

Minutes of Telford Town Deal Board
Friday 12 May 13.00 - 14.00
Held at Addenbrooke House

Attended:

Board Members

Graham Wynn OBE (GW)	Chair
Graham Guest	Telford College
Will Westley (WW)	Telford Business Board
Julie Mellor (JM)	Chief Officer Group (T&W Community & Voluntary Sector)
Felicity Wingrove (FW)	Zen Communications
Claire Skidmore (CS)	NHS Shropshire, Telford & Wrekin ICB
Paul Gascoine	Homes England

Observer

Alex Collins	BEIS
John Gray	

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

Actions

1. Apologies

Lucy Allan MP
Mark Pritchard MP
Cllr Shaun Davies
Cllr Lee Carter
Sonia Roberts
Guy Beaumont
Maria Machancoses

2. Declarations of Interest

No Declarations of interest.

3. Notes of Last Meeting and Matters Arising

CS raised Page 1 that this should now be NHS Shropshire, Telford and Wrekin ICB.
Noted and agreed to update.

Notes were agreed as accurate record of meeting.

No Actions.

4. Programme Update

Station Quarter

Enabling works are nearing completion, with removal of 25,000 cubic tonnes of material. Planning Application determination due June 2023.

Digital Skills and Enterprise Hub - this is moving forward well, with final design for fit out on track. Wilmot Dixon are due on site June 2023 with a planned completion September 2024

Public Realm - Detailed design due the end of May, with a phasing plan developed for the site with construction commencing winter 23 - spring 26. This will include a new ramp and step access up to the shopping centre.

Residential - Low Rise Town Houses (Nuplace & Legal & General AH) with a design and build contract with Lovells. Tender submissions received and under evaluation. Due to commence on site spring 2024 with phases up to March 2026.

Apartments (Nuplace) - due to start on site end of 2023

Summary Delivery Programme

- Detailed Design: September 22 – May 23
- Enabling works on site: October 22 – May/June 23
- Planning determination: June 2023
- Main works period:
 - Digital Skills & Enterprise Hub: Summer 23 – Summer 24
 - Residential construction: Spring 24 – Spring/Summer 26
 - Public realm construction: Winter 23 - Spring 26

GW asked what the biggest challenges were on the project.

JD advised that the biggest challenge was budgets. Since the last board we have split the delivery targeted specialist contract for housing from the apartment contract which is now a different contractor. Skills hub contractor is Wilmott Dixon. Inflation remains a key challenge.

FW asked if the changing of contractors has made a difference. JD advised that a strong short list of contractors have been identified for the apartment elements.

Wellington

Update provided on key projects.

1 Walker Street - building has been acquired with a plan to create 9 upper floor apartments (Nuplace). TWC are working with Age UK to find alternative premises. Next step will be to submit planning application.

2 Walker Street - acquisition of building has been completed TWC are now also looking to acquire the premises behind (15 Crown/Duke Street). Currently working with Nuplace who have confirmed interest for an upper floor residential offer. Early conversation with planners also taking place.

The Orbit - In March 2023, additional funding was received through the Government's Capital Regeneration Programme. This includes funding to refurbish the upper floors for additional community space.

Building Façade and Public Realm Improvements - 4 Market Square – proposals to improve ground floor retail façade. This is subject to funding availability and engagement with the property owner.

Funding for public realm improvements to Walker Street, Duke Street, Crown and Bell Streets and Market Square. Initial design options have been completed. Budget position to be determined.

JM - Raised on behalf of Age UK if there was any help / support for relocation. KK stated that TWC was working with Age UK to identify alternative premises that works for the business.

FW - recognised the improvements in Wellington, and felt that the energy was completely different, feels it really has made a difference.

Oakengates

Planning consent had been granted in February 2023. Detailed design was now completed.

Tenant engagement has taken place with businesses affected.

- 5 tenants have already relocated/in the process of moving
- 6 tenants - terms have been agreed
- 3 tenants positive discussions ongoing (final allocations dependent on third party decisions)

There will be a 3 phase approach – Phase 1 - summer 2023, Phase 2 - Early 2024 and Phase 3 – winter 2024

The aim is to raise awareness of the development plans and the benefits they will bring to the town / local businesses and residents. Future Communications will include social media / press updates on consultation and milestones, shop jackets have been installed over the vacant units, continue with tenants/business engagement.

Delivery Programme

Planning determination	Complete
Detailed Design	Complete
Contractor procurement period	Winter / spring 23
Confirmation of phasing/construction programme	Winter / spring 23
Construction Period	Summer 23 - summer 25

PG - Since the last meeting there does seem to have been significant progress made with tenants. Is there any residual risk in time scales?

JD confirmed that tenant engagement is going well and moving forward. Some notices need to be formalised and comms plays a key part.

JD advised that different tenants have had various support - legal support, support to relocate, support with fit out etc. For some tenants this has allowed them to change shop work space. JD confirmed this has all taken place within the budget allowed for.

FW raised that there were still 3 tenants in discussions? JD confirmed that discussions are still taking place and options provided including providing layout plans.

FW stated that there had been a lot on social media. JD recognised that it had been a challenge and there will be a plan of what is proposed.

GW hoped this assured the board of all the work undertaken and why all conversations could not be shared in public.

DS passed on his thanks to the team as JD had underplayed the amount of work that has been done by the teams.

GW shared that there are currently confidential conversations taking place with an HE provider for the Digital Skills Hub.

GG advised the Skills hub is progressing as expected and is due to go to board in June for final sign off. The curriculum is lined up and will begin marketing. Working closely with officers from the council and working with 2/3 HE providers.

FW asked when details could be shared. GW hoped by the next meeting.

AOB

No items raised, meeting ended and went on to Oakengates tour.

5 Date of Next Meeting -

27 October – 14.30