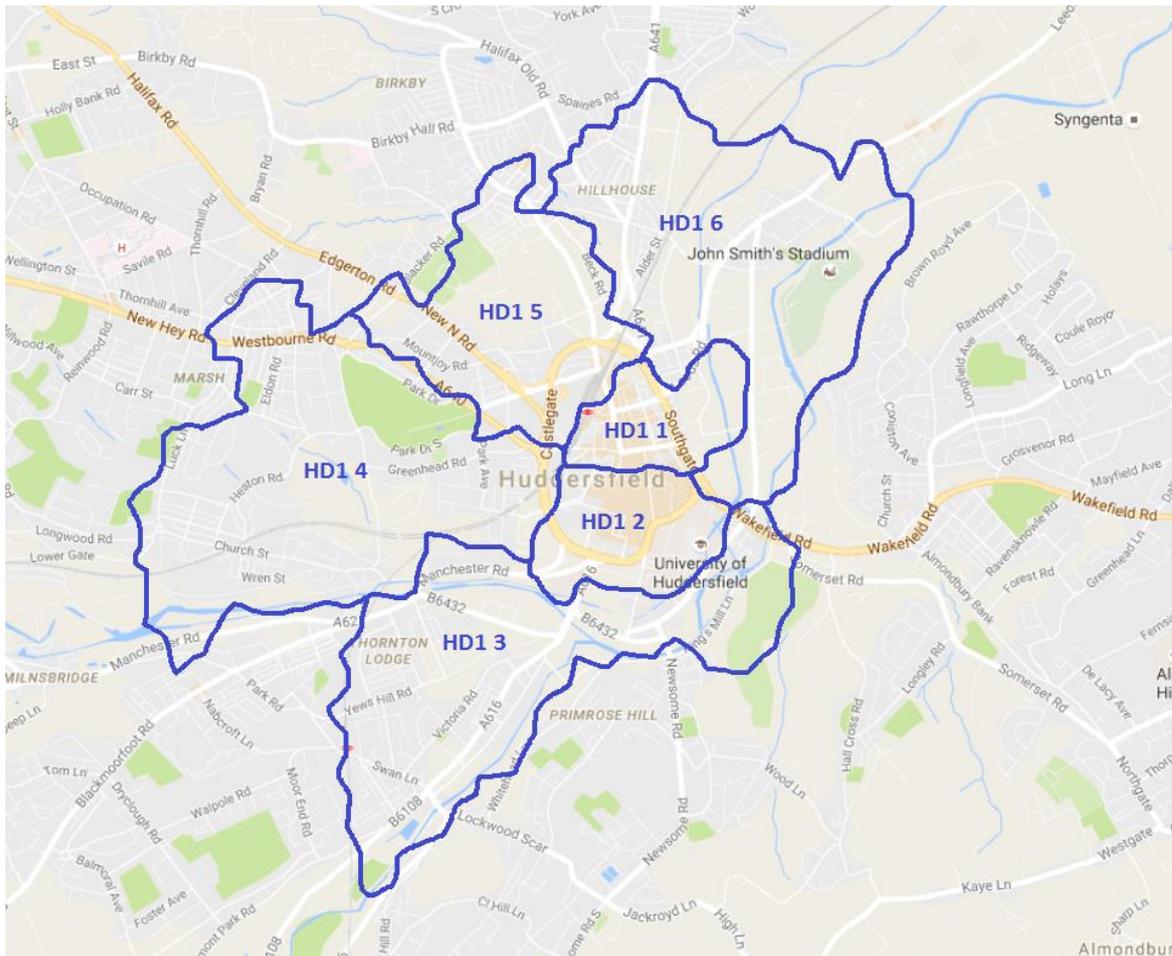
Price Range	Total Number of Properties shown	For Sale	SSTC	% SSTC	% SSTC of Total SSTC
<£80,000	71	54	17	24	27
£80 - £130k	73	49	24	33	38
£130 - £180k	36	25	11	31	18
£180 - £230k	9	5	4	44	6
£230 – 280k	11	7	4	36	6
>£280k	15	12	3	20	5
	<b>Total: 215</b>	<b>Total: 152</b>	<b>Total: 63</b>	<b>Average: 31</b>	<b>Percentage: 100</b>

- 4.2 The figures outlined above demonstrate consistently high buyer activity in the price brackets ranging from £80,000 to £280,000. A benchmark of over 30% of property advertised SSTC is generally regarded to be an indicator of a good active market. The figures above indicate stronger market conditions for properties between £180,000 - £280,000 and weaker markets and lower markets for properties under £80,000 and properties over £280,000 which reflects an overall SSTC figure of 31% which suggests a good overall market in post code area HD1 1.

#### HM Land Registry Data – all transactions

- 4.3 To inform our analysis of achievable prices for proposed development, we have also undertaken research of the housing market as a whole. HM Land Registry data on transactions of all dwellings (new build and second hand) whilst not reliable as a guide for pricing of new build schemes, can be useful in providing an indication of the strength of a market area and the general parameters of purchasing ability.
- 4.4 Huddersfield town centre covers a number of postcodes and to be able to analyse the wider market including the buffer zone areas the following postcodes areas have been identified; HD1 1, HD1 2, HD1 3, HD1 4, HD1 5, HD1 6 and HD1 9, these are shown in the map below:

**Figure 4.1: Huddersfield postcode areas**



4.5 An analysis of each postcode will include the HM land registry data for the last four quarters, specifying the average price of detached, semi-detached, terraced housing and flats and the number of sales.

**Table 4.2 Transactions in HD1 1**

Region/Area	Detached Av Price £	Detached Sales	Semi-Detached Av Price £	Semi-Detached Sales	Terraced Av Price £	Terraced Sales	Flat/Maisonette Av Price £	Flat/Maisonette Sales	Overall Av Price £	Overall Sales	Date
HD1 1											Apr - Jun 2015
HD1 1							108,250	2	108,250	2	Jul - Sep 2015
HD1 1											Oct - Dec 2015
HD1 1											Jan - Mar 2016
<b>Average/Total</b>							<b>108,250</b>	<b>2</b>	<b>108,250</b>	<b>2</b>	<b>March 2015-March 2016</b>

4.6 There have been no sales of detached, semi-detached and terraced properties in HD1 1. The only sales recorded over the last 12 months related to two flat sales with an average price of £108,250.

4.7 There have been no residential transactions in the HD1 2 postcode area in the last 12 months.

**Table 4.3: Transactions in HD1 3**

Region/Area	Detached Av Price £	Detached Sales	Semi-Detached Av Price £	Semi-Detached Sales	Terraced Av Price £	Terraced Sales	Flat/Maisonette Av Price £	Flat/Maisonette Sales	Overall Av Price £	Overall Sales	Date
HD1 3					60,538	13			60,538	13	Apr - Jun 2015
HD1 3			128,000	1	81,222	9	101,567	3	89,515	13	Jul - Sep 2015
HD1 3					70,598	15	65,000	1	70,248	16	Oct - Dec 2015
HD1 3			56,000	1	73,100	5			70,250	6	Jan - Mar 2016
<b>Average/Total</b>			<b>92,000</b>	<b>2</b>	<b>71,365</b>	<b>42</b>	<b>83,283</b>	<b>4</b>	<b>72,638</b>	<b>48</b>	<b>March 2015-March 2016</b>

- 4.8 There have been no recorded sales for detached properties in the last 12 months in HD1 3. The average property price for a semi-detached property is £92,000, £71,365 for a terraced property and £83,283 for a flat, equating to an average property price across all property types of £72,638. Terraced properties make up the majority of the recorded sales in HD1 3 totalling 88%.

**Table 4.4: Transactions in HD1 4**

Region/Area	Detached Av Price £	Detached Sales	Semi-Detached Av Price £	Semi-Detached Sales	Terraced Av Price £	Terraced Sales	Flat/Maisonette Av Price £	Flat/Maisonette Sales	Overall Av Price £	Overall Sales	Date
HD1 4	170,000	1	109,950	1	118,494	8	88,000	1	119,627	11	Apr - Jun 2015
HD1 4	250,000	2	204,994	8	105,051	14	139,950	1	150,025	25	Jul - Sep 2015
HD1 4	211,500	2	166,806	8	126,552	12	147,500	2	148,795	24	Oct - Dec 2015
HD1 4			117,475	2	113,636	7	88,250	2	109,718	11	Jan - Mar 2016
<b>Average/Total</b>	<b>210,500</b>	<b>5</b>	<b>149,806</b>	<b>19</b>	<b>115,933</b>	<b>41</b>	<b>115,925</b>	<b>6</b>	<b>132,041</b>	<b>71</b>	<b>March 2015-March 2016</b>

- 4.9 The average price paid for a detached property over the last 12 months is £210,500, £149,806 for a semi-detached property, £115,933 for a terraced property and £115,925 for a flat. This equates to an average price across all property types of £132,041. HD1 4 postcode is one of the larger HD1 postcodes with the highest number of residential properties, which reflects the larger mix of property types sold within the last 12 months. Terraces properties still have the highest amount of recorded sales with 58%.

**Table 4.5: Transactions in HD1 5**

Region/Area	Detached Av Price £	Detached Sales	Semi-Detached Av Price £	Semi-Detached Sales	Terraced Av Price £	Terraced Sales	Flat/Maisonette Av Price £	Flat/Maisonette Sales	Overall Av Price £	Overall Sales	Date
HD1 5			290,000	2	98,625	4	76,500	1	150,143	7	Apr - Jun 2015
HD1 5	325,000	1	315,000	1	133,667	3	80,000	1	186,833	6	Jul - Sep 2015
HD1 5			189,000	3	87,475	2	58,100	1	133,342	6	Oct - Dec 2015
HD1 5			172,500	2	111,667	3	150,000	1	138,333	6	Jan - Mar 2016
<b>Average/Total</b>	<b>325,000</b>	<b>1</b>	<b>241,625</b>	<b>8</b>	<b>107,858</b>	<b>12</b>	<b>91,150</b>	<b>4</b>	<b>152,163</b>	<b>25</b>	<b>March 2015-March 2016</b>

- 4.10 The average price paid for a detached property is £325,000, £241,625 for a semi-detached, £107,858 for a terraced and £91,150 for a flat. This equates to an average price paid across all property types of £152,163. HD1 5 has a relatively even mix of property types, with terraced housing still having the highest number of transactions at 48%.

