



Transforming Telford
Contractual Agreement Monitoring Report

January – March 2008
Quarter 4 2007/2008

Project Reports

QUARTER 4 MONITORING REPORT 2007/08

1. Introduction

This report covers the quarter for January – March 2008 (Quarter 4 2007/08) of Transforming Telford's performance in the named capital projects as set out in the Contractual Service Level Agreement.

2 Performance Overview

2.1 Town Centre

Considerable progress has been made with the Green Book Review and Options Appraisal and are largely complete. The Hark and Apollo proposals were published in December and there has been ongoing dialogue with Hark / Apollo since.

The key priorities for Transforming Telford over the quarter have been to:-

- Co-ordinate the activities of Telford & Wrekin Council, Advantage West Midlands and English Partnerships in delivery of the Town Centre
- Develop a programme for delivery of the project through the planning stages
- Complete the scoping study on the future of Meeting Point House
- Support Apollo/Hark in the expansion of Primark and the further development of 'The Round'
- Support Telford International Centre in developing their proposals

The work to date has emphasised the potential for a Community Infrastructure Levy as a means of integrating planning obligations and investment in the Town Centre. Consultants have been appointed to undertake a feasibility study of the implementation of a Community Infrastructure Levy to the central Telford area.

Further work will take place to complete the case for public investment in the Town Centre and to advance the project to the planning stage later in 2008.

2.2 Lakeside

Lakeside is a key project in the Wolverhampton – Telford Technology Corridor (WTTC). The year has seen some very good progress to bring this to fruition. The proposals provide for office, hotel and residential development with a new road access to the University of Wolverhampton, the proposed new Learning Campus and the Ricoh site.

Following close partnership working between the majority landowner (and planning applicant) Bovale Ltd, Telford and Wrekin Council and Transforming Telford, proposals were agreed between partners in September 2007, leading to a planning application incorporating the employment and residential development including infrastructure across the site. This was supported by the TWC Plans Board and referred to Government Office on 31 October 2007. Further information has been requested by the Highways Agency. Transforming Telford will continue to work with TWC and all parties in order to assist in this process.

The outline application was made to Advantage West Midlands for Wolverhampton-Telford Technology Corridor funds in Quarter 3. This received an outline endorsement from Advantage West Midlands in March 2008, giving approval to preliminary expenditure to develop roadway designs from the Bovale site to the University of Wolverhampton campus and the proposed school site. A full application to procure and complete the proposed roadway extension to the University and school will be submitted later in 2008.

Next Steps:

- Resolution of Highways Agency Holding Objection and granting of planning consent for Bovale development in the first quarter of 2008/09
- Preliminary design and in principle approvals to roadway extension during 2008
- Submission of full application to AWM for procurement of the road by Autumn 2008
- Submission of a planning application for road extension in late 2008
- Define a Learning and Technology concept for the site by the key education and business support partners to link learning and innovation

2.3 Woodside

The second phase of the estate re-modelling work, to 435 properties in the area known as West 2, is now due for the completion in autumn 2008. The overall scheme cost is between £7.5M and £8M and it is due to complete in the summer 2008. This project is jointly funded by EP and TWC. The contract is progressing well, with generally good levels of resident satisfaction.

On 19th March 2008, Bellway Homes secured planning consent for 191 properties on the site of the Courts in Park Lane.

The Wrekin Housing Trust (WHT) Extra Care housing scheme in Park Lane started in January 2008 and is progressing well. The scheme will provide 53 units of accommodation for older people. WHT have completed 7 infill houses in the West 1 area and has acquired 16 new houses in the centre of the estate from a private developer, providing affordable housing for rent.

Work has been on-going to bring forward the redevelopment of the Local Centre. A full application was made to AWM for scheme funding at the end of March 2008.

A number of social regeneration projects, led by the estate's Neighbourhood Manager, continue to support the overall objectives of the project. The results of the latest resident satisfaction survey show increasing levels of satisfaction with Woodside as a place to live and with the way that the estate is managed. However, the survey also identified areas where resident satisfaction levels remain low, such as the range of facilities for young people and the lack of shopping facilities on the estate. The regeneration of the local centre is planned to deal with these issues, amongst others.

Transforming Telford hopes to make progress during early 2008/09 with the local centre application to AWM to enable its development in 2009. Work will also focus with key partners on the funding of the regeneration of North Woodside.

