

Kirklees Town Centre Delivery Study: Dewsbury

FINAL DRAFT REPORT

KIRKLEES COUNCIL

19 December 2016

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Appendix 1 Site visit Proformas

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 Dewsbury town centre. A separate report has been prepared for Huddersfield.

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 Pioneer House in Dewsbury.
- 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 the '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

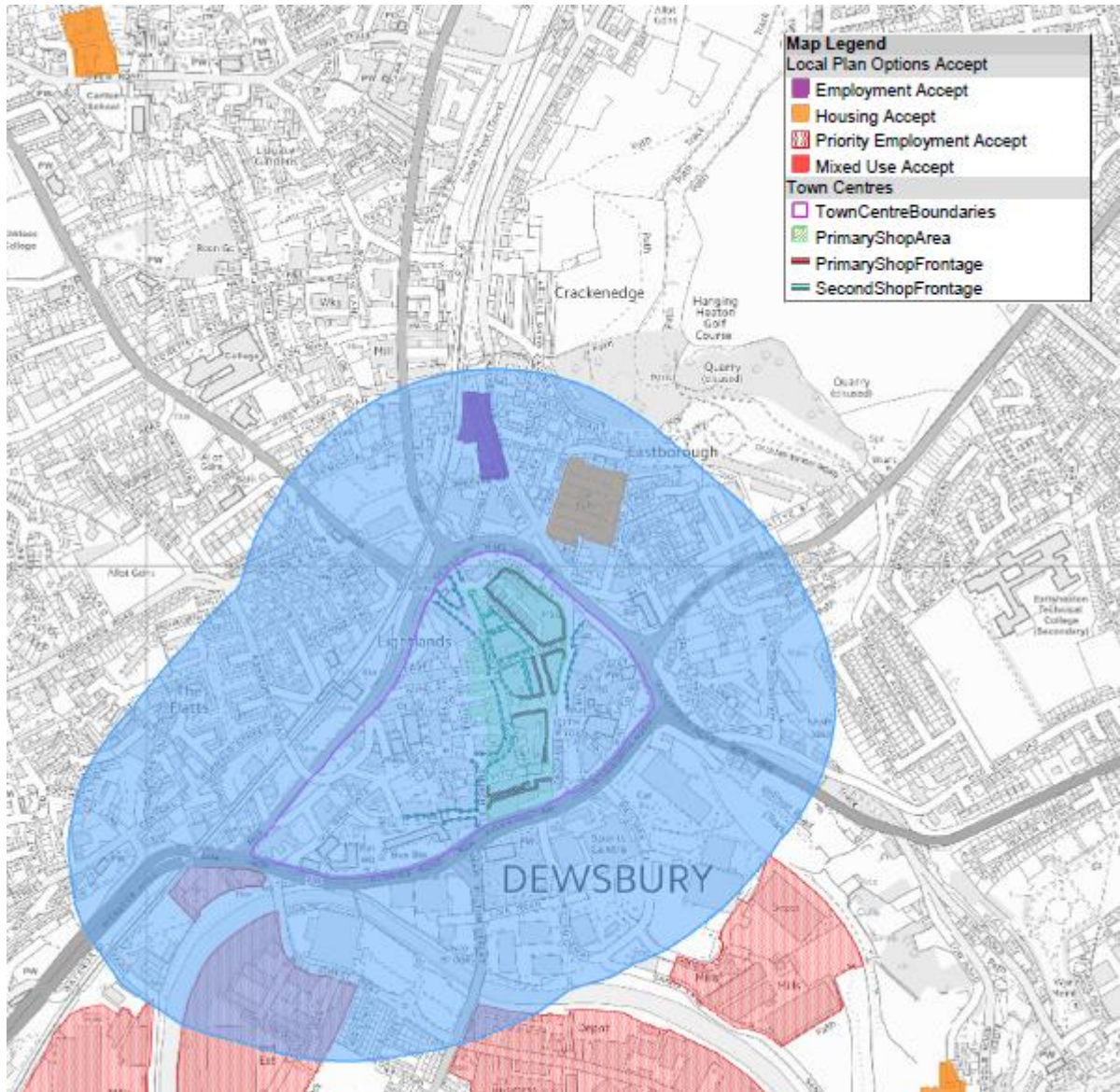
- 1.7 The work is effectively separated into four key stages:
- Office market assessment – based on review of standard statistical data sources to determine the performance and potential of the office market in each centre. Availability of land and floor space has been considered alongside the letting 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 Dewsbury which lies within the A638 Dewsbury ring road, plus a 300m buffer zone as shown in Figure 2.1 which captures a key employment site to the north of the town centre and the housing allocation site at Cliff Street car park. The study area includes the main shopping areas of Westgate, Churchgate and Northgate and the residential, commercial and civic quarters of the Victorian Market town.

Figure 2.1: Dewsbury town centre study boundary



3.0 Office market assessment

Description of office market

- 3.1 Dewsbury is a market town in West Yorkshire, situated between Bradford, Leeds, Huddersfield and Wakefield. It is a Minster town within the Metropolitan Borough of Kirklees with a primary catchment area population of c.62 000, the second biggest town in the Kirklees district.
- 3.2 Dewsbury, once a thriving mill town which benefited from its central location at the heart of the woollen district and within close proximity to the coal mines. It was the largest town within what was historically a heavy woollen district.
- 3.3 The Dewsbury office market is limited. There is evidence of historic mill buildings which are now being used as office space and this type of accommodation is more prevalent than grade A office space. Lower grade second hand offices make up the majority of the Dewsbury office market, with the largest office accommodation available being Empire House, situated adjacent to the Town Hall, offering c.55,000 sq ft of office floor space. The office market in Dewsbury is focused around Union Street and there are also smaller office suites located above retail units in the town centre, attracting low rental figures. Office rental values in the town range from £7 - £10 per sq ft. The rental values of Empire House are £8 per sq ft at the current time.
- 3.4 The general office sector in Dewsbury is weak, with low levels of occupier demand and high vacancy rates. The public sector accounts for one of the main occupiers within the town centre, located within Empire House. Other key employers within the town centre include Interserve, Connect Housing and the NHS. Dewsbury has a typical sub-regional office market, second to the principal office location of Huddersfield which attracts the larger companies. Office suites in Dewsbury tend to be sub 450 sq m (5,000 sq ft) indicating the office market is centred towards small local businesses. The key business sectors in Dewsbury are centred towards the industrial sector, located close to the M62 and M1 which offer good transport links to the rest of the UK.

