



Transforming Telford
Month 8 Project Reports

April - November 2008

1. Background

1.1 Telford and Wrekin Council have established Priority Plans to support the Community Strategy. The key Priority Plan for the Transforming Telford projects is 'Strengthening the Local Economy and Skills', five sub-priorities are to be achieved over the next three years:-

- Sub Priority 1 – Encouraging Involvement, Innovation and Growth
- Sub Priority 2 – Promoting the Area as a Business Tourism destination
- Sub Priority 3 – Improving local skills to meet the demands of a growing Modern Local Economy
- Sub Priority 4 - Renaissance of Telford Town Centre
- Sub Priority 5 – Revitalising the Borough Towns
- Sub Priority 6 – Regenerating Communities

1.2 Projects include:

Sub Priority 4
Town Centre

Sub Priority 6
Woodside and Sutton Hill
Lakeside
Telford Technology Park (Nedge Hill)
Employment Areas (Industrial Estates)

2. Month 8 Project Report

2.1 This report covers the period for April - November 2008 of Transforming Telford's performance in the named capital projects as set out in the Contractual Service Level Agreement with Telford and Wrekin Council

3 Project Overview

3.1 Renaissance of the Town Centre

Transforming Telford supports the delivery of the Strengthening of the Local Economy and Skills Priority Plan, including the renaissance of the Town Centre (Sub Priority 4).

Intensive work has been carried out on the Economic Case (Green Book Review) for the Town Centre. The Town Centre Partnership Board on 20 August 2008, "recognised" the work completed. The Transforming Telford Board endorsed the same on 4 September 2008.

The Town Centre Partnership Board agreed revisions on 12 November 2008.

Further work was carried out on the Economic Case for Advantage West Midlands, English Partnerships and Telford and Wrekin Council to appraise in December 2008.

The Memorandum of Understanding has been redrafted to provide the framework for joint working and investment by Advantage West Midlands, English Partnerships and Telford and Wrekin Council.

Planning consultants, WSP with Barton Wilmore and Atisreal were appointed in November 2008 to complete the Outline Planning Application for the Southwater Core with the aim of submitting this by May 2009.

Table 1 Progress against actions in sub-priority 4

Action	Timescale	Target Progress for 2008/09	Actual Progress	Comment
Appoint development partner in provision of media and learning centre	2010	Advance proposal as part of Phase I Southwater	Included in Phase I proposals. Business Case provided by TWC and integrated in the Economic Case	Forms central element of Investment Fund and Economic Case
Complete financial and economic appraisal – “Green Book”	2008	Amion to complete Green Book Review Q2	Recognition by the TCPB on 20 August 2008 and endorsement of TT Board 4 September 2008.	Revisions made to document following Town Centre Partnership Board on 12 November 2008 on to partners 28 November 2008.
Complete Memorandum of Understanding	2008	TT/TWC has redrafted Memorandum of Understanding	Revised Memorandum of Understanding circulated to EP and AWM.	AWM, EP, TT, TWC to Finalise Memorandum of Understanding, December 2008. On to funding partners for appraisal and consideration December 2008.
Seek relevant public sector approvals. Cabinet approval for Telford and Wrekin Council (T&WC).	2009	Green Book Review and Options Appraisal to be considered by founding partners Q3	Economic case recognition by TCPB 20 August 2008. Endorsed by TT Board 4 September 2008.	On to funding partners for appraisal and consideration February 2009.

Appendix 2

Commission and deliver design options	2009	Proposals being incorporated in planning brief for Southwater Core Q2 Appoint consultants November 2008 Submit application Q1 (09/10)	Consultants appointed	Approval from TCPB to make Planning Application with TWC funding. Planning brief to provide for outline Masterplan for Southwater core Q1 (09/10)
Appoint development partner for Southwater Square	2010	Procurement brief in development	To be considered by TWC and TT in early 2009	To be determined once Green Book Review considered by founding partners in Q3/Q4
Deliver first phase of public realm	2013	Prepare detailed design for Southwater Square once Outline Planning Application submitted.	Planning/design team appointed Q3 and have provided costs for detailed application.	Detailed Design Scheme to be developed, once outline planning secured. TT/TWC Steering Group has been established for planning consultants Q3
Commission/deliver design proposals	2009	To be addressed as part of Planning Application process.	Green Book Review Economic case presented and recognised by TCPB Q2	Detailed Design Scheme to follow submission Q2 of Planning Application.
Finalise key elements within development package and secure agreement of partners (Town Centre/Town Park)	2009	Complete Green Book Review and Options Appraisal	TCPB recognised proposals 20/08/08. TT Board endorsed proposals 4 September 2008.	On to funding partners for appraisal and consideration February 2009.
Commission and deliver design proposals in line with Town Park strategy (Town Centre/Town Park)	2009	TWC project	TWC project	TWC project

