

Minutes of Telford Town Deal Board
Friday 10 June 9.30 - 11.00
Held via Microsoft Teams

Attended:

Board Members

Graham Wynn OBE (GW)	Chair
Lucy Allan MP (LA)	MP for Telford
Mark Pritchard MP (MP)	MP for the Wrekin
Cllr Lee Carter (LC)	T&WC
Graham Guest (GG)	Telford College
Maria Machancoses (MM)	Midlands Connect
Mandy Thorn MBE (MT)	Marches LEP
Guy Beaumont (GB)	Sovereign Centros
Will Westley (WW)	Telford Business Board
Julie Mellor (JM)	Chief Officer Group (T&W Community & Voluntary Sector)
Felicity Wingrove (FW)	Zen Communications
Paul Gascoine (PG)	Homes England - left at 10.30

Shadow Board Member

Kevin Hetherington (KH)	Staffordshire University - left at 10.30
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Observer

Alex Collins	BEIS
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Officers

David Sidaway (DS)	T&WC
Angie Astley (AA)	T&WC
Katherine Kynaston (KK)	T&WC
James Dunn (JD)	T&WC
Deb Byle (DB)	T&WC
Julie Wedge	Minute taker

1. Welcome

GW welcomed Kevin Hetherington from Staffordshire University to the meeting in a shadow board member capacity.

GW referred to the email update provided with the papers regarding Wolverhampton's withdrawal from the Station Quarter development. Staffordshire are attending today signalling their interest in Station Quarter. GW stressed the confidentiality of this ahead of Staffordshire University's Board signing off their involvement. GW welcomed Staffordshire University as leaders in digital education.

GG commented that he also saw Staffordshire University as a perfect partner.

KH advised that himself and the team were currently scoping out what could be done should Staffordshire University's involvement go ahead. The curriculum has a range of relevant courses and already works with the college. There are strong opportunities for cutting edge ways of teaching.

2. Apologies

Cllr Shaun Davies
Claire Skidmore
Ken Clarke
Oliver Hindle

3. Declarations of Interest

No declarations of interests declared.

4. Notes of Last Meeting and Matters Arising

One amendment in list of attendees: Claire Skidmore representing Shropshire, Telford & Wrekin (ST&W) CCG.

Notes were agreed.

5. Business Case Sign-off - Update

KK gave a brief overview. Following the funding award of £22.3m and decision by the Board re split between projects Team have been working on the required full business cases. These are all green book compliant and have been subject to independent external assessment. All have also been approved by the Council's S151 Officer. The Chair of the Board has been kept informed and engaged throughout.

Subject to board approval today, submission of summary documents to DLUHC is planned by the end of June, with a decision anticipated by August 2022.

There followed an update on each project case.

6. Station Quarter – Business Case Approval

JD gave a project overview for Station Quarter and details of the scheme. The project will deliver:-

- A state-of-the-art Digital Skills and Enterprise Hub
- A new public realm gateway into the town linking the station and Town Centre

- Site wide infrastructure that will support the creation of a new community and academic campus

Outputs and outcomes will include, creation of new office, retail, leisure and food/beverage and education space; new students, trainees enrolling and gaining qualifications; closer collaboration and partnerships with employers; new and enhanced public realm including new and improved roads and pedestrian paths and creation of jobs and increased footfall.

The masterplan for station quarter continues to evolve, creating a sense of place and the establishment of a “campus” within the Town Centre. Creating a dedicated residential zone including apartments and town houses establishing a community.

The Skills Hub will be an iconic building over 5 floors - Two floors - Higher and Further Education, Two floors - prime enterprise space, ground floor exhibition/meeting room/workshop space.

Public Realm will be enhanced, improving connectivity between the Shopping Centre and Train Station

In the first phase it is anticipated that 186 new homes will be delivered through a mix of Nuplace Apartments and Nuplace/L&G Townhouses. Numbers will be finalised in the planning application.

JD confirmed that all elements of the Business Case had been subject to independent green book appraisal with a RAG rating ‘green’.

JD shared the delivery programme which will see the scheme delivered by the Council. The independent review has confirmed a strong team is in place and delivery has been strengthened by the early engagement of contractors and work to bring forward planning applications. The Planning application for enabling work has been submitted, which will then be followed up by hybrid application.

JD requested approval from the Board for the business case and submission of the summary documentation to DLUHC.

GW opened the meeting for questions and comments.

GW was delighted that the independent review of the Station Quarter Business Case was Green and congratulated the team.

GG - felt that Staffordshire University would be a crucial partner for us, and was really excited for them to join the board (subject to their board approval). The curriculum synergy was really strong with an excellent track record for working in business. It is a big change and positive for wider pathways for working with the university.

LA - echoed GG comments and felt this was a fantastic fit for Staffordshire. LA asked if there will be any delay to the timetable due to a change in partner? JD indicated there was no delay anticipated.

MM - Passed on congratulations on the amount of work that has gone into this. MM recognised that there will be inflation in costings? Had there been any thought given about presenting to government around inflation?

GW stated that talking to other TDB chairs, it has been recognised that we are not inflation proof and we are looking at the gap funding issues. GW and LA had also had a conversation to see where government may be able to help.

JD recognised that inflation would be a massive challenge and that costs are rising as a result. We have contractors on board and an element of inflation will be built in but we will look at how we get in early to get packages confirmed so we can agree costs as soon as possible.