Key performance indicators

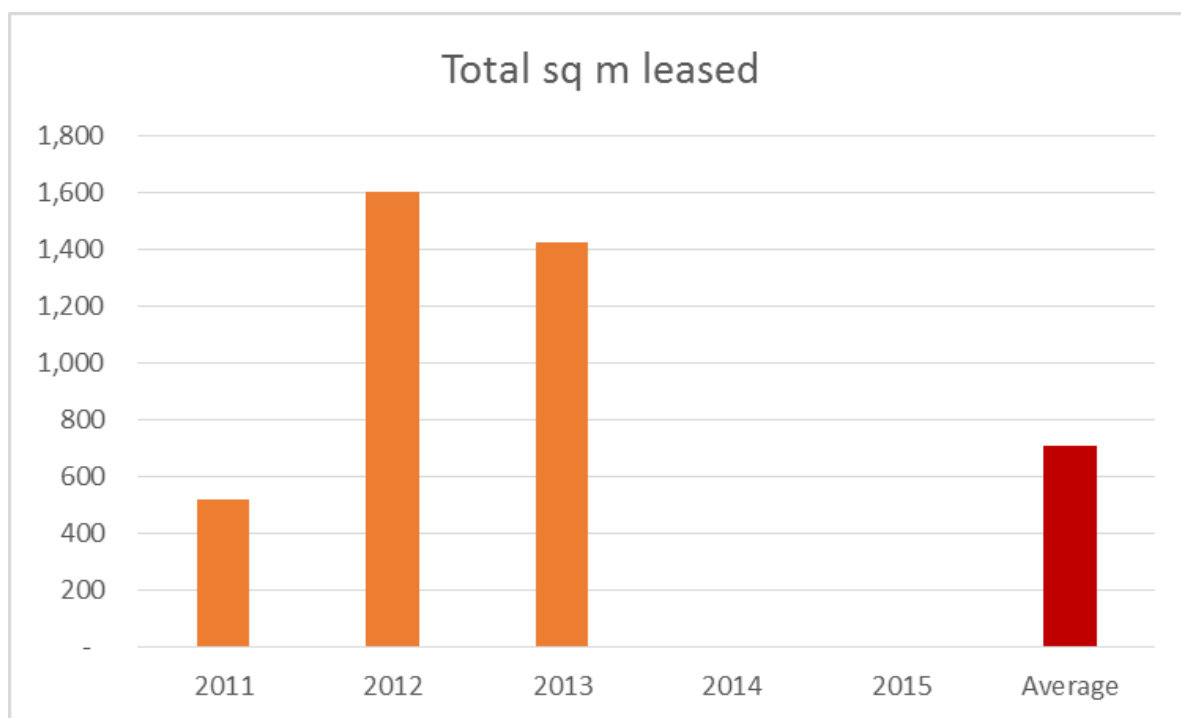
- 3.5 The existing stock in Dewsbury is predominately secondary and tertiary accommodation with rental values ranging from £54 - £97per sq m (£5 - £9 per sq ft). Empire House is the largest purpose built office building in Dewsbury with a total floor area of 5,110 sq m 55,000 sq ft and commands the market leading rent in town at £86 - £108 per sq m (£8 - £10 per sq ft).
- 3.6 In common with many other sub-regional centres across the north of England, new office development in Dewsbury 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.

Quantitative analysis

- 3.7 We have undertaken research of the take up of office premises within Dewsbury town centre over the last five years using Co-Star property database. This information identifies office transactions and enables an average annual take-up rate to be identified which is a useful indicator in assessing the demand for office premises. Our research has identified there have been seven office transactions totalling 3,530 sq m (38,000 sq ft), which equates to an average annual take-up rate of 710 sq m (7,642 sq ft).
- 3.8 Figure 3.1 shows the office transactions over the last five years totalling the 3,530 sq m (38,000 sq ft). The breakdown identifies there has been no office transactions over the last two years within the town centre.

3.9 It should be noted that Co-star data can have limitations in that smaller transactions undertaken in secondary and tertiary office markets are not always recorded.

Figure 3.1: Total office lettings within Dewsbury town centre study boundary



3.10 We have also analysed the current availability of office premises within the town centre through property databases and discussions with local property agents. Table 3.1 identifies the current office availability within the Dewsbury town centre study boundary.

Table 3.1: Office availability in Dewsbury town centre study boundary

Property Address	Floor Area (sq m)	Floor Area (Sq ft)
Empire House, Wakefield Rd	917	9,871
9-13 Wellington Rd	743	8,000
Total Office Space	1,660	17,871

3.11 Table 3.1 identifies 1,660 sq m (17,871 sq ft) of available office accommodation in Dewsbury town centre study boundary. Taking into account the average annual take-up over the last five years of 710 sq m (7,642 sq ft) providing Dewsbury with a current office supply of 2.3 years.

3.12 We have carried out research of the Co-Star database to identify the current retail availability within Dewsbury town centre study boundary. There is currently 2,346 sq m (25,252 sq ft) of high street retail/leisure space available.

3.13 The Co-star research undertaken identifies the total commercial floor space available within Dewsbury town centre study boundary as 4,006 sq m (43,123 sq ft).

Historic completions of office development in Dewsbury town centre and future requirements

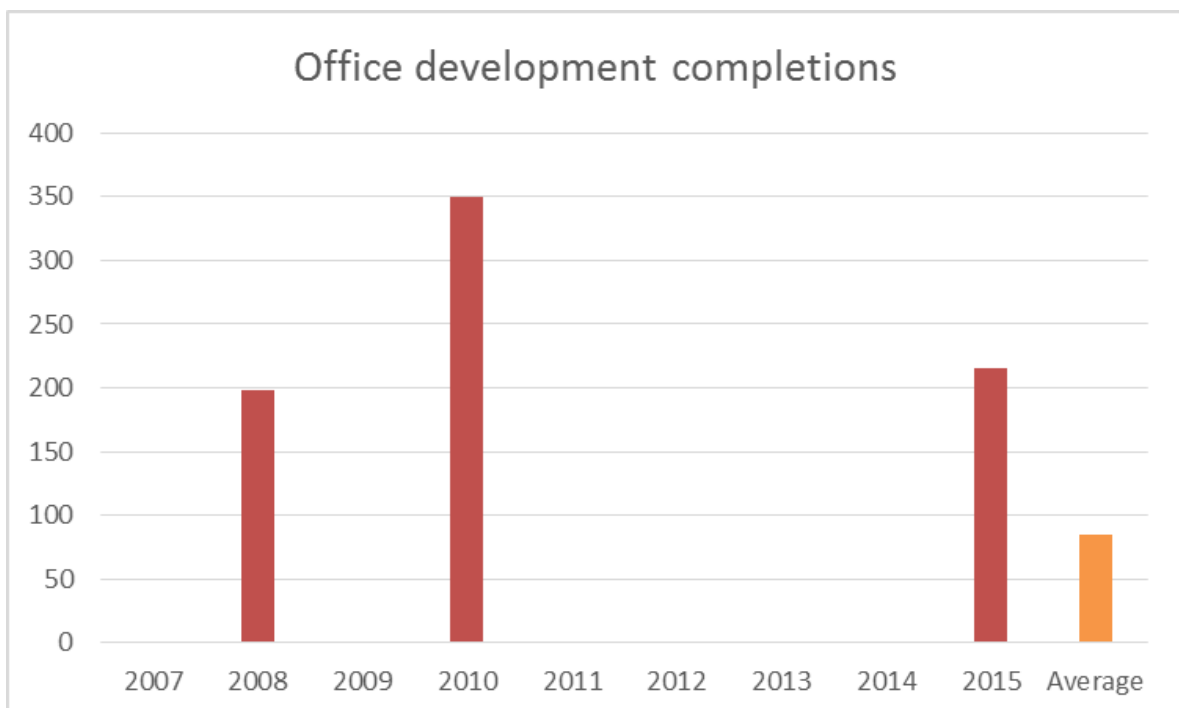
- 3.14 Table 3.2 illustrates the number of office development completions since 2006 in Dewsbury. The completions include property at 29 Bradford Road, 15 Union Street and Empire House, Wakefield Road, Dewsbury. A total of 763 sq m (8,213 sq ft) has been completed in the town centre study area. The most recent of these developments is Empire House, Wakefield Road which provides a total of 215 sq m (2,314 sq ft) of office space on flexible lease terms, which relates to an office conversion.

