

Minutes of Telford Town Deal Board

Friday 19 April 10:00 – 11:00

Microsoft Teams

Attendance

Graham Wynn OBE (GW) - Chair
Graham Guest (GG) - Telford College
Janet Stephens (JS) - Telford College
Ken Sloan (KS) - Harper Adams
Felicity Wingrove (FW) - Zen Communications
MP Mark Pritchard (MP)
Sonia Roberts (SR) - LEP Chair
Maria Machancoses (MM) - Midland Connect
Alan Olver (AO) - standing in for Julie Mellor T&W Community & Voluntary Sector
Cllr Nathan England (NE) – T&WC standing in for Cllr Lee Carter
Guy Beaumont (GB) - Sovereign Centros
John Mather (JM) - Homes England

Observers

Alex Collins (AC) - DLUHC

Officers

Angie Astley (AA) - T&WC James
Dunn (JD) - T&WC Katherine
Kynaston (KK) – T&WC Deb Byle
(DB) - T&WC
Amy Smith - T&WC Minute taker

1. Apologies

Cllr Shaun Davies - T&WC
Cllr Lee Carter - T&WC
Julie Mellor - (T&W Community & Voluntary Sector)
MP Lucy Allan
MP Mark Prichard
Will Westley - Telford Business Board
Claire Skidmore - NHS Shropshire, Telford & Wrekin ICB
Govin Aujla (GA) - DLUHC

2. Declarations of Interest

No new declarations of interest.

3. Notes of the last meeting and matters arising

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

4. Programmes update

KK outlined the funding being invested in the borough through three funding programmes; Towns Fund, Levelling Up Fund and Capital Regeneration programme. Investment is in excess of £135m, of which £52m is grant funding, and over £80m is match funding. All will deliver significant and sustained transformation in the borough.

Telford Town Centre

JD delivered an update on the Town Centre projects.

Station Quarter: Towns fund

New hoarding messaging now erected around the development site.

The Quad

The project is heading towards completion. New cladding is being installed to the exterior of the building and installation of internal fixtures and fittings is in progress.

Branding for 'The Quad' and alignment between partners is complete.

FE & HE curriculum plans are developed and are being promoted. Harper Adams and Telford College promoted through the recent Telford Skills Show.

A marketing exercise for the incubation space is underway and the specifications for the fit out of the café are being finalised.

The Invest Telford team are being relocated into the building and will provide wrap around support for businesses as they come forward.

Public Realm

JD thanked GB for Sovereign Centros' support to date to prepare for the bridge removal and a new route to the centre. The end result will be an at-grade crossing point and new access way to the shopping centre, transforming and improving the current connection to the shopping centre.

Key dates include:

- ✓ Bridge removal: June 2024
- ✓ Feature ramp and steps: July-October 24
- ✓ Ironmasters way/lawn central crossing: November-December 24
- ✓ Residential public realm – May 26-July 26
- ✓ Ironmasters way is subject to completion of apartments.

Residential

Start-on-site is subject to final approval of WMCA grant funding.

Sixth Form Centre: Levelling up fund

Detailed design is underway to repurpose Addenbrooke House into a new further education facility for Telford College.

The planning application is being prepared and the tender process will commence in the summer 24.

GW asked about opportunities for grants for Addenbrooke e.g. to improve environmental performance. JD advised that the design and need to comply with building regulations will ensure that the conversion is very efficient.

KS advised that an Academic Executive Head has been appointed for the Quad. Harper Adams University are now exploring transport between The Quad and Harper Adams to demonstrate integration.

Oakengates

JD delivered an update on the Oakengates investments.

Oakengates Theatre Quarter: Towns Fund

First phase commenced on site Sept 23. Additional structural works has extended the programme and will complete in August 24. Phase 2 will commence in August 24.

Demolition of central block will take place in summer 25 and the public realm enhancements will complete in winter 25.

Tenant discussions are ongoing and offers in place.

Theatre remodelling: Levelling Up Fund

The project will largely demolish and rebuild the theatre providing:

- ✓ Upgraded facilities including a larger main auditorium for bigger performances, and modernised backstage facilities.
- ✓ A separate studio theatre providing a new space for community groups and a broader cultural programme.
- ✓ An enhanced visitor experience with a newly transformed foyer, a theatre dining offer and new bar with upgraded amenities for visitors' comfort, including additional toilets.
- ✓ A community art room for rehearsals and creative activities and collaboration.
- ✓ Sustainability improvements to significantly reduce the theatre's carbon footprint.
- ✓ More space for community events and socialising turning Telford Theatre into a true cultural and social hub.
- ✓ A new entrance to the theatre at car park level to improve access.