MM asked how costs will be monitored and tracked? JD confirmed that detailed budget monitoring is in place.

LC thanked attendees for raising about inflation, this was an important question. Fantastic news about Staffordshire University. Really positive and thank you to Staffordshire and the team.

LA commented that inflation will impact on all projects. All will be going back to government on the original ask and for that to be topped up. LA indicated this could only be to the original ask.

GW thanked LA for the support.

GW sought Board sign off / approval as presented. The Board agreed the business case and submission of summary documents to DHLUC.

7. Oakengates Theatre Quarter - Business Case Approval

JD gave a project overview for Oakengates Theatre Quarter.

Outputs and outcomes will include, New and improved public realm; Residential accommodation; Refurbished shop fronts; job creation and jobs safeguarded and increased footfall.

JD shared a map of the intervention area illustrating the enhancement planned to the arrival to the Theatre and Town Centre. The new investment will compliment that already made at The Wakes.

The proposals will deliver the refurbishment of shops with apartments above, with The Wakes and the Theatre framing a new public square and enhanced approaches from adjacent car parks.

JD advised that as part of the Business Case we also have to have an independent green book appraisal and all elements of the project have been RAG rated 'green'.

JD shared the delivery programme.

JD asked for approval from the board for the business case and submission of the summary documentation to DLUHC.

GW opened the meeting for questions and comments.

FW commented that Oakengates was near to her and that it was really exciting to hear the plans as this was beyond needed and thanked all for their hard work.

WW asked about transport and will there be a change to the car parking area? JD advised that this will stay as it is, however we are looking at improving the look and feel and improving the pedestrian route into the Town Centre.

MT echoed FW remarks regarding the need for investment.

GW commented that it will be much more inviting and welcoming for people.

PG apologised that he had to leave the meeting, however he had read the business cases and these looked very sound propositions and aligned to the depth and breadth that they worked to in Homes England for investment decisions.

GW sought sign off / approval from the board. The Board approved the business case and submission of summary documents to DHLUC.

8. Wellington Conservation Quarter - Business Case Approval

KK gave a project overview for Wellington Conservation Quarter and shared details of the scheme.

Outputs and outcomes will include, Cultural facilities improved, derelict buildings refurbished, Improved retail, leisure, food and drink activities, new residential units, improved public realm, job creation and jobs safeguarded and increased footfall.

Wellington is the largest centre within Telford and supports a large community with an already established role. KK shared details of priority interventions and gave examples of landmark buildings which are in scope. KK also shared the public realm concepts.

KK confirmed that following independent review all elements of the Business Case have been RAG rated 'green'.

KK shared the indicative delivery programme

KK asked for approval from the board for the business case and submission of the summary documentation to DLUHC.

GW opened the meeting for questions and comments.

GW acknowledged that all 3 projects have received Green RAG rating from the Independent review, which was welcome and testament to the team's work to date.

MP thanked the team for the work and presentation. MP raised a couple of queries, Orbit has a lot of unused space and a large roof area in desperate need of repair. Nuplace is a Telford & Wrekin wholly owned company, why has the decision been made to use Nuplace and not the private rented sector? The Market is critical to the life of Wellington, it is owned by a private company and needs refurbishment. A neighbouring council has invested in a market, should we be considering a further partnership?

KK confirmed that the Orbit has been included and we are working with the team to see what investment is needed and we are actively looking at what other funding we can link into.

Nuplace has been alluded to as a key partner. It is acknowledged that there is potential for private investors to come forward and will be further opportunities beyond the initial programme of buildings. Nuplace are able to deliver and quickly and we need to establish a residential market and set a standard.

With regards to the Market, we are talking with the market owners and looking at opportunities linked with Levelling Up Funding. We have already done a lot of work with the market company linked with Pride in Our High Street. There is a strong partnership and we would expect to do more as and when funding is available.

MP agreed the market place is looking better. MP raised about Kwik Fit, had anyone knocked on their door? It was confirmed that we are in touch with a range of site

owners and constantly exploring how we can support investment to improve wider Wellington, but this site is outside the intervention area agreed for Towns Fund.

JM congratulated the team for the work done so far. What will happen if during the public consultation they really do disagree, what impact could that have on the programme?

KK confirmed that there has already been some consultation which has provided the basis for proposals. The Borough Residents' Survey was used as the initial foundation, and in Wellington the Town Council have also undertaken further consultation and the Regeneration Partnership had done work on a Vision and Masterplan. Oakengates survey had close to 1000 responses and there has been pre planning consultation linked with SQ. There will be further opportunities to shape proposals further going forward but we feel confident that what we have put forward to date has broad public support.

GW commented that all projects are not the end game - this is part of a journey, and felt this was a great start to open up future opportunities.

GW sought sign off / approval from the board. The Board approved the business case and submission of summary documents to DHLUC.

9. AOB

GW echoed the Board's comments extending his thanks to the team who have really stepped up to the mark.

GW thanked all for attending today's meeting. He appreciate that meeting via teams has been necessary and enabled a good attendance he was keen to hold a meeting in person and give the Board the opportunity to see the projects – before and after.

The Board supported this approach. MM and MT felt it would be great to see before and after.

10. Date of Next Meeting

TBC

FENVAL