**Table 4.6: Transactions in HD1 6**

Region/Area	Detached Av Price £	Detached Sales	Semi-Detached Av Price £	Semi-Detached Sales	Terraced Av Price £	Terraced Sales	Flat/Maisonette Av Price £	Flat/Maisonette Sales	Overall Av Price £	Overall Sales	Date
HD1 6					81,000	1			81,000	1	Apr - Jun 2015
HD1 6					90,700	5			90,700	5	Jul - Sep 2015
HD1 6					70,200	6	45,000	1	66,600	7	Oct - Dec 2015
HD1 6					66,000	1			66,000	1	Jan - Mar 2016
<b>Average/Total</b>					<b>76,975</b>	<b>13</b>	<b>45,000</b>	<b>1</b>	<b>76,075</b>	<b>14</b>	<b>March 2015-March 2016</b>

- 4.11 There have been no transactions across detached and semi-detached properties in HD1 6. The average price paid for a terraced property is £76,975 and there was one recorded sales of a flat at £45,000 equating to an average overall price across all property types of £76,075. This evidence again shows terrace properties dominate the town centre study area housing market.

**Table 4.7: Transactions in HD1**

Region/Area	Detached Average Price £	Detached Sales	Semi-Detached Average Price £	Semi-Detached Sales	Terraced Average Price £	Terraced Sales	Flat / Maisonette Average Price £	Flat/ Maisonette Sales	Overall Average Price £	Overall Sales	Date
HD1 1							108,250	2	108,250	2	March 2015-March 2016
HD1 2											March 2015-March 2016
HD1 3			92,000	2	71,365	42	55,522	4	72,638	48	March 2015-March 2016
HD1 4	210,500	5	149,806	19	115,933	41	115,925	6	132,041	71	March 2015-March 2016
HD1 5	325,000	1	241,625	8	107,858	12	91,150	4	152,163	25	March 2015-March 2016
HD1 6					76,975	13	45,000	1	76,075	14	March 2015-March 2016
Average/Total	267,750	6	161,144	29	93,033	108	83,169	17	108,233	160	March 2015-March 2016

- 4.12 The collated averages for the HD1 postal areas identifies an average detached property price in the wider HD1 area as £267,750, £161,144 for a semi-detached, £93,033 for a terraced property and £83,169 for a flat, equating to an average price across all property types as £108,233. Analysing the number of sales across each property type, it is clear the town centre market is dominated by terraced properties, with the majority of these most likely falling into the lower value property bracket. The immediate town centre market (postcodes HD1 1 & HD1 2) represent only 2 sales in the last 12 months, showing the lack of new build properties in the Town Centre, with no recorded sales in HD1 2. The remaining postcodes relate to the fringes of the town centre outside the ring road, merging into the housing estates of Huddersfield.

### Sub sectors

#### Student Accommodation

- 4.13 Purpose built student accommodation in Huddersfield is primarily located around the University and ranges from purpose built accommodation to converted mill buildings. The exceptions are Ashenhurst in Newsome (1.5 miles from the Queensgate campus) and Storthes Hall Park near Kirkburton. These are also the only two schemes run by the University's sole approved accommodation provider, DIGS Student. The University no longer owns or operates any student housing. The following table details the main existing student accommodation (purpose built and conversions) in Huddersfield:

**Table 4.8: Huddersfield Student Accommodation**

Property	No. of Beds	Location
Palace Studios, Kirkgate	120	HD1 1QJ
Aspley House, Firth Street, Aspley	729	HD1 3BN
Little Aspley House		
Snow Island, Kings Mill Lane	108	HD1 3AU
Canalside Halls, Firth Street	35	HD1 6SD
Castings House, Kings Bridge Road	653	HD1 3DG
100 Firth Street – Unite Students	200	HD1 3BQ
Edge Student Living, 1 Ray Street	80	HD1 6BB
Saw Mill, Kings Mill Road	378	HD1 3AN
Kirkgate Residence, Oldgate	100	HD1 6HQ
Broomfield House, Firth Street	35	HD1 3DA
Northpoint Student Living, 5 Northumberland Street	57	HD1 2RD
Storthes Hall Park Student Village	1,386	HD8 0WA
Ashenhurst Houses Student Village	280	HD4 6QN
Firth Point	200	HD1 3BQ
Oldgate House	179	HD1 6QF
Thread Works, Threadneedle Street	40	HD1 2HF

Tite Hall, Railway Street	40	HD1 1JP
6-8 St Peter's Street	36	HD1 1DH
9-17 Market Street	20	HD1 2EH
King's Mill, King's Mill Lane	85	HD1 3AU
<b>TOTAL</b>	<b>4,761</b>	

- 4.14 Some of the above data is taken from the Knight Frank report (April 2015)<sup>2</sup> which reviews the student accommodation market in Huddersfield. The report analyses the higher education institutions in Huddersfield, its student numbers, the University provided halls of residence, private sector purpose-built student accommodation and the development pipeline of student accommodation in the local area.
- 4.15 We are aware of other developments in the town centre coming forward for student accommodation which are summarised in Table 4.9.

**Table 4.9: Huddersfield Student Accommodation Pipeline**

Property	No. of Beds	Status
Standard House, Half Moon Street	87	Under construction
Waterfront Quarter (plot C), Manchester Road	252	Under construction
Waterfront Quarter(plot B), Manchester Road	252	Planning permission
Waterfront Quarter(plot E), Manchester Road	290	Planning permission
Ramsden House, New Street	45	Planning permission
Queensgate Retail Park, Queensgate	60	Planning permission
New Wharf, Wakefield Road	48	Planning permission
Former Technical College Annex, Colne Road	336	Planning permission
Firth Street/King's Bridge Road	59	Planning permission
Waterfront Quarter (plot A), Manchester Road	168	Planning application
<b>TOTAL</b>	<b>1,597</b>	

- 4.16 Crown House, a 1970's office building of 5,475 sq m (58,929 sq ft), is currently for sale, with the agents' particulars highlighting potential for conversion to residential (under permitted development rights), student accommodation, or hotel.
- 4.17 In addition to purpose built accommodation, the student housing market also includes provision for students living at home and students living in houses in multiple occupation. The Knight Frank report does not measure the supply of or demand for such accommodation, and we understand that the Council has therefore commissioned further research as part of an updated Strategic Housing Market Assessment.

#### **Care Homes**

- 4.18 There are circa 70 care homes within the Huddersfield area of these, there are eleven residential care homes located within postcode HD1; with a new care home facility at Gledholt Care Home by Cambian Group opening in April 2016 this year. McCarthy and Stone are reported to be interested in a scheme located on the edge of the ring road, on the former Kirklees College site.

<sup>2</sup> Huddersfield Market Report on Student Accommodation, Knight Frank, April 2015

**Table 4.10: Huddersfield Care Homes**

Care Home	Location
Highroyd Care Home	Highroyd Lane, Moldgreen, HD5 9DP
Trabel House Care Home	26/28 Cambridge Road, HD1 5BU
The Gables	Apartments 1/9, Elmwood Avenues, HD1 5DA
Mountjoy Care Home	24 Mount Joy Road, Edgerton, HD1 5PZ
Langdale Care Home	56 Gledholt Road, HD1 4HR
South Park Care Home	10/11 Park Drive South, Gledholt, HD1 4HT
Gledholt Care Home	32 Greenhead Road, Gledholt, Huddersfield, HD1 4EZ
St Anne's Care Home	3 Heaton Road, HD1 4HX
Yews Hill	75/77 Yews Hill Road, Lockwood, HD1 3SG
Paddock Lodge	60 Church Street, Paddock, HD1 4UD

(Source: carehome.co.uk)

### Hotels

- 4.19 Huddersfield has a total room supply of 729, with a further 153 in proposed developments. The majority of hotels are midscale (8) and budget (4) representing 39% and 35% of rooms supply respectively. Premier Inn has one 52 room hotel in the town centre (Premier Inn Huddersfield Central, St Andrews Road) with an additional two Premier Inn Huddersfield West, New Hey Road (42 rooms) and Premier Inn Huddersfield North, Wakefield Road (99 rooms). Travelodge are also represented at Leeds Road (62 rooms), just north-east of the town centre. Travelodge have confirmed they have a further property requirement for Huddersfield, for a 60-bed hotel to the west side of the town centre. Premier Inn have also announced expansion plans nationally, but we understand have advised the Council they have no local requirement at present.
- 4.20 Other three star hotels within Huddersfield town centre include the 94 bed Cambridge Hotel on Clare Hill, and Huddersfield Central Lodge 11-15 Beast Market which has 22 rooms, Croppers Arms Residential Inn (6 rooms) and Briar Court Hotel (48 rooms). Near the railway station, work started to reconfigure the George Hotel with the number of bedrooms reduced to 30, but the building remains closed and is now on the market.
- 4.21 The Council has committed to help fund the development of a business class hotel within The HD One scheme at the John Smith's Stadium, and a planning application has been submitted for a 149-bed four star hotel for which the proposed operator is Park Inn by Radisson.

### New build residential activity

- 4.22 A number of new build residential developments have been completed in Huddersfield area over the last three years. The majority of the new build schemes have been located on the outskirts of Huddersfield, with very little development taking place within the HD1 postcode area. Where new residential schemes have taken place within the town centre, these have been purpose built student accommodation.
- 4.23 The table below highlights the main new build residential developments in Huddersfield:

**Table 4.11: Huddersfield new residential developments**

Address	Developer	Average Price (£)	Date
Hops Drive, HD1 5AD	Persimmon	£123,250	2013
Marlington Drive, HD2 1GU	Strata	£133,850	2014

Austin Close, HD3 3ZQ	Miller Homes	£197,458	2014
Dryden Way, HD3 3YF	Harron Homes	£291,695	2014
		<b>£186,563</b>	

### Historic completions of new units delivered

4.24 Table 4.12 highlights the residential planning applications and completions in Huddersfield town centre study area over the period 2006 to 2015. The table illustrates a total of 1,605 planning permissions were granted for residential development within the Huddersfield town centre study area. A total of 513 units have been completed. Of these the majority of units (31%) were completed in 2007, 11.5% were completed in 2008 and 8% were completed in 2009. Completions reduced from 2010 but have started increasing again from 2014 onwards and a total of 65 units were completed in 2015 demonstrating improved confidence in the property market.