2.4 Telford Technology Park (Nedge Hill)

We are working closely with landowners, English Partnerships on developing early proposals for this significant project under the WTTC. Discussions with EP, AWM and TWC Planning are taking place for the creation of a high quality Technology Park for Telford to complement the Lakeside project, and further strengthen the WTTC offer within the town.

This is an exciting project for the town and its ability to encourage the growth of new technologies.

Potential delivery mechanisms for this project are being explored with partners that will lead to the preparation and submission of an outline funding application to Advantage West Midlands for WTTC monies in

2008. This follows the appointment of the Programme & Projects Manager in March 2008.

Next Steps:

- Rebrand Nedge Hill Science Park as Telford Technology Park by mid 2008.
- Consider a feasibility study for renewable energy sources for the site.
- Submit outline funding application to AWM by June 2008.
- Complete feasibility work for development of the first phase and masterplanning for the remainder of this substantial site during 2008. This will include suitable business and technology clusters.

2.4 Employment Areas (Industrial Estates)

The title for this area of work has been changed to reflect the broad area of work across new employment sites and the New Town Industrial Estates.

Major investment is taking place on a number of sites in the town. These include the NOM Dairy at Donnington Wood, the St Modwen development at Hadley and the Northern Trust industrial development at Halesfield.

Transforming Telford is developing proposals for a signage improvement programme. The local highways authority, TWC, has been consulted and this has established the parameters for the project. Discussions have taken place regarding a funding application to AWM. We will also be developing initial ideas for entrance features to the estates and agree with stakeholders how the industrial estate occupiers should be consulted on the options for these features.

Discussions are progressing through our appointment of TWC Asset & Property Management on a significant strategic site acquisition in Halesfield. We have secured the support of AWM to this initiative. The business case for seeking funding from AWM for the acquisition is being developed.

Transforming Telford is exploring the potential with Shropshire Chamber of Commerce of the establishment of Business Improvement Districts for Halesfield and Stafford Park. This could encourage further investment in the estates.

Early discussions are taking place with TWC and AWM for securing funding for the creation of a new access road at Halesfield. This could

facilitate the development of new business units on TWC owned land and improve access to existing businesses.

Transforming Telford continues to work closely with EP to assist in a targeted release of employment sites for both speculative and end user development across the borough.

Next Steps:

- Completion of proposals for signage improvements in Quarter 1 of 2008/09
- Detailed applications to AWM for a programme of investment including signage and acquisitions/development by autumn 2008
- Conclude negotiations to acquire key sites by Quarter 3
- Develop Business Improvement Districts into proposals during Quarter 1 and Quarter 2
- Provide support to EP on development of key English Partnership employment sites

Telford & Wrekin Council led Projects

Transforming Telford is also supporting the delivery of three projects which are being led by Telford and Wrekin Council; the World Heritage Site, Rail Freight Terminal and TSLEC projects.

Appendix 1	Town Centre	
Appendix 2	Lakeside	
Appendix 3	Woodside	
Appendix 4	Telford Technology Park	
	Appendix 5	Industrial Estates

Project: Town Centre			
Quarter ending:	Q4 2007/08	Report prepared by: Alan Bishop	
Project Start	Oct 2006	Projected Completion	10 year programme
Summary position:			
<ul style="list-style-type: none"> • Extensive financial modelling has been further undertaken during Q4. As a result 5 options were identified and the Partnership Board endorsed option 5. The modelling information was formally issued to Amion during January to enable them to conclude their Green Book review. • With the launch of Hark/Apollo's development proposals in December 2007, it was recognised that the Green Book Review should also capture other investment in the town centre. Furthermore, the partners recognised the potential opportunity to pursue a joint development agreement with Hark/Apollo and instructed Transforming Telford to pursue this route. Consequently, the Green Book exercise was concluded at an appropriate point to enable it to be picked up at a later date as required. • A number of meetings have been held with Hark/Apollo during the Quarter and it was agreed during March that a development brief would be provided to Hark/ Apollo's master planners; Benoy; to capture the Southwater Core, Civic Quarter and TIC proposals. These briefs would then be used to develop a joint master plan which could be used as the basis for a planning application and negotiating a potential development agreement between the parties or a fall back position. • The financial modelling and Greenbook review emphasised the need for a Community Infrastructure Levy and good progress has been made in this regard. A scoping document has been prepared and formed the basis on which JonesLangLaSalle were appointed in March. An inception meeting was held on the 10th March and during May, JLL are to report on whether a Community Infrastructure Levy is appropriate for Telford Central. The findings from this work will also inform the update of the CTAAP during Q1 of 2008/09 and will also rest alongside other work TWC have instructed in regards to a Community Infrastructure Levy for the wider Telford and Wrekin area. • TWC Assets & Property were appointed to start negotiations on the acquisition of the Leisure interests and discussions have taken place with them. DBA Management was appointed to prepare a vision and option study for the relocation of Meeting Point House (MPH) in November 2007. Working with MPH Trustees, DBA engaged with a wide range of stakeholders to develop a mutually agreed way forward in the preparation of the report. The DBA report was presented to the Board of MPH Trustees on 10th March 2008. It reviewed a range of options for the future of MPHs business, including their aspirations for relocation. The Trustees have indicated that they expect to respond to the report by June 2008 			