3.2 Regenerating Communities

Transforming Telford supports the delivery of the Strengthening the Local Economy Skills Priority Plan, including the Sub Priority 6: Regenerating Communities.

3.3 Woodside

The second phase of the estate re-modelling work, to 435 properties in the area known as West 2, was completed in November 2008. The overall scheme cost is between £7.5m and £7.6m (final account pending), which is below the original scheme budget of £8.0m. This project was jointly funded by EP (now Homes and Communities Agency/HCA) and TWC. A resident satisfaction survey is currently being undertaken to inform the design and procurement of subsequent contracts.

On 11 June 2008, Bellway Homes secured consent for amended conditions and a minor revision to their scheme for 191 properties on the site of the Courts in Park Lane. Bellway has indicated that it wishes to make minor amendments to its approved scheme and has discussed these with HCA and TWC planners. The proposed amendments are broadly beneficial to the scheme and the majority are likely to be supported. HCA and TWC continue to work with Bellway to finalise the details of the S106 agreement associated with the scheme approval.

The Wrekin Housing Trust Extra Care housing scheme contract in Park Lane was taken over by local company McPhillips in September 2008 following the previous contractor going into administration. The scheme will provide 53 units of high quality accommodation for older people. Work is due to complete in September 2009.

Work has been continuing to bring forward the redevelopment of the Woodside local centre. A full application was made to AWM for scheme funding and this has been appraised. AWM/TWC and TT have agreed the principles to implement and fund the project in two phases. AWM and TWC will fund the first phase comprising retail units, small residential element access road, public realm and open space. The second phase of residential units will be brought forward when market conditions permit.

Transforming Telford has secured the "in principle" agreement between TWC and HCA to a completion strategy for the Woodside project. This comprises targeted interventions in the North Woodside area, including proposals to bring a derelict, privately owned listed building back into use. Other interventions across the remainder of the estate are proposed. To take the proposal forward, TT is working with TWC to identify future development land that could generate a receipt to be invested in the regeneration of the estate. The potential to work with Registered Social Landlord (RSL) is being investigated as part of the delivery of this proposal.

The key priorities in the coming months are to:-

Appendix 2

- Finalise the proposals and funding of the local centre by TT, TWC and AWM to enable the centre to be developed.
- Develop further an in principle agreement between the HCA and Telford and Wrekin Council on a funding package for the regeneration of North and South Woodside.
- Subject to the outcome of the above, to develop consultation, planning and procurement strategies for the proposed works in Wildwood and Willowfield, North Woodside.

Table 2 Progress against actions in sub priority 6

The work on the remaining three projects of the Priority Plan encompassed within the Sub Priority 1 of the Priority Plan, Encouraging Involvement, Innovation and Growth, is set out:-

Woodside – Complete West 2 remodelling scheme	2008	Scheme complete. Satisfaction survey being carried out.	
Meet/negotiate with potential development partners for Woodside local centre	2008	Full application submitted to AWM. Revised scope of the scheme has been agreed between TWC and AWM on a 2 phase approach.	Draft marketing documents prepared for procurement process.
Consult with residents on first phase of remodelling North Woodside	2008	Consult with residents once overall funding strategy established and agreed by partners (see below)	Consultation is likely to begin in early 2009.
Procure contractor for the first phase of remodelling North Woodside	2008	Principles of a regeneration programme agreed between TT, TWC & EP. Planning and procurement will follow funding being secured and committed. Major issue is around securing additional resources from sale of development land, and securing development status for this land.	Basis of the funding strategy agreed with partners. Unable to procure contract until 2009.
Commission and manage preparation of a plan to attract additional resources into the Sutton Hill Estate		Initial meetings with TWC to establish way forward. It is proposed that a Project Team approach is adopted, with TT leading on securing funding to support the proposed interventions and physical regeneration. TWC leading a community and social regeneration.	Discussing funding opportunities with TWC in context of developing a brief for an Action Plan for the estate.
Commission and manage preparation of a plan to attract additional resources into the Brookside estate	2008	TWC project.	TWC project.

