

Minutes of Telford Town Deal Board

Friday 06 December 11:00 - 12:00

Microsoft Teams

Attendance

Graham Wynn OBE (GW) - Chair
Shaun Davies MP (SD)
Cllr Lee Carter (LC) - T&WC
Cllr Ollie Vickers (OV) - T&WC
Louise Biffin (LB) - Telford College standing in for Lawrence Wood
Matthew Lowe (ML) - Harper Adams standing in for Ken Sloan
Richard Nuttall (RN) - T&W Community & Voluntary Sector
Iain Minto (IM) - Sovereign Centros standing in for Guy Beaumont
Christine Parker (CP) - Homes England
Will Westley (WW) - Telford Business Board
Claire Skidmore (CS) - NHS Shropshire, Telford & Wrekin ICB
Amy Bould (AB) - Be Bold Communications

Officers

James Dunn (JD) - T&WC
Katherine Kynaston (KK) -
T&WC
David Sidaway (DS) - T&WC
Gavin Ashford (GA) - T&WC
Clare Webb (CW) - T&WC
Julie Wedge (JW) - T&WC Minute taker

1. Apologies

Mark Prichard MP- (MP)
Lawrence Wood (LW) – Telford College
Louise Cross – (LC) T&W Community & Voluntary Sector
Maria Machancoses (MM) - Midland Connect
Ken Sloan (KS) – Harper Adams
Guy Beaumont (GB) – Sovereign Centros
Alex Collins (AC) – DLUHC
Govin Aujla (GA) – DLUHC
Angie Astley (AA) - T&WC

2. Declarations of Interest

SD advised that his Constituency office, paid for by IPSA, is based in the Quad. No further declarations.

3. Notes of the last meeting and matters arising

July was a site visit. 19.04.2024 - Notes were agreed as an accurate record of previous meeting. Changes to Town Deal Board members noted. No matters arising.

4. Towns Fund, Levelling Up Fund and Capital Regeneration Programmes update

JD provided an update on all sites.

Telford Town Centre

Towns Fund - utilized to support delivery of the quad and enabling works.

Station Quarter will deliver change for the Town and Town Centre. With the project delivering improved connectivity, high quality, sustainable homes, business, leisure and retail space, The Quad, new public spaces and infrastructure promoting more sustainable living choices.

Levelling up Funding - Investment - Former offices at Addenbrooke House will be converted to become an A level 6th Form Centre.

Station Quarter - Telford College and Harper Adams are now up and running and teaching has commenced. Chester University are temporarily using some of Harper Adams space to complete courses previously provided in Shrewsbury before they withdraw from the County.

The Quad has now been formally opened by HRH Princess Anne.

Public Realm - the pedestrian bridge has now been removed and crossing works are progressing. Ironmasters Square is due to start in Spring and by the end of 2026 all of Ironmasters Way will be completed.

Residential - there is a lot of site activity, piling has now been completed for the apartment block. - completion Sept / October 2026.

6th Form Centre - Planning consent has been approved, tender has also completed, and McPhillips have been appointed and are due to start in January with completion due Spring 2026. The College fit out will take place Spring/Summer 2026 with College Launch Autumn Term 2026. Relocation from Wellington Campus for 6th Form working alongside the Quad. Creating the opportunities for more technology courses.

Hoardings have now gone up and a press release issued today around the residential works.

GW asked if there were any questions? GW asked if there were any areas of concern, regarding inflation figures and how they are impacting. JD advised that it is a challenge but is being managed and all is within budget.

Oakengates

There are 2 strands of funding - Theatre Quarter - Town funds and Levelling Up Fund - Telford Theatre Remodelling

Theatre Quarter - first phase is now completed, if you have not yet been it is worth going to have a look at the element of Limes Walk has been transformed.

JD shared a map highlighting the different phases/milestones all due to be completed by December 2025.

Theatre Remodeling - Tender completed, and Kier Construction have been appointed. Planning application will be going to planning committee next week.

Plans are moving ahead for the substation relocation, nursery planning application has been approved and work is ongoing.

Communication Plan was shared with timelines of when details will be shared.

GW asked if there were any questions? GW commented that now the first phase has been completed you can clearly see Oakengates is taking shape and can see it is a real benefit.

With regards to the theatre, the auditorium will be similar to Theatre Severn slightly larger and GW can't wait to see it completed.

Wellington

Wellington Conservation Area - Town funds
Wellington Orbit - Capital Regeneration Programme

This will redevelop buildings in the centre creating new homes and refurbish shop units and the public areas.

1 Walker Street the former YMCA, site acquired. This is a significant building, and the internal strip out has now been completed. Now starting to create new apartments. Marketing of retail space will commence January 2025 and marketing of Nuplace units will commence early spring 2025, practical completion late spring 2025.

2 Walker / 15 Crown & Duke Street – Pave Aways have been appointed for RIBA stages 3 and 4. Condition is poor and have submitted planning application for demolition and rebuild.

Wellington Orbit – Path Aways have been appointed to develop a technical design. RIBA stage 3 completed and planning application submitted. RIBA stage 4 is progressing.

Wellington Orbit exploring options for funding for upper floors to enhance and grow going forward.

Wellington Market - Capital Regeneration Programme

Acquisition & restoration of Wellington Market, looking to retain and improve the market.

Completed stage one tender returns and contractor shortlist completed. A temporary market relocation strategy has been completed, due diligence and HoT's are progressing.

Public Realm & Highways - Capital Regeneration Programme – Public Realm and Highways

Looking at ways to improve the public realm include market approach, Market Street and Church Street. Communication Plan was shared with timelines and comms planned.

GW asked if there were any questions? GW commented that the traders offer looks really good and positive with the development of the entertainment quarter. Really positive to bring in to our ownership.

GW thanked JD for the updates and confirming that all is on track.

5. AOB

No items raised.

6. Date of next meeting

11 April 2025 - 9.00 - 13.00 - GW asked for a commitment from all for the morning to allow for visits to all 3 sites.

FINAL