**Table 4.12: Huddersfield Residential completions**

			Dwellings completed											
		Total Permissions	Total units completed (includes dwellings built prior to 2006)	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
<b>Huddersfield</b>	<b>Council - ALL</b>													
		Detailed Planning Permission	21	6		0	0	0	0	0	0	0	0	6
		Council - ALL Total	21	6	0	0	0	0	0	0	0	0	0	6
	<b>Other</b>													
		Detailed Planning Permission	1063	151	0	0	0	3	2	0	0	15	72	59
		Outline Planning Permission	145	0		0	0	0	0	0	0	0	0	0
		Permitted Development	20	0		0	0	0	0	0	0	0	0	0
		Other Total	1228	151	0	0	0	3	2	0	0	15	72	59
	<b>Ownership unknown</b>													
		Detailed Planning Permission	356	356	0	164	42	52	23	3	38	0	0	0
		Ownership unknown Total	356	356	0	164	42	52	23	3	38	0	0	0
		<b>Huddersfield Total</b>	<b>1605</b>	<b>513</b>	<b>0</b>	<b>164</b>	<b>42</b>	<b>55</b>	<b>25</b>	<b>3</b>	<b>38</b>	<b>15</b>	<b>72</b>	<b>65</b>

4.25 Renaissance activity, supported by the public sector, has helped to pump-prime the town centre residential market, and has included:

- Huddersfield Challenge regeneration programme (1995-2002), funded by the Single Regeneration Budget via regional development agency Yorkshire Forward and Kirklees Council, which gap funded a number of upper floor conversions by housing associations and private developers; and
- Empty Clusters programme (2013-15), funded by the Homes and Communities Agency and the Council, which saw both private and Council-owned properties converted to housing.

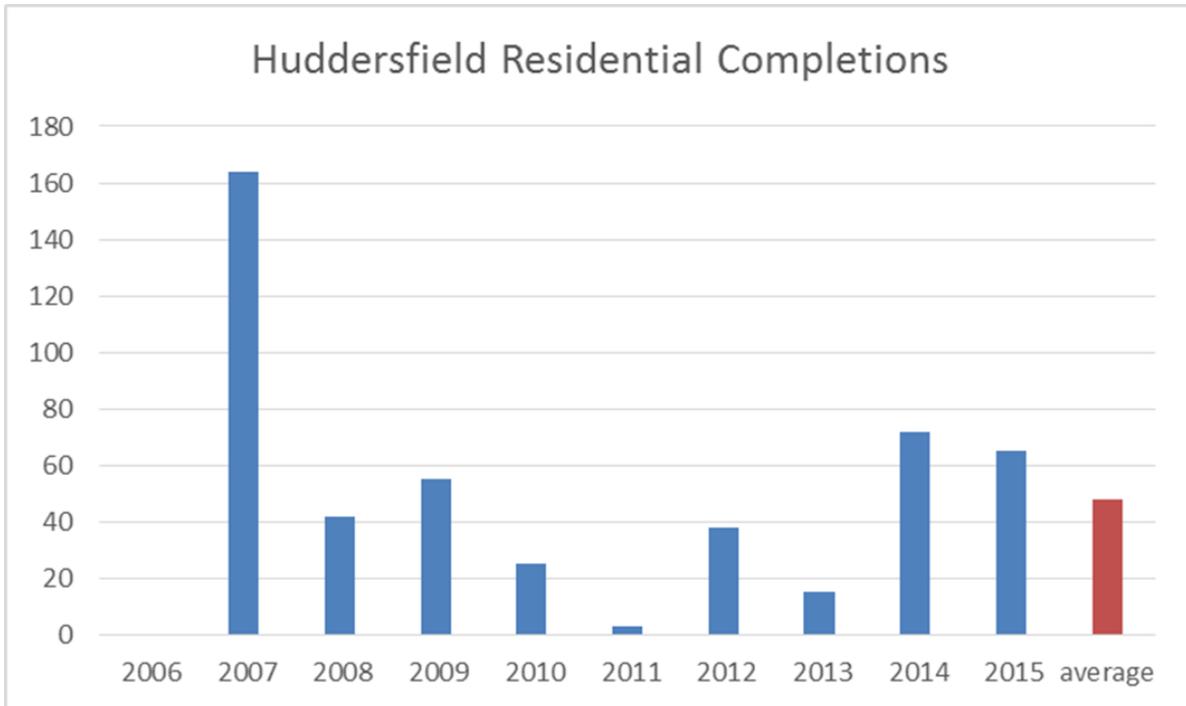
4.26 At the height of the property boom in the mid- to late-2000's, an entirely privately-funded scheme '1535 The Melting Point' in Firth Street on the edge of the town centre, resulted in former textile mills and engineering works being converted and a new building constructed to create a total of 202 apartments. (For contemporary news see: [http://news.bbc.co.uk/1/hi/england/west\\_yorkshire/3019293.stm](http://news.bbc.co.uk/1/hi/england/west_yorkshire/3019293.stm))

4.27 In 2013, the Council remodelled 43 flats at Harold Wilson Court at the corner of Leeds Road and Northgate, to relocate tenants and so help pave the way for redevelopment of the Southgate site nearby. Other local authority stock in the town centre is provided at Buxton House in Buxton Way (57 flats).

4.28 Figure 4.2 shows the 479 residential completions over the last 10 years in the town centre study area, with an overall average of 48 units per annum delivered. The graph shows the peak in the property market in 2007 with 164 planning applications then shows the decrease in applications following the property crash in 2007/8. The graph shows the steady increase in planning applications in the last 2 years. Analysing the past 10 years of dwelling completions, the forecasted development over the next

15 year Local Plan Period projects 720 dwellings in the town centre study area. It should be noted that there was an adjustment in the monitoring process in 2006 therefore 2007 shows a combined figure for 2006 and 2007.

**Figure 4.2: Residential completions**



### SWOT analysis

- 4.29 Through the market researched gathered in the previous section we have prepared a SWOT analysis of the Huddersfield residential market identifying the key strengths, weaknesses, opportunities and threats.

**Figure 4.3: SWOT analysis, Huddersfield town centre**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Strong rail and road connections to Leeds and Manchester and the north of England</li> <li>• Close proximity to local amenities including Huddersfield railway and bus station</li> <li>• University of Huddersfield – footfall and property requirements</li> <li>• Attractive buildings and townscape</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• New build development within the town centre study area needs strengthening</li> <li>• Several listed buildings within town centre – collaborative approach required to engage property owners</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Build on Renaissance activity with further town centre developments</li> <li>• Promote activity by local developers</li> <li>• Potential for partnership working with HCA for starter home sites given development land within study area</li> <li>• Strong Student Residential Market</li> <li>• Retirement Living</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Competition from Leeds and Manchester for office and residential accommodation</li> </ul>

4.30 The key strengths and opportunities for the Huddersfield residential market are the transport connections to the M62 connecting the town with Leeds and Manchester, close proximity to local amenities and good rail access. The key opportunities for Huddersfield are the strong student residential market and the retirement living sector. Other opportunities include building on the attractive townscape and renaissance activity. There is the potential for partnership working with the HCA for starter homes sites. The key weaknesses are the lack of new build development within the town centre and listed buildings creating restrictions for development. The main threats to Huddersfield are the competing nearby towns, and cities of Manchester and Leeds.

### Conclusion

4.31 The findings from the rightmove market research indicates there are a high number of low value properties, which is typical given the town centre location, but across the whole of HD1 shows there is a good active market with strong buyer demand with a SSTC ratio of 31% across all property types.

4.32 The HM Land Registry data shows a snapshot of sold prices in the last 12 months (March 2015-March 2016) within HD1. The HD1 wider postcode area relates to the Huddersfield town centre study area and adjacent housing on the fringes of the centre, that includes six postcode areas. The research identifies the average detached property price in the wider HD1 area as £267,750, £161,144 for a semi-detached, £93,033 for a terraced property and £83,169 for a flat, equating to an average price across all property types as £108,233. Analysing the number of sales across each property type, it is clear the town centre market is dominated by terraced properties, with the majority of these most likely falling into the lower value property bracket. The immediate town centre market (postcodes HD1 1 & HD1 2) represent only 2 sales in the last 12 months, showing the lack of new build properties in the Town Centre, with no recorded sales in HD1 2. The remaining postcodes relate to the fringes of the town centre outside the ring road, merging into the housing estates of Huddersfield.

4.33 The student residential market in Huddersfield is regarded as strong with further expansions to the University and the older housing stock located out of the town becoming less desirable, town centre

student living is attracting a high number of students wanting to live in new student housing, presenting new development opportunities for new build and conversions of existing buildings.

- 4.34 There are a number of care homes located within and close to the town centre, with the delivery of Gledholt Care Home by Cambian Group earlier this year and McCarthy and Stone potentially creating a new development on the edge of the ring road on the former Kirklees College Site, presenting opportunities in this sector.
- 4.35 Huddersfield's Hotel supply is similar to other regional sized towns, with a total supply of 729 rooms across an offering of midscale and budget hotels. There is a current requirement for Huddersfield by budget operator Travelodge, while funding support by the Council has helped to attract a planning application for a four star hotel within the HD One development adjacent to the John Smith's Stadium.
- 4.36 New build activity within the town centre has been limited over recent years with the latest development within proximity to the Town Centre by Harron Homes at Dryden Way, HD3 3YF. The housing market in Huddersfield is concentrated on the fringes of the Town Centre and further into the suburbs.

## 5.0 Site availability assessment

### Introduction

- 5.1 This section assesses the availability and capacity of land and floorspace for residential use. It examines:
- Committed supply (i.e. sites with planning permission or are allocated for residential development within the emerging Local Plan); and
  - Additional potential (i.e. windfall)
- 5.2 The additional potential is made up of vacant and obsolete buildings, unallocated development sites identified through our surveys and anticipated surplus local authority buildings.
- 5.3 We have also carried out development appraisals of a sample of indicative residential schemes to test the viability of re use of this potential supply.

