

Minutes of Telford Town Deal Board Meeting

Friday 5th June 2026 via MS Teams

Attendance

Graham Wynn (GW) -Chair
Cllr Ollie Vickers (OV) -T&WC
Claire Skidmore (CS) - NHS Shropshire, Telford & Wrekin & NHS Staffordshire and Stoke-on-Trent
Richard Nuttall (RN) -Community & Voluntary Sector
Will Westley (WW) -Telford Business Board
Ken Sloan (KS) -Harper Adams
Lawrence Wood (LW) -Telford College
Maria Machancoses (MM) -Midland Connect
Guy Beaumont (GB) -Sovereign Centros
Elliot Sturge (ES) -representing Shaun Davies, MP for Telford

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
Christine Parker (CP) -Homes England
Amy Bould (AB) -Be Bold Communications
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 progressing well. The facility will open to students September-26.

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

Residential – Denmark House: apartments – 84 modern, fully furnished, private rent apartments officially handed over to Nuplace. Commercial space – convenience store tenant secured, lay out and fit out under review. Target opening summer 2026.
Low Rise town houses - works progressing to practical completion in summer 2027.

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

Communication Plan was shared with timelines and comms planned.

GW asked if there were any questions.

GW asked when the new pedestrian access would be fully open.
JD confirmed the target date for full opening is early Spring-27.

GB asked how many students are expected to attend Telford 6th.
LW confirmed capacity of 600 students and a good number of applications received to date, dependent on achieving the required results in August.
Advertising and positive PR continues to be shared around the site and further afield.

KS asked for a detailed description of the public realm design relating to pedestrians travelling through the area.
JD confirmed Ironmasters Way will be resurfaced and a new tree-lined boulevard will be created from Ironmasters Way up to the crossing. This will help to ensure a pedestrian user-friendly, open area complete with wayfinding signage to ensure clear route from the train station to the town centre.

KS suggested that navigational signage should also communicate what is available in the area to create destination as well as continuation.
JD thanked KS and agreed to follow up on the suggestion.

RN raised awareness of youth employment and asked what collaboration is available regarding the opening of the hotel.
JD confirmed that the hotel management team is working with Telford College.
LW confirmed that Telford College continues to engage with the voluntary sector.

Oakengates

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

Theatre Quarter – Phases 1-3 delivery completed.
Public Realm: design / logistics to be finalised in conjunction with the theatre project.

Telford Theatre – auditorium demolition completed. Existing frame structural analysis completed and confirmation of next phases to be detailed during summer-26.

Communication Plan was shared with timelines and comms planned.

GW asked if there were any questions.

KS asked for confirmation of the auditorium's capacity, how bookings for future performances are being managed and activation of industry interest is being developed. JD confirmed main auditorium seating is 766 and a new second smaller studio theatre will help broaden the offer available and introduce a range of acts. Engagement with acts continues and finalisation of the construction phases is enabling bookings to be confirmed. Works continuing at pace to open the restored Telford Amphitheatre and the new open space at Wellington Market is helping to create opportunities for a wide variety of cultural events across the borough.

LW offered to arrange either an MS Teams meeting or a visit with the Theatre Clwyd team to share learning from their recent redevelopment.

JD thanked LW for the opportunity and confirmed to raise the Telford theatre team.

Wellington

There are five elements to the funded by government schemes. This will redevelop buildings in the town centre creating new homes, new 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 upper floor apartments and ground floor retail unit to complete late 2026.

Wellington Market – Phase 2 handover completed. Phase 3 works underway – including the new food and beverage area. Scaffold has been erected within the market hall for phased roof works. Practical completion early 2027.

Wellington Orbit – refurbishment works completed and grand opening Friday 5th June.

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

Communication Plan was shared with timelines and comms planned.

GW asked if there were any questions.

GW asked whether Nuplace would manage the four apartments at 2 Walker, and JD confirmed that it would.

6. AOB

No items raised.

7. Dates of next meetings:

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

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