Table 3.2: Office development completions, Dewsbury

Address		Completion date	Proposed Use	Completed floorspace (sqm)
29	Bradford Road Dewsbury	01/04/2008	Business	198
15	Union Street Dewsbury	01/04/2010	Business	350
Empire House	Wakefield Road Dewsbury	01/04/2015	Business	215
Total				763

- 3.15 Figure 3.2 shows the completed office developments over the last 10 years totalling 763 sq m (8,213 sq ft) with an average of 84 sq m (904 sq ft) of office development coming forward per annum. Forecasting the average office development per annum over a 15 year period gives 1,260 sq m (13,563 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: Total office development completions within Dewsbury town centre study boundary



SWOT analysis

- 3.16 To identify the key strengths and opportunities and the main weaknesses and threats we have undertaken a SWOT analysis of the Dewsbury office market.

Figure 3.3: SWOT analysis office development within Dewsbury town centre study boundary

<p>Strengths</p> <ul style="list-style-type: none"> • Accessibility by public transport 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Limited Grade A availability • Limited private sector occupier demand • Low levels of demand • Reliance on public sector occupiers
<p>Opportunities</p> <ul style="list-style-type: none"> • Diversify occupier base to strengthen office sector 	<p>Threats</p> <ul style="list-style-type: none"> • Viability constraints restrict potential for speculative development

- 3.17 As presented in Figure 3.3 the key strength for office development in Dewsbury is strong accessibility by public transport.
- 3.18 Public sector occupiers take up a large proportion of the town centre office floor space. A key challenge is the potential vacation of public sector occupiers within the town centre. The potential rationalisation of Kirklees Council's property estate could see consolidation of public sector assets in Huddersfield, leaving vacant space in Dewsbury.
- 3.19 However this then creates an opportunity to diversify the occupier base which will strengthen the sector by reducing the reliance on public sector occupiers.

4.0 Residential market assessment

Local housing market

- 4.1 In order to assess the demand for residential development within the Dewsbury town centre study boundary, we have reviewed current residential activity in the local property market. Table 4.1 identifies 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 property price bracket demonstrates indicative demand trends within the local market. A % SSTC above 30% is indicative of a good active market.

Table 4.1: Property for sale within Dewsbury town centre study boundary, July 2016

Price Range	Total Number of Properties shown*	For Sale	SSTC	% SSTC	% SSTC of Total SSTC
<£80,000	65	49	16	25	31
£80 - £130k	94	74	20	21	39
£130 - £180k	44	35	9	21	17
£180 - £230k	26	23	3	12	6
£230 – 280k	15	12	3	20	6
>£280k	11	10	1	9	2
Total	255	203	52	18	100

Source: www.rightmove.co.uk

- 4.2 Table 4.1 shows consistently low purchaser activity, with each price bracket having less than 30% of property advertised SSTC. The highest activity relates to property under £80,000 with a 25% SSTC rate, indicating a stronger demand in lower value properties. A 21% SSTC in the £80,000 - £130,000 and £130,000 - £180,000 price brackets reflect a strong demand for property of £180,000 or less. The overall percentage SSTC across all property values is 18% which illustrates a weak residential property market in the Dewsbury town centre study area.

HM Land Registry data – Achieved residential sales values

- 4.3 We have undertaken analysis of HM Land Registry data over the 12 month period to March 2016. This evidence includes both new build and second hand transactions. It should be noted that as second hand stock is not homogenous (with condition, specification and décor varying from property to property) such differences can have an impact on the price achievable and make it difficult to analyse values correctly. However second hand evidence, whilst not as reliable as new build evidence, can be useful when establishing likely end unit values on new build schemes, providing an indication of the strength of a market area.
- 4.4 The Dewsbury town centre study area includes a number of postcode areas (WF13 1, WF13 2, WF12 8 and WF12 9). The postcode areas are shown in Figure 4.1. It should be noted that the postcode boundaries extend beyond the town centre study area.

Figure 4.1 Dewsbury postcode areas



Table 4.2: HM Land Registry Achieved Residential Sales WF13 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
WF13 1							70,000	8	70,000	8	Apr - Jun 2015
WF13 1			130,000	1	45,000	1	33,333	3	68,833	6	Jul - Sep 2015
WF13 1					67,500	2			67,500	2	Oct - Dec 2015
WF13 1									67,500	2	Jan - Mar 2016
Average/Total			130,000	1	72,278	6	51,667	11	73,458	18	March 2015-March 2016

4.5 Within the WF13 1 postcode area there have been no transactions relating to detached properties. There has been one sale of a semi-detached property price (£130,000). Six terraced properties have been sold with an average vale of £72,278; and 11 flats/maisonettes have sold with an average price of £51,667. This equates to an average property price across all unit types of £73,458. Flats and maisonettes account for the highest number of transactions 61% of the overall property types.

Table 4.3: HM Land Registry Achieved Residential Sales WF13 2

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
WF13 2	315,000	1	125,000	1	118,250	4	66,875	4	118,050	10	Apr - Jun 2015
WF13 2	130,667	3	135,667	3	108,500	4	61,000	4	105,500	14	Jul - Sep 2015
WF13 2	200,000	5	100,000	2	117,750	4	56,333	3	131,429	14	Oct - Dec 2015
WF13 2	242,500	1	112,167	3	77,750	2	63,929	7	90,923	13	Jan - Mar 2016
Average/Total	222,042	10	118,208	9	105,563	14	62,034	18	111,475	51	March 2015-March 2016

- 4.6 The average price paid for a detached property in WF13 2 is £222,042 and there were 10 transactions in the 12 months to March 2016. Nine semi-detached and 14 terraced properties were sold in the same period with an average sale price of £118,208 and £105,563 respectively. There were 18 flats / maisonettes sold with an average sale price of £62,034 for a flat. The overall average price across all property types equated to £111,475. The total number of sales associated with each property type relatively varied in WF13 2 with flats/maisonettes having the highest number of transactions (35%).

Table 4.4: HM Land Registry Achieved Residential Sales WF12 8

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
WF12 8	172,998	4	102,333	3	92,125	4	91,000	1	121,541	12	Apr - Jun 2015
WF12 8			111,333	6	109,983	3			110,883	9	Jul - Sep 2015
WF12 8	165,000	1	130,136	7	100,729	7			118,737	15	Oct - Dec 2015
WF12 8	198,000	2	115,625	4	94,333	3			126,833	9	Jan - Mar 2016
Average/Total	178,666	7	114,857	20	99,292	17	91,000	1	119,498	45	March 2015-March 2016

- 4.7 The average price paid for a detached property in WF12 8 is £178,666 across seven recorded transactions. Semi-detached and terraced housing achieved an average of £114,857 and £99,292 respectively and represented the highest number of property sales within this postcode area (44%). The average achieved sale price for flats/maisonettes was £91,000 however this relates to one transaction on the 12 month period to March 2016. The overall average property price of postcode area WF12 8 is £119,498.