### Committed supply

- 5.4 The table below identifies the committed supply in Huddersfield town centre study area, that includes residential and employment allocations from the Draft Local Plan with adoption likely to be in 2008, committed planning permissions within the last 3 years for residential and office use and known developments that are currently underway. The total employment space identified in the allocations is 8,926 sq m (96,078 sq ft) and the employment space with current planning permission totals 1,500 sq m (16,145 sq ft). Two schemes are currently underway, 12,077 sqm (129,995 sqft) office development at St Georges Quarter and 3,885 sqm (41,817 sq ft) of employment floorsapce at St Andrews Road equating to 25,758 sq m (277,256 sq ft) of committed employment development. The planning permission for the 18,000 sqm (193,750 sq ft) office development at The Waterfront has recently expired.

**Table 5.1: Committed supply of residential and office development in Huddersfield Town centre study area**

Site name	Number of units	Status (PP/allocation)
Trinity Central, New North Road*	2.46 ha – 4,270 sq m employment space and 45 dwellings	Mixed use allocation
Southgate Site*	2.67 ha - 4,656 sq m employment floorspace and 46 dwellings	Mixed use allocation
St George’s Quarter, New North Parade	12,077 sq m of offices	Started
St Andrew’s Road	1.29 ha – 3,885 sq m	New factory underway
Gasworks Street/St Andrews Road*	2.93ha - 1,500 sq m employment space	Outline planning permission for bulky goods retail. Site for sale as mixed use opportunity
The Waterfront (plots , E, F, L, M), Chapel Hill *	18,000 sq m of offices	Recently expired planning permission

Palace Studios, Kirkgate	210 student beds	Completed
Standard House, Half Moon Street	87 student beds	Underway
Oldgate House, Oldgate	192 student beds	Underway
Waterfront Quarter (plots B & C), Manchester Road	504 student beds	Phase 1 (252 beds on plot C) underway
The Waterfront (plot E), Manchester Road	290 student beds	Planning permission. Plot under offer
Waterfront Quarter (plot A), Manchester Road	168 student beds	Planning application
Ramsden House, New Street	45 student beds	Planning permission
New Wharf, Wakefield Road	48 student beds	Planning permission
Queensgate Retail Park, Queensgate	60 student beds and 13 townhouses	Planning permission
Firth Street/ King's Bridge Road	59 student beds	Planning permission
Former Technical Annex, Colne Road	336 student beds and 38 apartments	Planning permission
Land South of Cambridge Road	44 dwellings	Housing allocation

#### **\*mixed use allocations**

- 5.5 The total number of student residential units (beds) with planning permission in the town centre study area equates to 1006 units with 279 already known to be under construction and/or delivered by September 2016 and 210 units recently completed at Palace Studios. The number of residential planning applications received in the last 3 years for the town centre study area is 95 dwellings/units.

#### **Additional potential**

##### **Anticipated surplus Council property**

- 5.6 Kirklees Council have provided data from their commercial estate portfolio identifying the vacant units/buildings in the Huddersfield town centre boundary. This data allows us to identify the quantum of commercial floor space that is vacant within the Council's ownership. The data provided predominantly relates to office floor space, with retail and other uses identified totalling 3,135 sq m (34,740 sq ft) across 48 units/buildings. The majority of the vacant stock relates to small units below 93 sq m (1,000 sq ft) predominantly situated above the ground floor, highlighting the vacant floor space above ground floor commercial uses as illustrated in Table 5.2.

**Table 5.2: Anticipated surplus property**

<b>Proeprty Address</b>	<b>Property Type</b>	<b>Floor Area (sq ft)</b>	<b>Floor Area (sq m)</b>
64/66 John William Street (Basement)	Other	1,895	176
38 Estate Buildings (3rd Floor)	Office	204	19
33 Estate Buildings (2nd Floor)	Office	215	20
39 Estate Buildings (3rd Floor)	Office	252	23
26 Estate Buildings (2nd Floor)	Office	277	26
23 Estate Buildings (2nd Floor)	Office	280	26
25 Estate Buildings (2nd Floor)	Office	280	26
37 Estate Buildings (3rd Floor)	Office	281	26
27 Estate Buildings (2nd Floor)	Office	282	26
24 Estate Buildings (2nd Floor)	Office	283	26
40 Estate Buildings (3rd Floor)	Office	296	27
35 Byram Arcade	Retail	528	49
46 Byram Arcade	Office	304	28
50 Byram Arcade	Office	311	29
19b Byram Arcade	Office	327	30
3a Station Street (1st Floor)	Office	332	31
28/29 Estate Buildings (2nd Floor)	Office	333	31
10b Byram Arcade	Office	338	31
20b Byram Arcade	Office	339	31
49 Byram Arcade	Office	342	32
35 Estate Buildings (2nd Floor)	Office	345	32
26 Westgate	Retail	2,166	201
34 Estate Buildings (2nd Floor)	Office	369	34
51 Byram Arcade	Office	376	35
32 Estate Buildings (2nd Floor)	Office	410	38
Office 2a	Office	418	39
30/31 Estate Buildings (2nd Floor)	Office	432	40
47 Byram Arcade	Office	551	51
14 Chancery Lane	Office	563	52
20/21/22 Estate Buildings (2nd Floor)	Office	647	60
1, 2 & 53 Estate Buildings	Office	681	63
52 Byram Arcade	Office	693	64
14/15/16 Byram Arcade	Office	1,020	95
5 & 7 Station Street	Retail	1,161	108
3a Station Street (1st Floor)	Office	1,131	105
57 Estate Buildings (Basement)	Other	340	32
61 Estate Buildings (Basement)	Other	136	13
65 Estate Buildings (Basement)	Other	280	26
70/71 Estate Buildings (Basement)	Other	1,198	111
73 Estate Buildings (Basement)	Other	256	24
3a Station Street (3rd Floor)	Office	1,163	108
3a Station Street (2nd Floor)	Office	1,756	163
9 High Street Buildings	Retail	336	31
9 Station Street (2nd Floor)	Office	2,056	191
Estate Buildings (1st Floor)	Office	3,163	294
Shop 5 & Offices 1-8 64/66 John William St	Office	3,857	358
74 Northgate	Other	182	17
78 Northgate	Other	355	33
<b>Total Office Floorspace</b>		<b>27,117</b>	<b>2,519</b>
<b>Total Retail/Other Floorspace</b>		<b>6,623</b>	<b>615</b>
<b>Total Commercial Floorspace</b>		<b>33,740</b>	<b>3,135</b>

**Vacant buildings**

5.7 Kirklees Council provided VOA data focusing on non-domestic properties in Huddersfield town

centre<sup>3</sup>. By analysing the data we were able to identify the vacant properties within the town centre giving an indication of the level of empty buildings/units. The table below breaks down the vacant units by use type.

**Table 5.3: Huddersfield Town Centre VOA vacant units**

Type/ Use	Sqm	Sqft
Office & Premises	18,199	195,893
Retail & Leisure	29,522	317,773
Warehouse & Premises	27,812	299,361
Miscellaneous	2,014	21,681
<b>Total</b>	<b>77,547</b>	<b>834,708</b>

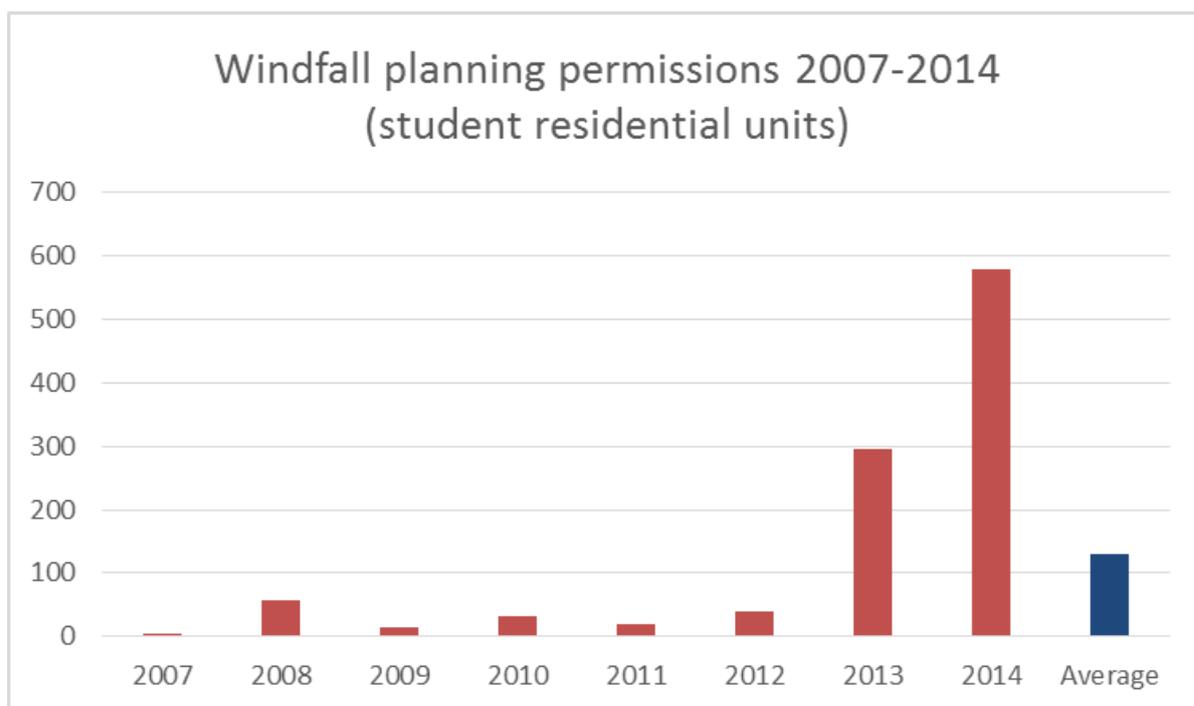
- 5.8 The VOA data shows there is a total of 77,547 sq m (837,624 sq ft) of vacant space within Huddersfield town centre of which 18,199 sq m (195,893 sq ft) is vacant office space across 177 hereditaments. There were only 6 office units over 465 sq m (5,000 sq ft) identified by the VOA vacant property data totalling 4,454 sq m (48,000 sq ft). These related to office accommodation towards to south of the town centre on Market Street and Queensgate. This highlights the high number of vacant small office units within the Town Centre with 13,656 sq m (147,000 sq ft) of vacant floor space relating to sub 5,000 sq ft units.
- 5.9 Identifying the total vacant windfall office floor space within Huddersfield town centre requires taking into account office floor space that is currently on the market 9,848 sq m (106,000 sq ft), and the identified vacant office floor space within council ownership equating to 2,519 sq m (27,114 sq ft) identifies that there is 12,367sqm (133,117 sq ft) of available office floorspace within Huddersfield town centre.
- 5.10 The VOA data identified there is 29,522 sq m (317,773 sq ft) of vacant retail/leisure floor space within Huddersfield town centre across 240 hereditaments. To identify the total retail potential windfall floor space requires taking into account the current marketed high street retail/leisure properties 6,369 sq m (68,558 sq ft) and the identified vacant retail floor space within council ownership equating to 615 sq m (6,623 sq ft) identifying there is 22,538 sq m (242,596 sq ft).
- 5.11 Overall within the Huddersfield town centre study area there is a total of 28,370 sq m (305,371 sq ft) of vacant commercial floor space available for windfall sites.

