

**Minutes of Telford Town Deal Board Meeting
Friday 20th March 2026**

The Wrekin Room, Southwater One

Attendance

Graham Wynn (GW) -Chair
Claire Skidmore (CS) -NHS Shropshire Telford & Wrekin & NHS Staffordshire and Stoke-on-Trent
Amy Bould (AB) -Be Bold Communications
Richard Nuttall (RN) -Community & Voluntary Sector
Cllr Ollie Vickers (OV) -T&WC
Will Westley (WW) -Telford Business Board
Deborah Hudson (DH) –representing Ken Sloan, Harper Adams

Officers

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

1. Welcome & Apologies

Apologies

Shaun Davies (SD) -MP for Telford
Mark Prichard (MP) -MP for The Wrekin
Cllr Lee Carter (LC) -T&WC
Louise Cross (LCr) -Community & Voluntary Sector
Maria Machancoses (MM) -Midland Connect
Ken Sloan (KS) -Harper Adams
Christine Parker (CP) -Homes England
Lawrence Wood (LW) -Telford College
Guy Beaumont (GB) -Sovereign Centros
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 the /previous meeting. No matters arising.

4. Local Regeneration Fund – project 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, education facilities and sustainable homes, business, leisure and retail space, The Quad, new public spaces, and infrastructure promoting more sustainable living choices.

Former offices at Addenbrooke House, Telford 6th. Internal decoration and exterior cladding works continue. The facility will open to students September-26.

Public Realm – Ironmasters Square works to be completed spring 2026 and by spring 2027 all of Ironmasters Way will be completed providing a new public route from Telford Central Railway Station to Telford Shopping Centre.

Residential – Denmark House: apartments - internal works completed, external works due to complete mid-April-26. Marketing launch programmed for April-26. Commercial space – convenience store tenant secured. Low Rise Town House works progressing to practical completion in spring/summer 2027.

Hotel – Works progressing well with completion target date of January-27.

Communication Plan was shared with timelines and comms planned.

An update on social value was shared.

GW asked if there were any questions.

GW asked if there were any budget pressures?
JD confirmed that there were no budget pressures.

GW enquired about the naming of the apartments – Denmark House.
JD confirmed communications explaining the meaning behind the naming would be shared shortly.

Oakengates

There are two government funded projects: Theatre Quarter scheme and Telford Theatre Re-modelling.

Theatre Quarter – Phase 1a/b: delivery completed. Phase 2b: delivery completed.
Phase 3 Public Realm: design / logistics to be finalised in conjunction with the theatre project.

Telford Theatre – auditorium demolition completed. Existing frame structural analysis underway. Hoarding installed to Limes Walk. Construction to commence on site summer 2026.

Communication Plan was shared with timelines and comms planned.

GW asked if there were any questions.

CS enquired about public perception, asking whether current feedback indicates a positive response to change.

JD advised mixed responses and that T&WC continue to support local businesses during the extensive theatre construction period.

WW asked if there had been a change in retail mix?

JD confirmed that T&WC has taken proactive steps to improve the retail offer mix.

Wellington

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

1 Walker Street the former YMCA – 9/9 apartments occupied and ground floor retail tenant discussions underway.

2 Walker / 15 Crown & Duke Street – demolition commenced. Main works to deliver 4 apartments and ground floor retail unit to complete autumn 2026.

Wellington Market – Phase 1 handover complete. Phase 2 works underway. Scaffold erected within market hall for extended roof works. Practical completion late 2026/early 2027.

Wellington Orbit – upper floors completed including 1st floor dance studio, exhibition space, meeting rooms for hire and a new 2nd floor staff office. New stairs, with access alterations to ground floor café underway. Practical completion target date Mar-26.

Public Realm – new wayfinding, bins, benches installations to be completed in summer 2026.

Communication Plan was shared with timelines and comms planned.

An update on social value was shared.

GW asked if there were any questions. None raised.

GW thanked JD for the updates.

6. AOB

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

7. Dates of next meetings:

Friday 5th June 2026 **10:00-11:00 via Microsoft Teams**

Friday 4th September 2026 10:00-11:00 via Microsoft Teams

Friday 27th November 2026 10:00-11:00 via Microsoft Teams