Table 4.5: HM Land Registry Achieved Residential Sales WF12 9

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
WF12 9			135,000	1	93,000	1			114,000	2	Apr - Jun 2015
WF12 9	171,500	2	85,250	2	95,214	7			107,272	11	Jul - Sep 2015
WF12 9	111,000	1			68,119	8			72,883	9	Oct - Dec 2015
WF12 9			68,000	2	113,000	5			100,143	7	Jan - Mar 2016
Average/Total	141,250	3	96,083	5	92,333	21			98,575	29	March 2015-March 2016

- 4.8 The average price paid for a detached property in WF12 9 is £141,250. Semi-detached properties achieved an average of £96,083 across five sales. The majority of transactions in this postcode area (72%) are for terraced property/maisonettes achieving an average of £92,333. The overall average for all property types is £98,575. The highest number of recorded sales relate to terraced properties with 72% of the total number of sales.
- 4.9 We summarise the data presented in Tables 4.2 - 4.5 in Table 4.6. This identifies an average detached property price across all postcode areas of £180,653, £114,787 for a semi-detached property, £92,366 for a terraced property and £68,234 for flats/maisonettes, equating to an overall average property price across all property types of £100,752. The table identifies a varied mix of property units across all postcode sectors over the 12 month periods to March 2016, with terraced properties having the highest recorded sales (41%). Table 4.6 illustrates that that the recent property transactions in the Dewsbury Town Centre study area is dominated by lower value housing.

Table 4.6: HM Land Registry Achieved Residential Sales WF12 & 13

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
WF13 1			130,000	1	72,278	6	51,667	11	73,458	18	March 2015-March 2016
WF13 2	222,042	10	118,208	9	105,563	14	62,034	18	111,475	51	March 2015-March 2016
WF12 8	178,666	7	114,857	20	99,292	17	91,000	1	119,498	45	March 2015-March 2016
WF12 9	141,250	3	96,083	5	92,333	21			98,575	29	March 2015-March 2016
Average/Total	180,653	20	114,787	35	92,366	58	68,234	30	100,752	143	March 2015-March 2016

New build development

- 4.10 There is a limited amount of new build development within the Dewsbury town centre study boundary as shown in Table 4.7. There are only two schemes located within the Dewsbury town centre boundary, Bond Street and Croft Street highlighted in the table below. The Amberwood Chase development which is being delivered by Harron Homes is situated off Owl Lane, Dewsbury and is outside study boundary. The development comprises three phases of mainly four bed detached units with a number of 3 bed units available. The properties range from £199,995 to £269,995. Other new build developments are much smaller in scale and include infill sites, but are nonetheless evidence of activity in the local market.

Table 4.7: New build development in Dewsbury

Address	Sold price	No of units
Amberwood Chase, Dewsbury, WF12 7NZ	£247,700	17
Bond Street, Dewsbury, WF13 1AU	£70,000	3
Boundary Road, Dewsbury, WF13 4PU	£115,000	1
Brewery Lane, Dewsbury, WF12 9HG	£133,333	6
Burgh Mill Lane, Dewsbury, WF13 3NN	£112,800	5
Church Lane, Dewsbury moor, Dewsbury, WF13 4EN	£135,166	3
Croft Street, Dewsbury, WF13 1AR	£70,000	5
Dewsbury Gate Road, Dewsbury, WF13 4DD	£162,500	2
Edge Arpers Croft, Dewsbury, WF12 0PQ	£140,000	1
Granville Court, Dewsbury, WF13 2NL	£185,500	1
Halifax Road, Staincliffe, Dewsbury, WF13 4AA	£100,000	1
Hawthorn Court, Dewsbury, WF12 7SY	£228,302	13
Hill Head Gardens, Dewsbury, WF13 4JU	£500,000	1
Jilling Ing Park, Dewsbury, WF12 8DL	£190,450	2
Kilner Vew, Dewsbury, WF12 9HH	£147,000	5
Labumum Road, Dewsbury, WF13 4QF	£80,000	2
Meadow Bank, Dewsbury, WF13 3SL	£100,000	1
Olympia Gardens, Thornhill lees, Dewsbury, WF12 OSJ	£158,640	7
Overthorpe Road, Dewsbury, WF12 0RE	£217,500	2
Providence Court, Dewsbury, WF12 9HA	£149,444	9
Slaithwaite Road, Dewsbury, WF12 OAA	£163,500	1
Staincliffe Road, Dewsbury, WF13 4RD	£210,000	1
Tanhouse Street, Dewsbury, WF13 3ES	£112,390	2
The Oval, Dewsbury, WF13 4HR	£154,483	3

Historic completions of new units delivered

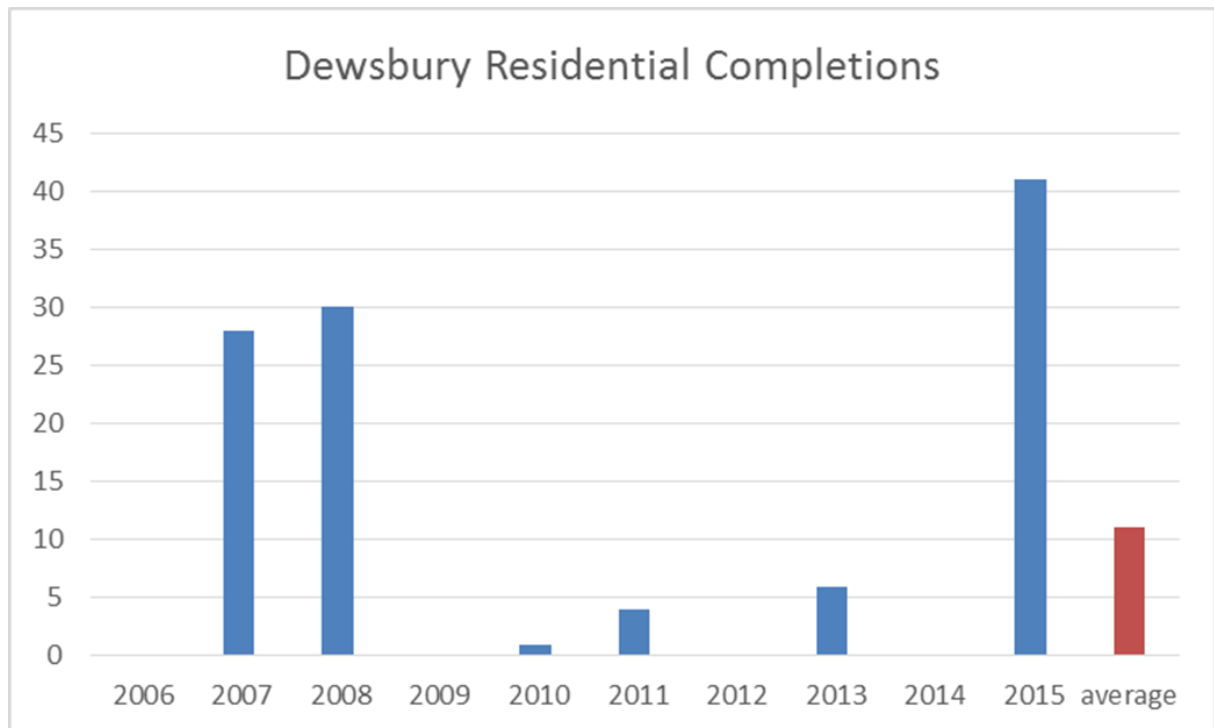
- 4.11 Table 4.8 illustrates the total residential planning applications and completions for new build residential units in the Dewsbury town centre study area within the last 10 years.