### Historical windfall trends

- 5.12 The graph below shows the residential planning permissions granted on unallocated land over the last 10 years, all of which relate to student residential developments. The total number of granted permissions totals 1038 units, with 117 delivered to date resulting in a remaining supply of 921 on unallocated sites. The graph shows the peak of planning applications 2013/14 highlighting the demand for student residential developments in the town centre, with an average of 130 units delivered per annum.

<sup>3</sup> VOA data (June 2015)

**Figure 5.1 Windfall Residential Planning Permissions**



5.13 Taking these recent trends as typical and projecting forward the average it implies the potential for an average windfall of 130 units per annum, equating to 1,950 units over the 15 year Local Plan period.

#### Quantitative analysis of potential windfall from vacant premises

5.14 The report has identified the total vacant commercial floor space in the town centre as 28,370 sq m (305,371 sq ft) subtracting the current market availability and surplus local authority stock. Although a site by site feasibility assessment has not been carried out it is assumed for the purposes of the analysis that it could potentially be converted for residential re use. To identify the quantum of potential for residential units, we have undertaken two scenarios to identify the potential within the town centre.

5.15 The first scenario is based on the average property size in the UK as 88 sq m (944 sq ft) as identified in the English Housing Survey (2012) undertaken by the Department for Communities and Local Government (DCLG). Using this property size we can project the potential floor space available for conversion into residential units based on 88 sq m (944 sq ft). Taken into account the communal and circulation space associated with residential and student residential units an 80% ratio has been applied to the total vacant stock.

5.16 The second scenario is based on the average size of a 2 bedroom apartment of 60 sq m (650 sq ft), given the vacant floor space in the Town Centre relates to vacant space above existing units, presenting the realization of conversion to flats/apartments. Using this property size we can project the potential floorspace available for conversion into residential units based on 60 sq m (650 sq ft). Taken into account the communal and circulation space associated with residential and student residential units an 80% ratio will be applied to the total vacant stock.

**Table 5.4: Capacity for residential units**

	Office Floor space (sq m)	Retail/Leisure Floor space (sq m)	Total Commercial Floor space (sq m)
Vacant Floorspace	18,199	29,522	47,721

Market Stock	- 9,848	- 6,369	- 16,217
Public Sector Assets	- 2,519	- 615	- 3,134
Residential vacant floorspace potential for refurbishment	5,832	22,538	28,370
Assumed net 80% (for communal and circulation space)	4,666	18,030	22,696
Implied Residential capacity			
Implied residential units based on 88 sq m per dwelling	53	205	258
Implied residential units based on 60 sq m per dwelling	78	301	378

5.17 Table 5.4 above identifies the capacity for between 258 – 378 potential residential units. The table subtracts the current market stock and public sector assets against the vacant floor space and applying an 80% ratio (communal and circulation space) to result in units ranging from 258 – 378 dependent on the implied residential scenario of 88 sq m or 60 sq m.

### Viability testing of windfall potential

5.18 Viability testing potential future capacity is inherently difficult as in reality it is not possible to determine with any sort of precision the exact sites and premises which will deliver windfall. The above quantitative analysis has been produced without the benefit of a site by site feasibility assessment of individual properties and therefore can only be regarded as indicative of the 'potential'. However, to inform our understanding of the potential we have carried out an inspection of the study area to identify the sites and carried out high level external appraisals of a sample of properties of a minimum size of 1,000 sq m. Details of these sites have been appended to this report.

5.19 To assess the viability of windfall sites we have identified a sample of potential typologies based on our review of historical windfall and future potential. These are as follows:

- Market development – housing units
- Market development – Apartment units
- Student residential conversion
- Student residential new build

5.20 The development assumptions, drawn from individual sites is as follows:

**Table 5.5: Scheme assumptions**

Scheme type	Development assumptions	Sample
Market Development - housing	<ul style="list-style-type: none"> <li>• 1 ha site</li> <li>• Net sales of 3214 sq m</li> <li>• Approximately 35 houses based on average dwelling size of 88 sq m</li> </ul>	Assumed development parcel as part of mixed use site
Market development - Apartments	<ul style="list-style-type: none"> <li>• Existing building refurbishment</li> <li>• 5475 sq m GIA</li> <li>• 4380 sq m NIA</li> <li>• Approximately 70 units</li> </ul>	Crown house, vacant town centre building being promoted for residential conversion
Student	<ul style="list-style-type: none"> <li>• Site area 0.57 ha</li> </ul>	<ul style="list-style-type: none"> <li>• Based on review of recent</li> </ul>

residential new build	<ul style="list-style-type: none"> <li>• 500 beds</li> <li>• 2 blocks</li> </ul>	<p>planning permissions in Huddersfield</p> <ul style="list-style-type: none"> <li>• Former Robert Castings site, Colne Road (p/p Feb 2012) - 653 beds @ 0.74 ha = 883 units per ha. GIA 19,544 = 30 m<sup>2</sup> per room</li> <li>• Land adjacent to Manchester Road (P/P 19/08/2014) – 504 rooms @ 0.5978 ha = 843 per ha</li> </ul>
Student residential refurbishment	<ul style="list-style-type: none"> <li>• Existing building refurbishment</li> <li>• 1557 sq m GIA</li> <li>• 55 units</li> </ul>	Based on Standard House student redevelopment (currently under construction)

5.21 Development appraisal assumptions are as follows:

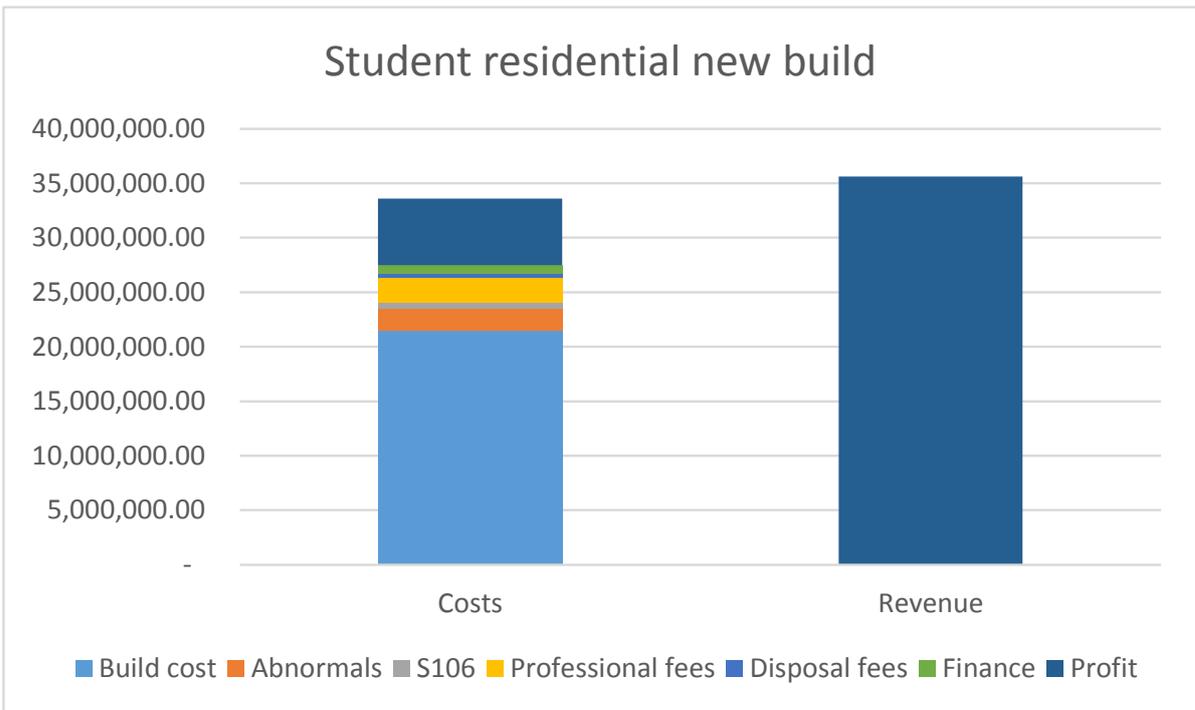
**Table 5.6: Development appraisal assumptions**

Scheme type	Residential	Student residential
Capital values	Flats: £1363 per sq m Houses: £1884 per sq m	n/a
Rental assumptions	n/a	£139 per week for 49 weeks
Voids and bad debts	n/a	5%
Operating costs	n/a	£1500 per room
Investment yield	n/a	7%
Purchaser's costs	1.8% (1% Agent, 0.5% legal, 0.3% VAT) Stamp duty @ a relevant rate	1.8% (1% Agent, 0.5% legal, 0.3% VAT) Stamp duty @ a relevant rate
Build costs	Houses £1049 psm (£912 + 15% uplift for external works) Refurb flats £1106 (£962 psm = 15% uplift for external works) (BCIS)	New build - £1388 psm + 10% external works Refurb – £903 psm + 10 % external works (BCIS)
Affordable housing	Affordable housing at 20% valued at 50% of OMV	n/a
S106, CIL and abnormals	Excluded	Excluded for refurb, for new build: Based on planning permission for student residential development at Manchester Road (approved 19/08/2014). Sum of £466,667 + £10,000 for on-site public realm and monitoring fee. Equates to £945 per room.
Contingencies	3%	3%
Professional fees	8%	10%
Finance Costs	6.75%	6.75%

Sales & Legal fees	3.5%	1.25% on investment sale
Developers profit	20% on GDV	20% on GDV