Extensive consultation took place in December 23. A two day open event was held at the theatre where the public were invited to meet the project team to discuss the proposals. In addition, a public survey which was completed by nearly 600 people; and a focus group session with members of the disabled community.

Detailed design is ongoing taking into account the feedback received. The theatre has closed its doors and the theatre is being emptied.

The nursery, currently located in the lower ground of the Theatre will be relocated to Cartilage House, opposite Hartshill Park in Oakengates.

The library has been temporarily relocated to the Wakes. Options are being explored for the permanent location for the library.

Next steps are to submit planning application and commence tender process.

GW confirmed that gaining access to the theatre from the car park will be a significant improvement and he is looking forward to seeing community theatre increasing community engagement.

Wellington

KK delivered an update on the Wellington programme which is receiving over £19m of investment. The focus being on the transformation of historic core of Wellington.

Wellington Conservation Area: Towns Fund

The transformation of the Conservation Area has formed a core element of Towns Fund funding with a focus on key landmark buildings and how to redevelop these.

1 Walker (former YMCA building)

The planning application has been approved for the provision of nine upper floor apartments and refurbished ground floor retail unit.

Paveaways Ltd have been awarded the contract. Works will start on site in the summer and will complete in spring 25.

2 Walker/15 Crown & Duke Street

Pre-application discussions are ongoing. Following structural investigations, proposals include for demolition and rebuild to create new retail space and upper floor apartments.

Early milestones include: securing planning approval early 2025; works commencement summer 25; and practical completion in spring 26. There may be opportunity to accelerate the programme subject to planning application process.

Wellington market and market approaches: Capital Regeneration Programme

This project will deliver the restoration of Wellington market and investment into the market approaches to create a core arts entertainment and retail, leisure, and food hub for Wellington.

Extensive consultation was carried out with traders, the public and other key stakeholders from December-March 24 to gather views on the current market and aspirations for the future. There is huge support for the market and the opportunities to develop infrastructure and usage whilst retaining the core attraction that already exists.

Site wide surveys are ongoing. Design is underway taking into account feedback from the consultation and survey outcomes. Further consultation is planned with traders in autumn 24.

Immediate operational issues have been identified and some issues have already been addressed including the fire safety equipment heating, toilets, and driers.

A communication strategy to support the promotion of the market and independent traders has been introduced. Previous marketing and promotion of market has been limited.

Key milestones include: securing planning approval in winter 2024 before commencement in spring 2025.

Wellington Orbit: Capital Regeneration Programme

This project will refurbish the upper floors of the building to create additional space for community use, building upon the current success of this asset.

Initial structural surveys have been completed and early design is underway.

Wellington Orbit are holding a public open day on 11th and 12th May to celebrate 5 years of operation and for the community to see existing facilities and to review plans for the refurbishment.

The next step for the project is to procure contractor to develop design further.

Church Street: Capital Regeneration Programme

This project has already delivered improvements to Market Street and will now continue with the improvements to Church Street roads and pedestrian paths.

Preliminary designs for Church Street are underway.

GW commented on the very extensive consultations and is looking forward to a revised, successful market in the future.

LC acknowledged and thanked the team for their work across the projects and the extensive consultation work.

GG congratulated the team on the impact that all the projects will have on place, quality of life, and education.

MM commented on the pace of delivery being achieved and raised the opportunity to promote construction/contracting over next 18-24 months. JD and KK attended a Shropshire Construction Excellence engagement event and gave an overview of the projects to regional contractors. Extensive social value is being delivered through the contracts that are underway.

KS echoed congratulations on the progress made and the future vision and enquired how the story is being told nationally/internationally. KS referenced Future Fest – a two-week festival in June, culminating in a day (22 June) where 8-10,000 people are expected to visit the campus. Crosscut of the population expected - prospective students, parents, business owners. KK agreed that this is a good opportunity to share the story.

KK advised of future participation in a panel session at UKREiiF (largest UK real estate conference) to promote Telford – showcasing the transformation around SQ.

FW commented on how inspiring it is to see wide reaching aspiration being delivered in very practical terms.

5. AOB

GW thanked SR for her support and participation in the Board as Chair of the LEP.

6. Date of next meeting

19 July 2024 - Site visit to The Quad at Station Quarter pre-opening in Sept 24.

15 November 2024 - Meeting at the Wakes in Oakengates followed by site visit of the Oakengates Theatre Quarter site.

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