Table 4.8: Residential completions, Dewsbury

	Total Permissions	Total units completed (includes dwellings built prior to 2006)	Dwellings completed										
			2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
Dewsbury	Council - ALL												
	Detailed Planning Permission	4	0	0	0	0	0	0	0	0	0	0	0
	Council - ALL Total	4	0	0	0	0	0	0	0	0	0	0	0
	Other												
	Deemed Commenced	14	0	0	0	0	0	0	0	0	0	0	0
	Detailed Planning Permission	136	49	0	0	0	0	0	4	0	4	0	41
	Permitted Development	2	0	0	0	0	0	0	0	0	0	0	0
	Other Total	152	49	0	0	0	0	0	4	0	4	0	41
	Ownership unknown												
	Detailed Planning Permission	62	62	0	28	30	0	1	0	0	2	0	0
	Ownership unknown Total	62	62	0	28	30	0	1	0	0	2	0	0
	Dewsbury Total	218	111	0	28	30	0	1	4	0	6	0	41

- 4.12 A total of 218 planning permissions were granted for residential development. 110 units have been completed. Of these the majority of units were completed in 2007 and 2008 (58 units), and 41 units were completed in 2015. 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.
- 4.13 The graph below shows the 110 residential completions over the last 10 years in the town centre study area, with an overall average of 11 units per annum delivered. The graph shows the peak in completions in 2007/2008. Based on the historic completions since 2006, the forecasted development over the next 15 year Local Plan period illustrates a housing trajectory of 165 dwellings in the town centre study area.

Figure 4.2 Dewsbury residential completions 2006 – 2015



Sub sectors

Student Accommodation

- 4.14 Dewsbury is not a university town and as such has a very limited student accommodation market. Rented accommodation is available in Dewsbury town centre however rightmovestudents.co.uk does not list any properties that are currently available to rent for students with Dewsbury town centre. The nearest student accommodation units are in Huddersfield.

Care Homes

- 4.15 There are three residential care homes within the Dewsbury town centre study area. These include Ashworth Grange, Ashworth Green a 64 single room scheme; York House, Old Bank Road and Manorcroft Care Home, 153 Old Bank Road which is a purpose built nursing home with 40 single rooms, which specialises in 24 hour care for older people.

Hotels and Guest Houses

- 4.16 There are two main hotels/guest houses in Dewsbury. These include Heath Cottage Hotel a 29 bedroom property on A638 Wakefield Road and the Woolpack Country Inn located on Whitely Road, Dewsbury which has 10 rooms. The Alma Inn is located outside the study area. This bed and breakfast facility has 8 bedrooms.

SWOT analysis

- 4.17 We have prepared a SWOT analysis of the Dewsbury residential market identifying the key strengths, weaknesses, opportunities and threats.

Figure 4.3 SWOT analysis residential development within Dewsbury town centre study boundary

<p>Strengths</p> <ul style="list-style-type: none"> • Key transport node connecting Leeds, M62 corridor • Close proximity to local amenities include railway station and bus station • Evidence of new build activity in Dewsbury • Attractive buildings and townscape 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Property market strength – currently weak market area • Development takes time to generate improved market strength. A number of quick wins should be identified in the short term • Several listed buildings within town centre – collaborative approach required to engage property owners
<p>Opportunities</p> <ul style="list-style-type: none"> • Reuse of existing historic buildings to prevent further deterioration • Council has opportunity to kick start development given the number of property assets in the town centre • Strategic growth priority for housing 	<p>Threats</p> <ul style="list-style-type: none"> • Pockets of unemployment and deprivation • Poor environmental quality in some areas

4.18 The key strengths and opportunities for the Dewsbury residential market are good transport links particularly to the M62 corridor and Leeds city centre. Close proximity to local amenities within the town centre and attractive buildings and townscape. There is the potential for the re-use of historic buildings and the Heritage Lottery Townscape Heritage Initiative has the potential to assist with addressing the deterioration of certain buildings within the town centre. The key weakness and challenge facing development in the town centre is its poor market strength and pockets of deprivation which can be a barrier to growth.

Conclusions

4.19 The findings from the research of property data on Rightmove indicates there are a high number of low value properties within the town centre study area.

4.20 There is evidence of new build activity by a regional housebuilder which is positive demonstrating confidence in the local market, however in general terms the SSTC ratio of 18% shows a weak residential property market.

4.21 The strongest market relates to properties below £80,000 with the highest SSTC ratio of 25%. The highest number of properties on the market relate to properties under £130,000 accounting for 62%. This data indicates the study area to be a low value area, with the highest number of properties SSTC being sub £130,000 in value.

4.22 Our analysis of HM Land Registry data shows a snapshot of sold prices in the last 12 months March 2015 – March 2016. The research includes four postcode areas within which the Dewsbury town centre study area is located (WF13 1, WF13 2, WF12 8, WF12 9).

4.23 The overall average property price (across all unit types) is £100,752. There is a good mix of unit sales across the property types, with semi-detached and terraced properties making up the largest proportion of transactions.

4.24 Dewsbury is not a university town and our research has not identified the presence of student accommodation.

- 4.25 We have established that there are three care homes within the Dewsbury study area.
- 4.26 The hotel and guest house market in Dewsbury is limited and there are 47 rooms within hotel and guesthouse accommodation in the study area.

5.0 Site availability assessment

Introduction

- 5.1 This section assesses the availability and capacity of land and floor space 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 for residential development comprises 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 the re use of this potential supply.

Committed Supply

Table 5.1: Committed supply of residential / employment development, Dewsbury

Site name	Number of units	Status (PP/allocation)
Cliff Street Car Park	1.36 ha – 47 units	Housing Allocation
Land west of Crackenledge Lane, Dewsbury	0.68 ha – 2,367 sq m	Employment Allocation
Residential Planning Permissions	110 units	Planning Permission
Total Residential Supply	151 units	
Total Employment supply	2,367 sq m	

- 5.4 Table 5.1 identifies the committed supply of residential development in Dewsbury town centre. This includes residential and employment allocations from the Local Plan (saved policies & allocations), committed planning permissions within the last three years for residential and office use and known developments that are currently underway. The total employment space identified in the allocations is 2,367 sq m (25,478 sq ft) with no current planning permissions submitted for office development.
- 5.5 The total number of residential units with planning permission (last three years) in the town centre study area equates to 110 units. The number of units identified in housing allocations in the town centre study area is 47 units, totalling an overall committed supply of 157 units. There are no student housing commitments within Dewsbury town centre.

Additional Potential

Anticipated Surplus Council Property

- 5.6 Kirklees Council have provided data from their commercial estate portfolio identifying the vacant units/buildings in Dewsbury town centre study area. This data allows the quantum of commercial floor space that is vacant within the council's ownership to be identified. There is a very small quantum of surplus council floor space totalling 74 sq m (794 sq ft) within three units 11 Market Street. 53 sq m (569 sq ft) of this accommodation is used as office space and 21 sq m (225 sq ft) is retail.