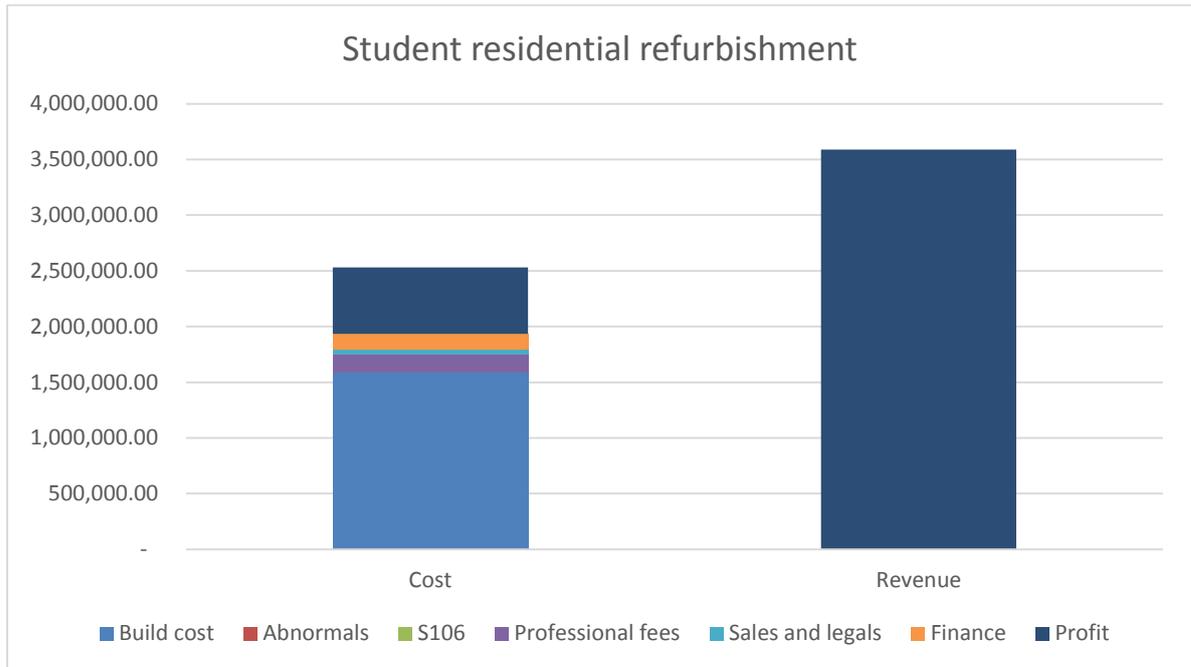
5.22 The graph below indicates the viability of the student residential new build scheme. The graph shows the total development costs of the scheme at circa £34million with the potential revenue exceeding £35million indicating a residual sum of circa £1million for the land payment. This indicates that the tested scheme is viable.

**Figure 5.2: Student residential new build**



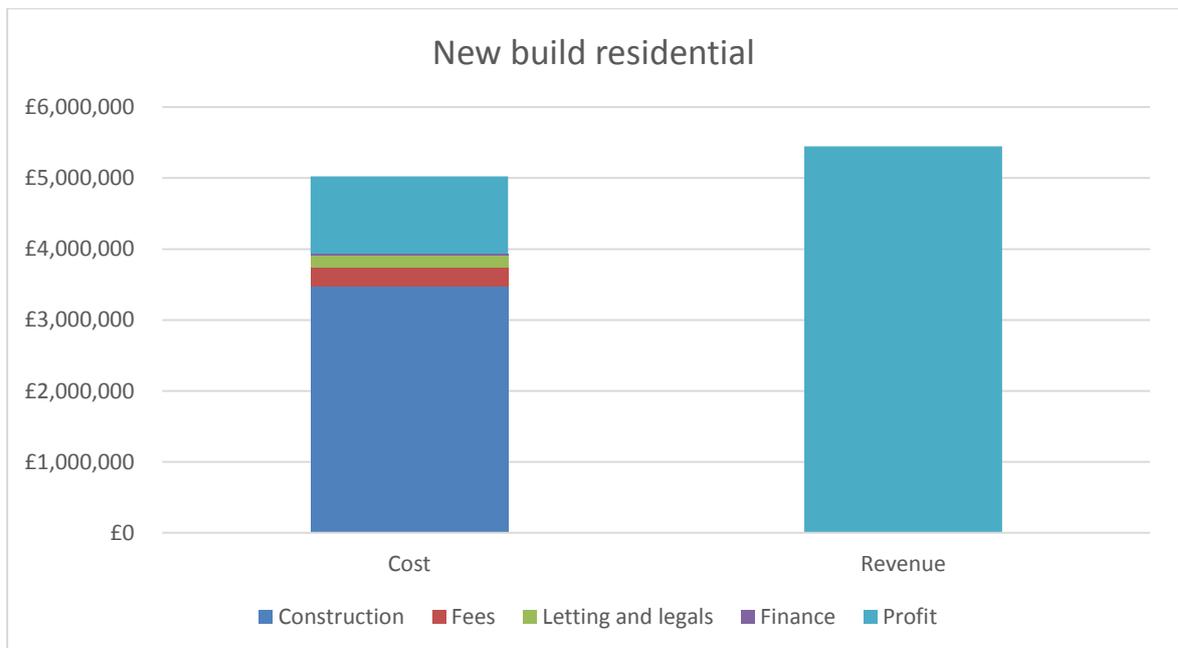
5.23 Figure 5.2 indicates the viability of the student residential refurbishment scheme. The graph shows the total development costs of the scheme at circa £2.5million with the potential revenue exceeding £3.5million indicating a residual sum of circa £1million for the land payment. This indicates that the tested scheme is viable. However it should be noted that abnormal site costs and planning obligations are excluded from this appraisal therefore any such costs would need to be deducted from the land payment.

**Figure 5.3: Student residential refurbishment**



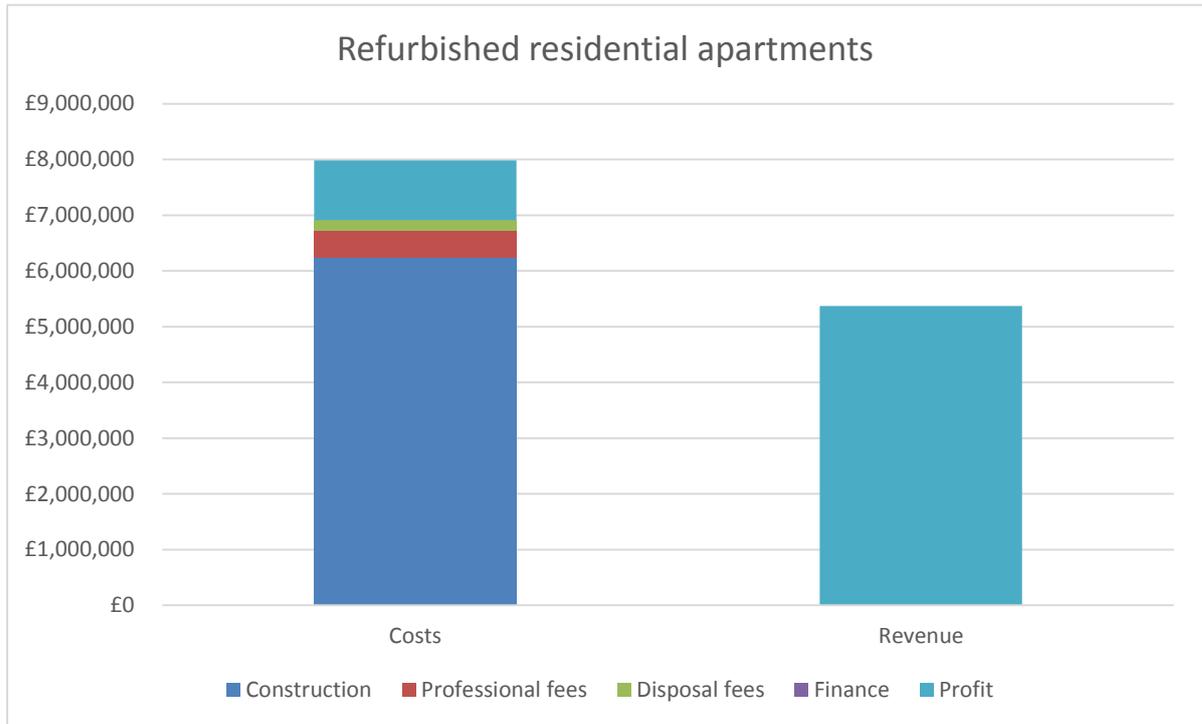
5.24 Figure 5.4 below shows the viability of a private residential (housing) scheme. The graph shows the total development costs of the scheme at £5m with the potential revenue returning just over £5m resulting in small residual amount for land payment. This indicates that the scheme is marginal particularly given that abnormal site costs and S106 have been excluded.

**Figure 5.4: New build residential**



5.25 Figure 5.5 shows the viability of a private residential (flatted) refurbishment scheme. The graph shows the total development costs of the scheme at £8m with the potential revenue returning just over £5m resulting indicating that the scheme is not viable. This is attributable to the significantly lower revenue achievable on the sale of flats in Huddersfield town centre.

**Figure 5.5: Refurbished residential apartments**



### Conclusion

5.26 In conclusion, the scale of vacant and underused floor space and land in Huddersfield town centre study area indicates the potential for substantial additional residential development capacity not identified in the committed supply. Historical trends demonstrate there has been on average 130 windfall units consented and whilst the majority of this is attributable to a small number of large schemes, combined with our assessment of vacant property and land it nonetheless points to the potential for further windfall in the future. Our indicative assessments of capacity suggest a range of between 258 and 378 residential units, although it should be caveated that no feasibility exercise has been produced to determine whether conversion and redevelopment is possible. Viability analysis of a sample of schemes suggests that student residential based apartment schemes are readily viable on both a new build and refurbishment basis, but that private residential development is more marginal, particularly for apartments for which there is very limited demand. Whilst market conditions could change this viability position for the better through the life of the Local Plan, the analysis suggests that an investment strategy will be required to enable opportunities for re use and development to be maximised.