3.4 Lakeside

Government Office for West Midlands confirmed in June that the Secretary of State would not intervene by calling in the planning application. The Highways Agency have still not withdrawn their holding objection to Castle Farm Telford LLPs planning application. The Regional Assembly has proposed conditions to restrict office use on this development which are likely to be addressed as part of a sequential test in relation to the Town Centre. Transforming Telford continues to work closely with the applicant and Telford & Wrekin Council in resolving the outstanding issues to enable determination and the development of this important scheme.

The roadway will support development proposals in the delivery of the objectives of the Technology Corridor. Engineering design work is continuing for the road, with continued stakeholder engagement including landowners, beneficiaries and the Council in its capacity as both Planning and Highways Authority.

The delivery method of the project has been updated to reflect the changing nature of the project. Previously an outline planning application for the roadway and learning campus was to have been submitted by the Council's BSF team. TT will submit an application for detailed planning funding from Advantage West Midlands once the design works have been completed. The change in project approach will have an impact on programme when Transforming Telford will seek to keep to a minimum.

Proposals for a Learning and Technology Centre are being advanced for a Project Development funding application to AWM to fund a feasibility study.

Next Steps:

- Withdrawal of Highways Agency holding objection and granting of planning consent for Castle Farm (Telford) LLP development
- Brief for Learning and Technology Centre proposals is being completed to enable a funding application to be submitted to AWM
- Preliminary designs are being completed for road extension to University.
- Submission of full funding application to AWM for procurement of expert support and roadway construction once the design works have been completed
- Submission of full planning application for roadway extension

3.5 Telford Technology Park (Nedge Hill)

Transforming Telford will progress proposals with landowners, Homes and Communities Agency (HCA) for the rebranding and marketing of this gateway site under the Wolverhampton-Telford Technology Corridor.

Transforming Telford are working with HCA, AWM and TWC and have now established project parameters and roles/responsibilities of partners through a draft Memorandum of Understanding. This will establish the intentions and commitment of partners to the project. Proposals will complement those at Lakeside, providing a development of growth on space linked to the e-Innovation Centre and potential Technology Centre. Proposals will entail the remarketing of existing serviced development sites on the lower Phase 1 plateau totalling 9ha, plus masterplanning of the upper Phase 2 plateau.

A planning statement has been agreed amongst partners for the first phase and the marketing of the site. The Regional Assembly is expected to propose conditions to restrict office use on this development. It will enable the release of a speculative development site to the market and provide the immediately available product for the rebranding and marketing activity. Transforming Telford and HCA has carried out soft market testing with private sector developers who have previously expressed an interest in this location.

The site's potential for an Innovation Centre focusing on growth sectors is being examined.

Next Steps:

- Complete Memorandum of Understanding,
- Complete planning statement and early development proposals with TWC
- Assist HCA in the release of a speculative development site.
- Progress marketing activity
- Submit outline funding application to AWM
- Develop feasibility for Innovation Centre

3.6 Employment Areas (Industrial Estates)

Ongoing work led by Transforming Telford within the employment areas will support the revitalisation of existing industrial estates as strategic employment sites.

TT has submitted an application to AWM for signage improvements at Halesfield and Stafford Park business support measures and an acquisition at Halesfield.

HCA and Transforming Telford will collaborate to provide business and development support. This aims to capture investment and bring forward development proposals on a key number of HCA employment sites.

Next Steps:

- Complete discussions with AWM on revised proposals and secure funding.
- Continue to work closely with HCA on supporting inward investment and development proposals within the employment area