Table 5.2: Anticipated Surplus Council Property

Proeprty Address	Property Type	Floor Area (sq ft)	Floor Area (sq m)
11 Market Street- 1st Floor Room	Office	86	8
11 Market Street- 1st & 2nd Floor Offices	Office	483	45
11 Market Street	Retail	225	21
Total Office Floorspace		569	53
Total Retail/Other Floorspace		225	21
Total Commercial Floorspace		794	74

Vacant Buildings

- 5.7 Kirklees Council provided VOA data focusing on non-domestic properties in Dewsbury town centre¹. By analysing the data we have identified the vacant properties giving an indication of the level of vacant buildings/units. Table 5.3 breaks down the vacant units by use type.

Table 5.3: Dewsbury Vacant Units (VOA)

Type/ Use	Sqm	Sqft
Office & Premises	6,450	69,429
Retail & Leisure	20,293	218,433
Warehouse & Premises	5,380	57,908
Miscellaneous	1,582	17,027
Total	33,705	362,797

- 5.8 The VOA data shows there is a total of 33,705 sq m (362,657 sq ft) of vacant commercial space in Dewsbury town centre, 6,450 sq m (69,429 sq ft) of which is vacant office space, across 73 vacant hereditaments, with only one unit greater than 5,000 sq ft, identifying the small scale nature of office units within the town centre.
- 5.9 Identifying the total vacant windfall office floor space within Dewsbury town centre requires taking into account office floor space that is currently on the market 1,660 sq m (17,868 sq ft) and the identified vacant office floor space within the council ownership equating to 53 sq m (570 sq ft) identifies that there is 4,737 sq m (50,989 sq ft) of vacant office floor space within Dewsbury Town Centre.
- 5.10 The VOA data identified there is 20,293 sq m (218,433 sq ft) of vacant retail/leisure floor space within Dewsbury town centre across 130 hereditaments. To identify the total retail potential windfall floor space requires taking into account the current high street/retail properties on the market 2,346 sq m (25,252 sq ft) and the identified vacant retail floor space within local authority ownership equating to 21 sq m (221 sq ft) identifying there is 17,926 sq m (192,954 sq ft).
- 5.11 Overall within the Dewsbury town centre study area there is a total of 22,663 sq m (243,942 sq ft) of vacant commercial floor space.

Unallocated Development Sites

- 5.12 In the Dewsbury Town centre study area there were no unallocated development sites identified.

¹ Empty property schedule as of June 2015

Quantitative analysis of potential windfall from vacant premises

- 5.13 We have identified that the total vacant commercial floor space in the town centre as 22,633 sq m (243,942 sq ft) by 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.
- 5.14 The first scenario is based on the average property size in the UK as 88 sq m (9434 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 will be applied to the total vacant stock.
- 5.15 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 realisation of conversion to flats / apartments. Using this property size we can project the potential floor space 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 units an 80% ratio will be applied to the total vacant stock.

Table 5.4: Quantitative analysis of potential windfall from vacant premises

	Office Floor space (sq m)	Retail/Leisure Floor space (sq m)	Total Commercial Floor space (sq m)
Vacant Floor space	6,450	20,293	26,743
Market Stock	1,660	2,346	4,006
Public Sector Assets	53	21	74
Residential vacant floor space potential for refurbishment	4,737	17,926	22,663
Assumed net 80% (for communal and circulation space)	3,790	14,341	18,130
Implied Residential capacity			
Implied residential units based on 88 sq m per dwelling	43	163	206
Implied residential units based on 60 sq m per dwelling	63	239	302

- 5.16 The table above identifies the capacity from between 206 – 302 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 206-302 dependent on the implied residential scenario of 88 sq m or 60 sq m.

Viability testing of windfall potential

- 5.17 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.

5.18 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 (apartments)

5.19 The development assumptions, drawn from individual sites as follows:

Table 5.5: Scheme assumptions

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

5.20 Development appraisal assumptions are as follows:

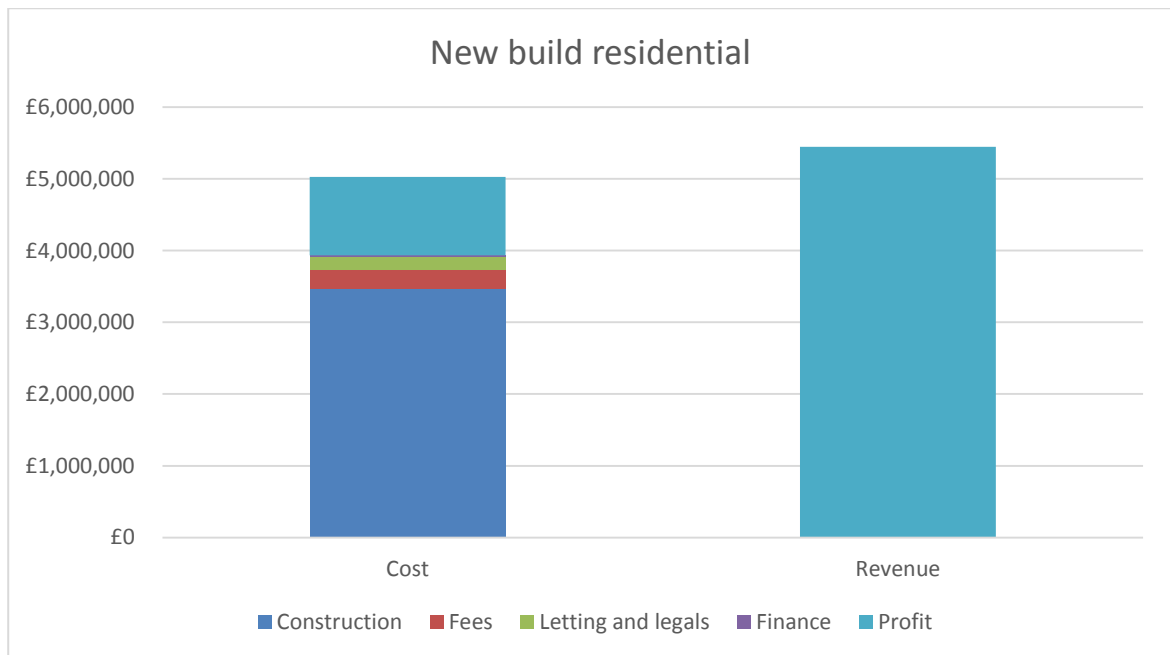
Table 5.6: Development appraisal assumptions

Scheme type	Residential
Capital values	Flats: £1363 per sq m Houses: £1884 per sq m
Rental assumptions	n/a
Void and bad debts	n/a
Operating costs	n/a
Investment yield	n/a
Purchaser's costs	1.8% (1% Agent, 0.5% legal, 0.3% VAT) Stamp duty @ a relevant rate
Build costs	Houses £1049 per sq m (£912 + 15% uplift for external works) Refurb flats £1106 (£962 per sq m = 15% uplift for external works) (BCIS)
Affordable housing	Affordable housing at 20% valued at 50% of OMV

S106, CIL and abnormals	Excluded
Contingencies	3%
Professional fees	8%
Finance Costs	6.75%
Sales & Legal fees	3.5%
Developers profit	20% on GDV