## 6.0 Investment options

### Intervention options

6.1 As noted in the previous section there are viability challenges associated with maximising the reuse potential for the town centre. As such a series of intervention options are required to inform the future strategy. we categorise the key aspects as follows:

- Simplified planning
- Occupier incentives
- Infrastructure and place making
- Developer incentives
- Funding

### Simplified planning

6.2 The Council could seek to streamline the planning process to accelerate development within a defined geographical area. The creation of Area Action Plans (AAPs) and potentially Local Development Orders (LDOs), which is a mechanism which can grant planning permission or extend permitted development rights for specific types of development within a defined area, should be considered. They can create certainty and save time and money for those involved in the planning process and also be used to help encourage re use. The advantages are that it can make sites increasingly attractive to developers through removing some of the 'red tape' and could accelerate the planning and development process.

6.3 A flexible approach to planning requirements could also help to incentivise delivery. Where sites have specific development viability issues or where they are known to have stalled, reduced planning obligations on a site specific basis could enable schemes to become viable. This would need to be assessed on a site by site basis based on viability assessments to understand the viability issue and the extent to which reduced planning obligations could impact on this to enable delivery.

### Occupier incentives

6.4 In order to encourage a greater number of residents or occupiers into the town centre, the Council could consider innovative methods of incentivising purchasers. This could involve offering a discount on council tax for a limited period of time, which it could extend to apply to business rates for commercial occupiers. As an example, Bradford City Centre Growth zone offers a new full time equivalent job created by an eligible business within the growth zone will be worth a rebate of up to £16,000 on their annual rates payable bill over three years.

### Infrastructure and place making

6.5 The delivery of a number of the schemes may be reliant on enhancements in the capacity of off-site highways or other types of infrastructure (e.g. utilities) (through s106 planning and s278 highway agreements) with an onus upon the developer to make a financial contribution to such works. This could make schemes unviable as above. The Council could, therefore, invest in the required off site infrastructure works to strip this 'abnormal' cost from the development scheme to enable delivery. Off-site infrastructure could benefit more than one scheme.

6.6 In a similar vein to the above, the Council could invest in off-site 'place-making' (eg high quality design, public realm improvements) to accelerate scheme delivery. Given the important role that place making can make in a town centre context it is considered to be a relevant scenario that can help to build

confidence.

## Developer incentives

- 6.7 The Council could invest directly in on-site development costs. This could include investment in land assembly, remediation, infrastructure, earthworks, site access and other 'abnormal' costs of development to enhance scheme viability. This investment in enabling works or 'pump priming' could be suited to more challenging sites where viable issues are more prevalent and the investment could unlock/accelerate development. The European Commission's State Aid rules are currently a key consideration for this option, which could take the form of direct Council investment or grant/loan to developers.

## Funding

- 6.8 Clearly all of the above requires resources and funding and there are several means by which resources could be generated to assist the delivery of the above measures:

### **Utilising public sector assets**

Where there are sites in Council/public sector ownership, the offer of a deferred land payment (where the payments for land are deferred to the back of the development programme) or geared ground rents (where land is sold on a long lease with the rent linked to the rental value of property delivered) reduces the upfront expenditure requirements for a developer, thus enhancing viability. This could be worth exploring where the Council has land assets that are being proposed for development given the lack of any upfront cost to the Council of this.

The Local Government Act general disposal consent means that local authorities do not usually have to seek specific consent from the Secretary of State for disposal of their assets at less than best consideration, where the difference between the market value and the consideration is £2m or less and a council considers the disposal will help to secure the promotion or improvement of the economic, social or environmental well-being of its area. When disposing of land at less than best consideration, local authorities are providing a subsidy to the developer, and therefore they must ensure that the nature and amount of subsidy also complies with State Aid rules.

### **Pooling tax incomes**

The possibility of pooling tax revenues generated by growth could be explored. This could involve the Council committing to ring fence a portion of council tax incomes and new homes bonus alongside business rates and proceeds from asset sales. The potential to borrow against this income stream to front fund works, or alternatively seek forward funding assistance, should be explored.

### **Local Growth Fund**

The Leeds City Region (LCR) Local Enterprise Partnership (LEP) / West Yorkshire Combined Authority (WYCA) has agreed a Growth Deal worth £1bn with Government to 2021. The investment will support the LEP's priorities to improve transport links, boost housing growth, accelerate town centre regeneration, develop a skilled workforce and support businesses. It will support the delivery of a wide range of infrastructure projects across the Combined Authority area which includes the Huddersfield area.

### **Homes and Communities Agency**

The HCA are promoting a number of new initiatives to supplement their recoverable investment programme. This includes station led housing delivery fund, starter homes acquisition and enabling land fund. We consider the Council and HCA should explore how these opportunities can be targeted at Huddersfield town centre.

## 7.0 Conclusions

- 7.1 In respect of the office market, our assessment has demonstrated that the office market is relatively small and characterised by SME local occupiers. Efforts to deliver a large type of office accommodation at the Waterfront have stalled. Whilst there have been some successes with new refurbishment schemes in Huddersfield notably the Folly Hall Mills scheme on the edge of the study area and the St Georges Quarter which we understand is underway, there remains a significant surplus of vacant and obsolete office property which offer opportunities for re use.
- 7.2 The residential assessment has shown a strong and pent up demand for the delivery of student residential development in Huddersfield town centre. There is also understood to be demand for retirement housing and more general market housing in the area surrounding the town centre, however, the lack of good quality sites close to the centre has meant that these more general sectors have been somewhat untested. Therefore, student residential development has dominated the development pipeline and looking ahead it will be important to understand the additional capacity there is before the market reaches saturation.
- 7.3 In respect of the capacity for additional residential development, the scale of vacant and underused floor space and land in Huddersfield town centre indicates the potential for substantial additional residential development capacity not identified in the committed supply. Historical trends demonstrate there has been on average 130 windfall units consented and whilst the majority of this is attributable to a small number of large schemes, combined with our assessment of vacant property and land it nonetheless points to the potential for further windfall in the future. Our indicative assessments of capacity suggest a range of between 258 and 378 residential units, although it should be caveated that no feasibility exercise has been produced to determine whether conversion and redevelopment is possible.
- 7.4 Viability analysis of a sample of schemes suggests that student residential based apartment schemes are readily viable on both a new build and refurbishment basis, but that private residential development is more marginal, particularly for apartments for which there is very limited demand. Whilst market conditions could change this viability position for the better through the life of the Local Plan, the analysis suggests that an investment strategy will be required to enable opportunities for re use and development to be maximised. It is therefore recommended that as part of the next steps to this work a delivery strategy is devised to drive the redevelopment process.

## Appendix 1 – Site Visit Proformas

<b>Property address</b>	9 Ramsden Street		
<b>Ownership</b>			
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>	3 floors (retail on ground – potential office/storage 1-2 floors)		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant (previous use – Alliance & Leicester) Bank and Santander		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i>  <ul style="list-style-type: none"> <li>• High Street usage</li> <li>• Street on slight slope</li> <li>• Adjacent use (banks and building societies)</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> i.e. compatibility with surrounding uses, access etc	<b>Deliverability</b> i.e. are there any obvious restrictions or constraints on conversion / redevelopment	<b>Availability</b> i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?
<b>Residential</b>		No	N/A
<b>Office</b>	Yes	No	N/A
<b>Other</b>	Yes	No	N/A

<b>Property address</b>	15 Upperhead Row		
<b>Ownership</b>			
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>	10,484 sq ft		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i> <ul style="list-style-type: none"> <li>• 3 storey character building</li> <li>• Adjacent to threadneedle storey</li> <li>• Opposite bus station</li> <li>• On pedestrian street</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> i.e. compatibility with surrounding uses, access etc	<b>Deliverability</b> i.e. are there any obvious restrictions or constraints on conversion / redevelopment	<b>Availability</b> i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?
<b>Residential</b>	Yes	Yes	
<b>Office</b>	Yes	Yes	
<b>Other</b>	Yes	Yes	Retail space to let - Eddisons

<b>Property address</b>	17 Market Street		
<b>Ownership</b>			
<b>Land or property</b>	Property – 3 storey		
<b>Site area (hectares) / floor area (sq m)</b>			
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i>  <ul style="list-style-type: none"> <li>• Proposed student residential for September 2016 (32 studios)</li> <li>• Prominent high street location</li> <li>• Adjacent retail uses</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> i.e. compatibility with surrounding uses, access etc	<b>Deliverability</b> i.e. are there any obvious restrictions or constraints on conversion / redevelopment	<b>Availability</b> i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?
<b>Residential</b>	Yes	Yes	Proposed student residential for September 2016
<b>Office</b>	Yes	Yes	
<b>Other</b>	Yes	Yes	

<b>Property address</b>	27-28 Market Street		
<b>Ownership</b>			
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>			
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i>  <ul style="list-style-type: none"> <li>• 3 storey derelict building (character)</li> <li>• Poor condition</li> <li>• Adjacent retail uses</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> i.e. compatibility with surrounding uses, access etc	<b>Deliverability</b> i.e. are there any obvious restrictions or constraints on conversion / redevelopment	<b>Availability</b> i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?
<b>Residential</b>			Not on market
<b>Office</b>			
<b>Other</b>	Yes	Potential constraints over redevelopment due to condition.	

