

Minutes of Telford Town Deal Board

Meeting: Friday 11th April 2025

**The Wrekin Room, Southwater One,
Telford Town Centre**

Attendance

Graham Wynn (GW) - Chair
Shaun Davies (SD) - MP for Telford
Cllr Ollie Vickers (OV) – T&WC
Lawrence Wood (LW) – Telford College
Matthew Lowe (ML) - Harper Adams (standing in for Ken Sloan)
Will Westley (WW) - Telford Business Board
Claire Skidmore (CS) - NHS Shropshire, Telford & Wrekin ICB
Amy Bould (AB) - Be Bold Communications

Observer

Sean Dubberley (SDu) – MHCLG

Officers

David Sidaway (DS) – T&WC
Angie Astley (AA) -T&WC
James Dunn (JD) - T&WC
Gavin Ashford (GA) – T&WC
Clare Webb (CW) – T&WC

1. Apologies

Mark Prichard (MP) - MP for the Wrekin
Cllr Lee Carter (LC) – T&WC
Christine Parker (CP) – Homes England
Richard Nuttall (RN) - T&W Community & Voluntary Sector
Louise Cross (LCr) - T&W Community & Voluntary Sector
Maria Machancoses (MM) - Midland Connect
Guy Beaumont (GB) – Sovereign Centros
Ken Sloan (KS) – Harper Adams
Katherine Kynaston (KK) – T&WC

2. Declarations of Interest

No new declarations of interest

3. Minutes of the last meeting and matters arising

Minutes were agreed as an accurate record of previous meeting. No matters arising.

4. Towns Fund, Levelling Up Fund and Capital Regeneration Programme Updates

JD provided an update on all sites.

Telford Town Centre

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 - Former offices at Addenbrooke House will be converted to become an A level 6th Form Centre. McPhillips started on site January-25 and strip out works now completed. New cladding works to improve the façade to commence Summer-25 and the new modern facility will open September-26. LW confirmed facility new name is Telford Sixth.

Station Quarter – The Quad: Telford College and Harper Adams are now up and running and teaching has commenced. Chester University have also moved in temporarily. Café fit out underway, due to open May-25.

Public Realm – feature ramp and steps at Lawn Centre complete. Ironmasters Square is due to start Summer-25 and by Spring-27 all of Ironmasters Way will be completed providing a new public right of way from Telford Central Railway Station to Telford Shopping Centre.

Residential – Land sale to Legal & General Affordable Housing completed 31st March-25. Lovells will deliver low rise town houses and apartments due to complete Spring-27. Nuplace apartments construction progressing well and due to complete March-26.

Hotel – Franchise Agreements & Operator Agreements signed – Hampton by Hilton. Contractor Bowmer & Kirkland appointed to start on site May-25. JD stated this is not yet in the public domain and press release announcements will follow.

GW asked if the hotel are aiming for four star. JD advised this is correct.

Communication Plan was shared with timelines and comms planned.

GW asked if there were any questions?

SD – What are the plans for the existing older buildings adjacent to the new development? JD advised T&WC owned Bishton Court and has been included in the planning application for future development. Kendal Court is privately owned and currently 1 tenant occupying. T&WC to explore opportunities for future redevelopment in line with the area.

GW noted the new Quad and Telford Sixth will benefit the economic development of Telford.

Oakengates

There are 2 strands of funding: Towns Fund – Theatre Quarter. Levelling Up Fund - Telford Theatre Remodelling.

Theatre Quarter - first phase is now completed. JD shared a map highlighting the different phases/milestones/public realm all due to be completed by Spring-26.

Theatre Remodeling – Nursery relocation completed Feb-25. Kier Construction commenced soft strip works and plans proceeding for sub-station relocation.

Communication Plan was shared with timelines and comms planned.

GW asked if there were any questions?

SD commented that visiting Wolverhampton Civic Theatre is a brilliant experience, including the back of house for theatre companies, which helps to attract better performances. JD advised T&WC working with Theatreplan to support the architect's designs to attract a variety of performers.

LW referenced Theatr Clwyd and suggested T&WC review the front and back of house redevelopment work recently completed and offered to make introductions with the Artistic Director. JD welcomed and thanked LW for the opportunity. **Action: JD to contact LW.**

GW asked if the new plans included restaurant/café facilities and referenced the dining offers available at The Birmingham Hippodrome. JD advised the old library area will be developed to create a bar/restaurant enhanced offer.

DS asked about the Nursery Relocation? JD advised the Nursery has been moved to a new purpose built building within Oakengates.

Wellington

There are 2 strands of funding: Wellington Conservation Area - Towns Fund. 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 - visit planned for today to view the creation of 9 no Nuplace apartments and commercial ground floor unit.

2 Walker / 15 Crown & Duke Street – Pave Aways have been appointed. Planning application for demolition and rebuild secured. Works to commence Summer-25 to deliver Nuplace apartments above a retail unit.

Wellington Orbit – Pave Aways appointed to carry out the roof repairs and internal floors refurbishment. Works to commence end of Apr-25 and complete Winter-25.

Wellington Market - Capital Regeneration Programme – Acquisition and restoration of Wellington Market, looking to retain and improve the market. Pave Aways appointed as main contractor and subcontractor appointment of Ginger Architects (market experts) in place. Stakeholder trader engagement events to commence Spring-25. RIBA Stage 3 underway to finalise costs and designs. JD shared current location plan and range of stall types to improve the market offer and incorporate new late night element. Due to commence main works Summer-25 and complete Spring-26.

Public Realm & Highways - Capital Regeneration Programme – Looking at ways to improve the public realm including 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 food offer available in the last 5 years has helped to revitalise the market.

GW thanked JD for the updates.

5. AOB

No items raised, meeting ended and all attendees visited Station Quarter, Oakengates and Wellington project sites.

6. Date of next meetings:

Friday 26th September 2025 10:00 am - 11:00 am via MS Teams

Friday 28th November 2025 11:00 am - 12:00 pm via MS Teams