5.21 Figure 5.4 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.

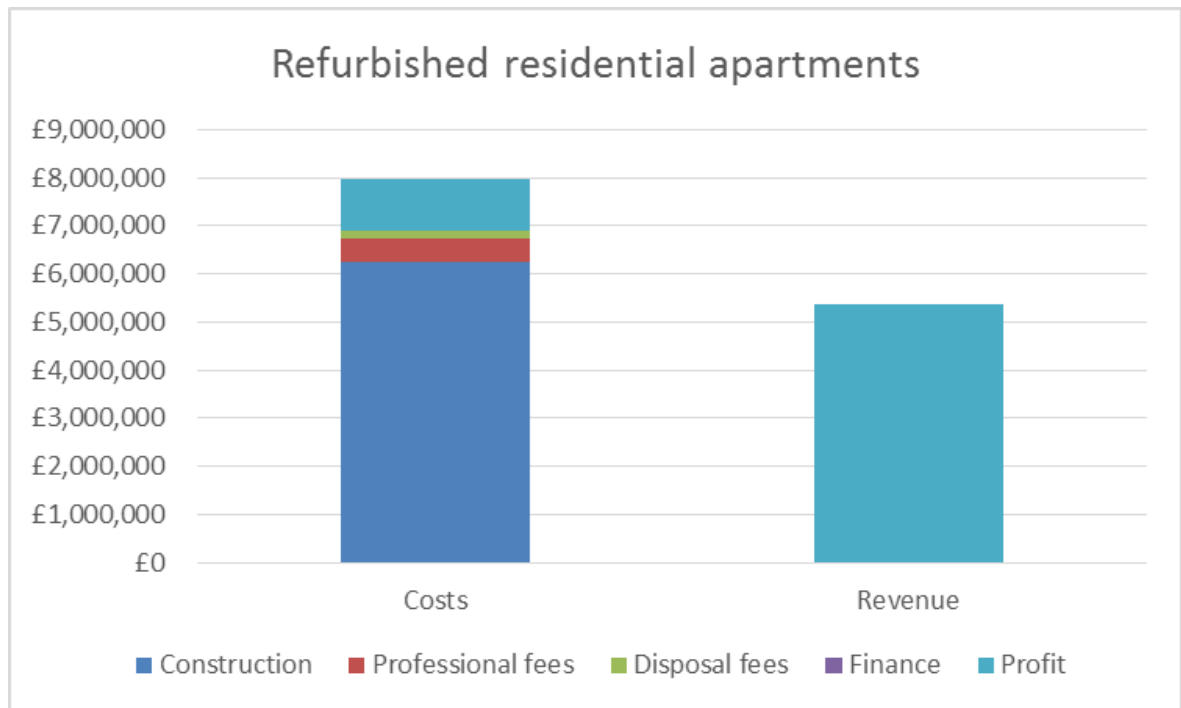
Figure 5.4: Market Housing



5.22 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 indicating that the scheme is not viable. This is attributable to the significantly lower revenue achievable on the sale of apartments in Dewsbury town centre.

5.23 The Council has identified through their Empty Clusters funding programme that the average gap funding requirement for private rented developments ranges from £15,000 - £20,000.

Figure 5.5: Refurbished residential apartments



Conclusion

5.24 In conclusion, the scale of vacant and underused floor space and land in Dewsbury town centre indicates the potential for substantial additional residential development capacity not identified in the committed supply. Our indicative assessments of capacity suggest a range of between 206 and 302 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 private residential development is marginal and the development of apartments is unviable in Dewsbury at the current time. 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 AAPs and potentially Local Development Order (LDO), 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 reuse. 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 s106/278 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' 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.

Development 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. State Aid is a key consideration for this option and it 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.

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 LEP/Combined Authority 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 Dewsbury 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 Dewsbury town centre.

7.0 Conclusions

- 7.1 In respect of the office market, our assessment has demonstrated that the office market is relatively weak and characterised by SME local occupiers. There is no evidence of new build office accommodation and rationalisation of the Council's property estate may result in vacation of office space at Empire House further increasing the amount of vacant space within the town centre.
- 7.2 The residential assessment has identified a weak housing market in the Dewsbury town centre study boundary with the majority of transactions being below £100,000 per unit. However there is still evidence of new build development taking place, notably the Harron Home development at Owl Lane, Dewsbury.
- 7.3 In respect of the capacity for additional residential development, the scale of vacant and underused floor space and land in Dewsbury town centre indicates the potential for additional residential development capacity not identified in the committed supply. There is capacity for some 206 – 302 residential units within the town centre study area, 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 housing development is more viable than the development of flats/apartments. Whilst market conditions could improve over the Local Plan period the analysis suggests an investment strategy will be required to enable opportunities for re-use and development to be maximized. It is therefore recommended that as part of the next steps to this work a delivery strategy is devised to drive the redevelopment process for Dewsbury.

Appendix 1 Site Visit Proformas

Property address	9-13 Wellington Road		
Ownership			
Land or property	Property		
Site area (hectares) / floor area (sq m)	14,000 sq ft building (8,000 sq ft available)		
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Under used		
Physical description	<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"> • Character building in prominent position opposite train station • Adjacent to the ring road 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential	Yes	N/A	Part of the building is currently on the market
Office	Yes	N/A	
Other	Yes	N/A	

Site Visit Proforma

Property address	16 Bond Street		
Ownership			
Land or property	Property		
Site area (hectares) / floor area (sq m)	3 storey building		
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant		
Physical description	<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"> • Located on a tight cobbled street on a slope • Adjacent uses include shops, solicitors and other vacant uses 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential			
Office			
Other	Yes		

Site Visit Proforma

Property address	16-18 Westgate		
Ownership			
Land or property	Property		
Site area (hectares) / floor area (sq m)			
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant		
Physical description	<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"> • Low quality high street retail unit with upper floors • Prominent Dewsbury location 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential			
Office			
Other	Retail	N/A	To let (GVA)

Site Visit Proforma

Property address	17 Co-operation Street		
Ownership			
Land or property	Property		
Site area (hectares) / floor area (sq m)	2 storey corner building on prominent plot		
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Under refurbishment		
Physical description	<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"> • Property has a prominent corner plot near the market • Adjacent uses include mostly retail and leisure • Old character building 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential			
Office			
Other	Yes	Yes	Under refurbishment

Site Visit Proforma

Property address	21-23 Bond Street		
Ownership	Connect Housing		
Land or property	Property		
Site area (hectares) / floor area (sq m)	C. 12,000 sq ft		
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Under refurbishment		
Physical description	<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"> • Old character building • Located on a tight cobbled street with a high gradient 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential			
Office	Yes	Yes	Delivered as community resource base
Other			

Site Visit Proforma

Property address	23 Northgate		
Ownership			
Land or property	Property (with associated car parking)		
Site area (hectares) / floor area (sq m)	3 storey building		
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant		
Physical description	<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"> • Detached vacant property (boarded up) • Character building (poor condition) • Located on a main high street in the town 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential	Yes	Yes	Unmarketed
Office			
Other	Yes	Yes	

Site Visit Proforma

Property address	26 Bond Street		
Ownership			
Land or property	Property		
Site area (hectares) / floor area (sq m)	4 floors		
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant/under used (in poor condition)		
Physical description	<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"> • Prominent character building • Located on a tight cobbled street (one way) and on a slope • Adjacent uses include residential/vacant/offices uses 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential	Yes	Yes	Unknown
Office	Yes	Yes	Unknown
Other	Yes	Yes	Unknown

