

**Minutes of Telford Town Deal Board Meeting:
Friday 26th September 2025
via MS Teams**

Attendance

Graham Wynn (GW) - Chair
Lawrence Wood (LW) – Telford College
Parmjit Chima (PM) - Harper Adams (representing Ken Sloan)
Will Westley (WW) - Telford Business Board
Claire Skidmore (CS) - NHS Shropshire, Telford & Wrekin ICB
Amy Bould (AB) - Be Bold Communications
Christine Parker (CP) – Homes England
Richard Nuttall (RN) - T&W Community & Voluntary Sector
Guy Beaumont (GB) – Sovereign Centros

Officers

David Sidaway (DS) - T&WC
Ross Cook (RC) - T&WC
James Dunn (JD) - T&WC
Clare Webb (CW) - T&WC

1. Welcome & Apologies

GW introduced Ross Cook, T&WC Executive Director of Place.

Apologies

Shaun Davies (SD) - MP for Telford
Mark Prichard (MP) - MP for the Wrekin
Cllr Ollie Vickers (OV) – T&WC
Cllr Lee Carter (LC) – T&WC
Louise Cross (LCr) - T&W Community & Voluntary Sector
Maria Machancoses (MM) - Midland Connect
Ken Sloan (KS) – Harper Adams
Sean Dubberley (SDu) – MHCLG
Gavin Ashford (GA) – 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. Terms of Reference Update

GW confirmed the draft document had been circulated and no comments received. The composition and updates to the guidance were agreed and formally adopted.

5. 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.

The Quad - All floors complete and ground floor café, Ironmasters Bistro now open. 4th floor vacant and being marketed through Halls.

Public Realm – Ironmasters Square work due to start October-25 until January-26 and by spring 2027 all of Ironmasters Way will be completed providing a new public right of way from Telford Central Railway Station to Telford Shopping Centre.

Residential – Nuplace apartments: construction progressing well and due to complete March-26. Ground floor show apartments completed and marketing plans underway. Low Rise Town House works progressing to practical completion spring 2027.

Hotel – Construction contractor Bowmer & Kirkland started on site in June-25 with completion target date of January-27.

Former offices at Addenbrooke House, Telford 6th. New cladding works to improve the façade and internal reconfiguration works progressing. The new modern sixth form facility will open to students September-26.

Communication Plan was shared with timelines and comms planned.

GW asked if there were any questions.

GW enquired about demand for the apartments.

JD advised marketing is due to start for SQ. Rental demand across Wellington, Oakengates and the wider portfolio schemes continues to be high.

GW asked if government programme timescales were being met?

JD advised the previous government funding schemes have been rationalised. All projects remain on track for spend and completion.

DS asked GB if the town centre living concept would now be considered by town centre investors?

GB confirmed investors have been looking at this for a number of years and given the progress at SQ to date is something for further discussion.

LW asked if there was any indication into the number of apprenticeships from the borough the SQ project has generated?

JD confirmed as part of the social value element of contracts, apprenticeships details are captured.

Oakengates

There are 2 government funded projects: Theatre Quarter scheme and Telford Theatre Remodelling.

Theatre Quarter – Phase 1b commercial units due to complete October-25. Hoarding relocation and demolition works to Phase 2 to commence October-25 and due to complete December-25. Phase 3 public realm design works being finalised and due to complete March-26.

Theatre Remodelling – Demolition underway and due to complete December-25. The main construction contractor is confirmed, Bowmer & Kirkland Ltd. Construction to commence January-26 with practical completion summer 2027.

Communication Plan was shared with timelines and comms planned.

GW asked if there were any questions.

GW asked if there had been any additional resistance from traders?

JD updated that all traders had either relocated to the new units, or new locations elsewhere in the borough and temporary residential tenants have now taken on Nuplace tenancies.

Wellington

There are 4 elements to the funded by government schemes. This will redevelop buildings in the centre creating new homes and refurbish shop units and the public realm areas.

1 Walker Street the former YMCA – Practical completion due October-25. 8/9 apartments are let and marketing underway for the ground floor retail unit.

2 Walker / 15 Crown & Duke Street – Hoarding installation and demolition works to commence October-25. Main works to deliver 4 apartments and ground floor retail unit to complete summer 2026.

Wellington Orbit – Upper floor windows installed. Works to exhibition and dance studio spaces progressing. Practical completion winter 2025.

Wellington Market – trader meetings complete, preferred location and stall typology agreed. Temporary relocations to allow Phase 1 works commenced August-25 including roof, internal refurb and provision of new toilets. Phases 2 – 6 currently being refined.

Public Realm & Highways - Market Street and Church Street works completed. New wayfinding, bins, benches installs to be completed by spring/summer 2026.

Communication Plan was shared with timelines and comms planned.

GW asked if there were any questions.

GW asked if Wellington Market had lost any traders due to the works?

JD confirmed a trader has temporarily relocated elsewhere and will return when works have been completed. Another trader has taken the decision to move to a high street shop unit with support from TWC Pride in the High Street programme.

GW thanked JD for the updates.

6. AOB

No items raised.

7. Date of next meeting:

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

GW confirmed that meetings would be scheduled for 2026, including a tour in spring.