<b>Property address</b>	30 Market Street		
<b>Ownership</b>			
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>	Multiple floors for lease		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Under used		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i> <ul style="list-style-type: none"> <li>• Large town centre office block</li> <li>• Low quality (1960's)</li> <li>• Multiple adjacent uses</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> i.e. compatibility with surrounding uses, access etc	<b>Deliverability</b> i.e. are there any obvious restrictions or constraints on conversion / redevelopment	<b>Availability</b> i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?
<b>Residential</b>			
<b>Office</b>	Yes	Yes	Yes
<b>Other</b>			

<b>Property address</b>	Arndale House, New Street (41)		
<b>Ownership</b>	Ground floor (may be different to top two floors)		
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>	3 storey building		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i>  <ul style="list-style-type: none"> <li>• 3 storey building on prime retail frontage</li> <li>• Adjacent retail uses</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> i.e. compatibility with surrounding uses, access etc	<b>Deliverability</b> i.e. are there any obvious restrictions or constraints on conversion / redevelopment	<b>Availability</b> i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?
<b>Residential</b>			
<b>Office</b>	Yes	Yes	To let CBRE
<b>Other</b>	Yes	Yes	

<b>Property address</b>	Casino Red Building, Northumberland Street		
<b>Ownership</b>			
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>	3 storey building		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i> <ul style="list-style-type: none"> <li>• Character building</li> <li>• Prominent location</li> <li>• Mixture of adjacent uses</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> i.e. compatibility with surrounding uses, access etc	<b>Deliverability</b> i.e. are there any obvious restrictions or constraints on conversion / redevelopment	<b>Availability</b> i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?
<b>Residential</b>	Yes	Yes	Not on the market
<b>Office</b>	Yes	Yes	
<b>Other</b>	Yes	Yes	

<b>Property address</b>	Co Op Building, 103 New Street		
<b>Ownership</b>			
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>	4/5 storey building		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant (under offer – Walker Singleton)		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i>  <ul style="list-style-type: none"> <li>• Poor condition building</li> <li>• Edge of High Street and Ring Road location</li> <li>• Character building</li> <li>• Adjacent car park</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> i.e. compatibility with surrounding uses, access etc	<b>Deliverability</b> i.e. are there any obvious restrictions or constraints on conversion / redevelopment	<b>Availability</b> i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?
<b>Residential</b>			
<b>Office</b>	Yes	Yes	Under offer
<b>Other</b>	Yes	Yes	

<b>Property address</b>	Crown House		
<b>Ownership</b>			
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>	59,000 sq ft		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant (on the market)		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i> <ul style="list-style-type: none"> <li>• Poor quality 1960's office building</li> <li>• Located on the outer ring road from the town centre</li> <li>• Adjacent to Southgate development site.</li> <li>• Good access</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> i.e. compatibility with surrounding uses, access etc	<b>Deliverability</b> i.e. are there any obvious restrictions or constraints on conversion / redevelopment	<b>Availability</b> i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?
<b>Residential</b>	Yes		Council out seeking development partners.
<b>Office</b>	Yes		
<b>Other</b>	Yes		

<b>Property address</b>	Grand Picture Theatre, Manchester Road, Huddersfield		
<b>Ownership</b>			
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>			
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Assumed vacant		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i> <ul style="list-style-type: none"> <li>• Historic features on external brickwork and likely internal historic features</li> <li>• Old cinema</li> <li>• Main road and close to public transport</li> <li>• Connected to Lidl foodstore</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> i.e. compatibility with surrounding uses, access etc	<b>Deliverability</b> i.e. are there any obvious restrictions or constraints on conversion / redevelopment	<b>Availability</b> i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?
<b>Residential</b>	Yes	Potential problems with historic features	Unknown
<b>Office</b>	Yes	Yes	Unknown
<b>Other</b>	Yes	Yes	Unknown

<b>Property address</b>	Kirklees College Site		
<b>Ownership</b>			
<b>Land or property</b>	Property and land		
<b>Site area (hectares) / floor area (sq m)</b>	6.1 acre site		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i> <ul style="list-style-type: none"> <li>• Large town centre development site</li> <li>• Old college and listed hospital buildings</li> <li>•</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> <i>i.e. compatibility with surrounding uses, access etc</i>	<b>Deliverability</b> <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	<b>Availability</b> <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
<b>Residential</b>	Yes	Yes	Vacant site
<b>Office</b>	Yes	Yes	Yes
<b>Other</b>	Yes	Yes	Yes

<b>Property address</b>	Oldgate House		
<b>Ownership</b>			
<b>Land or property</b>			
<b>Site area (hectares) / floor area (sq m)</b>	9 storey office block		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  office block, converted into student resi		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i> <ul style="list-style-type: none"> <li>• Low quality office block in town centre</li> <li>• Mixture of adjacent uses</li> <li>• Converted into student resi</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> <i>i.e. compatibility with surrounding uses, access etc</i>	<b>Deliverability</b> <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	<b>Availability</b> <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
<b>Residential</b>	Yes		Converted to student resi for 2016 September
<b>Office</b>	Yes		
<b>Other</b>	Yes		

<b>Property address</b>	Palace Studios		
<b>Ownership</b>			
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>	5 storey		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i>  Large prominent character building		
<b>Use potential</b>	<b>Suitability</b> <i>i.e. compatibility with surrounding uses, access etc</i>	<b>Deliverability</b> <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	<b>Availability</b> <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
<b>Residential</b>	Yes	Yes	
<b>Office</b>			
<b>Other</b>	Yes	Yes	

<b>Property address</b>	Sin Nightclub, Queensgate, Huddersfield HD1 2RR		
<b>Ownership</b>			
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>			
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i>  <ul style="list-style-type: none"> <li>• Ex nightclub</li> <li>• Historical features on external brickwork</li> <li>• Graffiti + minor defecation</li> <li>• Opposite Huddersfield University + ring road</li> <li>• Next to vacant pub – ‘The Zetland’</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> <i>i.e. compatibility with surrounding uses, access etc</i>	<b>Deliverability</b> <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	<b>Availability</b> <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
<b>Residential</b>	?	Potential issue	Advertised as ‘let agreed’ by James A Baker
<b>Office</b>	Yes	Yes	
<b>Other</b>	Leisure	Yes	

<b>Property address</b>	St Andrews Road, Huddersfield		
<b>Ownership</b>	National Grid Property Holdings		
<b>Land or property</b>	Land		
<b>Site area (hectares) / floor area (sq m)</b>	2.93 ha		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i> <ul style="list-style-type: none"> <li>• Level site</li> <li>• Part tarmacked, part greenfield + plant growth</li> <li>• Adjacent to gas works and car garages and industrial units</li> <li>• Pylon on site</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> <i>i.e. compatibility with surrounding uses, access etc</i>	<b>Deliverability</b> <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	<b>Availability</b> <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
<b>Residential</b>	?	Potential constrictions for nearby gas works	For Sale marketed by BNP Paribas
<b>Office</b>	Yes	Yes	
<b>Other</b>	Yes	Yes	

<b>Property address</b>	St Georges Quarter		
<b>Ownership</b>			
<b>Land or property</b>	Property (& associated car parking???)		
<b>Site area (hectares) / floor area (sq m)</b>	130,000 sq ft (proposed office space)		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i>  <ul style="list-style-type: none"> <li>• Old mill building to be converted to office for Q2 2017</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> <i>i.e. compatibility with surrounding uses, access etc</i>	<b>Deliverability</b> <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	<b>Availability</b> <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
<b>Residential</b>	Yes	N/A	
<b>Office</b>	Yes	N/A	Q2 2017 office use
<b>Other</b>	Yes	N/A	

<b>Property address</b>	St Thomas Road, Huddersfield		
<b>Ownership</b>			
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>			
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  In use – highfield gear industries		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i>  <ul style="list-style-type: none"> <li>• Warehouse/industrial building and car park</li> <li>• Opposite religious centre and adjacent to leisure facilities</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> <i>i.e. compatibility with surrounding uses, access etc</i>	<b>Deliverability</b> <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	<b>Availability</b> <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
<b>Residential</b>			
<b>Office</b>	Yes	Yes	Not on the market
<b>Other</b>	Yes	Yes	

<b>Property address</b>	Standard House, Half Moon Street, Huddersfield		
<b>Ownership</b>			
<b>Land or property</b>	Property – ex retail		
<b>Site area (hectares) / floor area (sq m)</b>			
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant – under construction/development		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i>  <ul style="list-style-type: none"> <li>• Built on a slight incline</li> <li>• Adjacent to restaurants, retail, supermarket, bus station</li> <li>• Some historic features on external brickwork</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> <i>i.e. compatibility with surrounding uses, access etc</i>	<b>Deliverability</b> <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	<b>Availability</b> <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
<b>Residential</b>	Yes	Yes	Under Construction
<b>Office</b>	Yes	Yes	
<b>Other</b>	Yes	Yes	

<b>Property address</b>	9-17 Station Street		
<b>Ownership</b>	Public Sector		
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>	41,000 sq ft office space		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Part Vacant/under used		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i>  Prominent historic building (possibly listed) opposite the train station. Large office uses above retail (only 2,500 sq ft available)		
<b>Use potential</b>	<b>Suitability</b> <i>i.e. compatibility with surrounding uses, access etc</i>	<b>Deliverability</b> <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	<b>Availability</b> <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
<b>Residential</b>	Yes	Listed restrictions	
<b>Office</b>	Yes		To let with Boulters
<b>Other</b>	Yes		

<b>Property address</b>	Telephone Exchange Building Southgate		
<b>Ownership</b>			
<b>Land or property</b>	Property (& land?)		
<b>Site area (hectares) / floor area (sq m)</b>	6 storey building with associated car parking		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  Vacant		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i>  <ul style="list-style-type: none"> <li>• Poor quality (1960's building)</li> <li>• Adjacent to Southgate development site</li> <li>• Fronting Southgate main road</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> <i>i.e. compatibility with surrounding uses, access etc</i>	<b>Deliverability</b> <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	<b>Availability</b> <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
<b>Residential</b>	Yes		Not currently on the market
<b>Office</b>	Yes		
<b>Other</b>	Yes		

<b>Property address</b>	The Waterfront, Chapel Hill, Huddersfield HD1 3EH		
<b>Ownership</b>			
<b>Land or property</b>	Property		
<b>Site area (hectares) / floor area (sq m)</b>	4 separate development prelets for offices Plot E 6,000m <sup>2</sup> /Plot F 3,000m <sup>2</sup> , Plot L 7,200m <sup>2</sup> /M 1,900m <sup>2</sup>		
<b>Use</b>	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i>  In use resi and offices still being let		
<b>Physical description</b>	<i>i.e. form, topography, site boundaries, adjacent land uses, existing buildings and structures, condition and constraints (e.g. historic features, steep slopes, site contamination, dereliction, access, issues that may result in abnormal costs)</i> <ul style="list-style-type: none"> <li>• Conversion of an old mill – historic features eg chimney</li> <li>• Offices let to L.V., café in building, apartments in complex, car park</li> <li>• Close to Huddersfield narrow canal</li> <li>• Close to existing retail park and New Kirklees College</li> </ul>		
<b>Use potential</b>	<b>Suitability</b> <i>i.e. compatibility with surrounding uses, access etc</i>	<b>Deliverability</b> <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	<b>Availability</b> <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
<b>Residential</b>	Yes	Yes	
<b>Office</b>	Yes	Yes	Offices being let by GVA
<b>Other</b>	Potential for hotel & leisure	Yes	