Site Visit Proforma

Property address	Bradford Street, Dewsbury		
Ownership			
Land or property	Property – Old Mill		
Site area (hectares) / floor area (sq m)	4,954 sq m		
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant (presumed)		
Physical description	<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"> • Positioned upon a slight incline • Some windows missing and signs of dereliction 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential			
Office	Yes	Yes	Yes
Other	Yes – industrial/business	Yes	Yes – Marketed by Sanderson and Weatherall

Site Visit Proforma

Property address	Broadway House, Crackenedge Lane, Dewsbury		
Ownership			
Land or property	Property – 2 upper floors		
Site area (hectares) / floor area (sq m)			
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Presumed vacant		
Physical description	<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"> • Good condition • Lower floor used as small retail units • Adjacent uses - retail 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential	Yes	Yes	
Office	Yes	Yes	Unknown
Other			

Site Visit Proforma

Property address	Club – Wellington Road/Old Westgate		
Ownership			
Land or property	Property		
Site area (hectares) / floor area (sq m)			
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant former club		
Physical description	<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"> • Old character building • Large building fronting 2 roads • Adjacent uses include vacant and retail properties 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential	Yes	Yes	Unknown
Office			
Other	Yes	Yes	

Site Visit Proforma

Property address	Corner of Halifax Road and Bradford Road		
Ownership			
Land or property	Property		
Site area (hectares) / floor area (sq m)	3 Storey building		
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant		
Physical description	<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"> • Old character building bound by Halifax and Bradford Road 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential			
Office			
Other	Yes	Yes	Unknown

Site Visit Proforma

Property address	Corner of Westgate and Union Street, Dewsbury		
Ownership			
Land or property	Property		
Site area (hectares) / floor area (sq m)			
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant – under construction/development		
Physical description	<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"> • Previous retail units with 2 and 3 storeys above • Some windows missing • Adjacent to retail units and offices 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential	Yes	Yes	
Office	Yes	Yes	
Other	Yes (retail)	Yes	Currently being redeveloped but not marketed

Site Visit Proforma

Property address	Corporation Street, Dewsbury		
Ownership			
Land or property	Property		
Site area (hectares) / floor area (sq m)			
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Under used – upper floors (3) vacant		
Physical description	<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"> • Ground floor – retail unit- money penny's • Close to public transport links • Good conditions 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential	Yes	Yes	
Office	Yes	Yes	
Other	Yes	Yes	Currently being marketed by Brady's

Property address	County Workshops, Wood Street, Dewbury, WF13 1QU		
Ownership			
Land or property	Property		
Site area (hectares) / floor area (sq m)			
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Under used – particularly used by Highgate beds		
Physical description	<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"> • Positioned on a slight incline • Large chimney structure • Adjacent to other mills e.g Fabric Work Mills and vacant building on Bradford Street and parking area • Access through minor road 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential			
Office	Yes	Yes	Yes – marketed by wharfdale property
Other	Yes – warehouse and industrial	Yes	Yes

Site Visit Proforma

Property address	Dewbury Pioneer Industrial Society Limited Building, Halifax Road, Dewsbury		
Ownership	Kirklees Council		
Land or property	Property		
Site area (hectares) / floor area (sq m)			
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant		
Physical description	<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"> • Grade 2 listed building – lots of historical features in outer-brickwork and likely to be similar internally e.g clock tower • Built on a slight incline • Opposite retail units and a mosque • Some dereliction – mostly internal 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential	Yes		
Office	Yes	Listed status	
Other	Yes – retail?	Conversion very expensive due to dereliction and period features	

Site Visit Proforma

Property address	Empire House, Wakefield Old Road, Dewsbury		
Ownership			
Land or property	Property with car park		
Site area (hectares) / floor area (sq m)	Space being marketed = 1,115 sq m		
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant offices, ground floor in use – retail & services		
Physical description	<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"> • Positioned on a slight incline • Adjacent to residential flats, retail units and town hall 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential			
Office	Yes	Yes	Yes
Other			Marketed by Hansons and Flexible Offices Direct

Site Visit Proforma

Property address	Foundry Street (All 2+3 floors)		
Ownership	Multiple ownerships		
Land or property	Property		
Site area (hectares) / floor area (sq m)			
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant/under used		
Physical description	<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"> • Top 2 floors above high street retail • Prominent town centre location • Adjacent uses predominantly retail and leisure 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential			
Office			
Other			

Site Visit Proforma

Property address	Land at – Halifax Road/Bradford Road, Dewsbury		
Ownership			
Land or property	Land		
Site area (hectares) / floor area (sq m)	2.44 acres (0.986 hectares)		
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant		
Physical description	<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"> • Adjacent to Lidl supermarket and car park • Concrete surface to part of the land, some green land and some plant/tree growth • Level surface 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential	Yes	Yes	
Office	Yes	Yes	
Other	Yes	Yes	Under offer – being marketed by Walker Singleton

Site Visit Proforma

Property address	Old 'The Principal' Pub, Northgate, Dewsbury		
Ownership			
Land or property	Property		
Site area (hectares) / floor area (sq m)			
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant		
Physical description	<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"> • Ex – pub building • Close to public transport links • Next to Santander bank and Northgate arcade • Opposite pub – 'The Time Piece' 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential	Yes?	Yes	
Office	Yes	Yes	Being marketed by Christie and Co
Other	Yes	Yes	

Site Visit Proforma

Property address	Old Post Office Building		
Ownership			
Land or property	Property		
Site area (hectares) / floor area (sq m)			
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant		
Physical description	<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"> • Prominent heritage building front the ring road • Building on a slight slope 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential	Yes	Yes	Unknown
Office	Yes	Yes	Unknown
Other	Yes	Yes	Unknown

Site Visit Proforma

Property address	Pioneer House		
Ownership			
Land or property	Land and Property		
Site area (hectares) / floor area (sq m)			
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant		
Physical description	<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"> • Landmark building in town centre • Near to ring road • Earmarked for Kirklees College development 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential			
Office			
Other	Yes	Yes	Yes *Kirklees College uses

Site Visit Proforma

Property address	Unit 1, Railway Street Centre, Dewsbury		
Ownership			
Land or property	Property		
Site area (hectares) / floor area (sq m)	1,000 sq m		
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Vacant		
Physical description	<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"> • Vacant unit in building housing Mecca Bingo, library and sports centre within retail park • Adjacent to car park and sports centre, food outlet and retail (Sports Direct) • Fair condition – not derelict 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential			
Office	?	Yes – potential noise problem from surrounding uses	Yes
Other	Yes – leisure or retail	Yes	Yes – marketed by Mason Partners

Property address	Yorkshire House		
Ownership	Private		
Land or property	Property		
Site area (hectares) / floor area (sq m)	4 storey building		
Use	<i>i.e. vacant, under used, still in use (plus stating details of any occupiers/tenants etc)</i> Under used		
Physical description	<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"> • Ground floor retail in use • Vacant upper floors • Adjacent uses include retail • Opposite bus station • Large prominent building 		
Use potential	Suitability <i>i.e. compatibility with surrounding uses, access etc</i>	Deliverability <i>i.e. are there any obvious restrictions or constraints on conversion / redevelopment</i>	Availability <i>i.e. is it on the market, or do we know whether the owner is willing to bring forward for re use?</i>
Residential			
Office	Yes		Unknown
Other	Yes		