Planned activities for Q1	Progress against those planned activities
<ul style="list-style-type: none"> Complete Green Book Review and Options Appraisal 	<p>Options appraisal complete and Information provided to Amion during January. Greenbook complete in current format although will need to be interrogated further to capture investment from Hark and Apollo. Given the partners aspirations to pursue the potential for a development arrangement with Hark/Apollo, further iterations of the Greenbook will be necessary to secure partner investment.</p>
<ul style="list-style-type: none"> Establish programme for development of a Planning Tariff for Central Telford to supplement the public investment programme 	<p>Work has commenced on this activity and the feasibility of implementing a Community Infrastructure levy will be established in Quarter 1. Should a CIL be appropriate further work will be necessary to define and implement. Jones LangLaSalle appointed March 2007. To report by 2 June 2008</p>
<ul style="list-style-type: none"> TWC Assets & Property have been commissioned to open negotiations with the leisure interests to acquire the Freehold and Leasehold for the site. 	<p>Negotiations have been opened.</p>
<ul style="list-style-type: none"> Secure approvals by EP, AWM, TWC to public investment 	<p>Approvals not secured. Partners have instructed TT to review opportunity for joint working with Hark / Apollo before committing further funds to next stages.</p>
<ul style="list-style-type: none"> Complete Meeting Point House study 	<p>The DBA report was presented to the Board of MPH Trustees on 10th March 2008. It reviewed a range of options for the future of MPHs business, including their aspirations for relocation. The Trustees have indicated that they expect to respond to the report by June 2008</p>
<ul style="list-style-type: none"> Finalise planning position for Town Centre 	<p>Requires the commitment of funds from partners. Moving forward two options being considered : (1) submit joint planning application with Hark Apollo / TIC; (2) Submit individual Planning Application for Southwater and Civic Quarter.</p>
<ul style="list-style-type: none"> Address relationship of Southwater with emerging proposals from Apollo/Hark Group Ltd & TIC 	<p>Master planning meetings are being held with Hark/Apollo, Telford International Centre and English Partnerships and will form the basis of establishing future relationship.</p>

Planned activities for next quarter Q1 2008/09 and Key Milestones	
<ul style="list-style-type: none"> • Secure early funding from partners to progress project (April) 	
<ul style="list-style-type: none"> • Complete Memorandum of Understanding (May) 	
<ul style="list-style-type: none"> • Complete Heads of Terms (May) 	
<ul style="list-style-type: none"> • Commission further Project Management support (June) 	
<ul style="list-style-type: none"> • Draft masterplan complete by Benoy (July) 	
<ul style="list-style-type: none"> • Develop options for delivery with/without Apollo/Hark (June 2008) 	
<ul style="list-style-type: none"> • Develop proposals for joint development with Telford International Centre (June 2008) 	
Planned activities for Q2 2008/09 and Key Milestones	
<ul style="list-style-type: none"> • Develop master programme & Project Implementation Plan for 2 delivery options 	
<ul style="list-style-type: none"> • TWC and EP consider feasibility of adopting Planning Tariff for the Town Centre 	
<ul style="list-style-type: none"> • Review and comment on Benoy masterplan 	
Planned activities for Q3 2008/09 and Key Milestones	
<ul style="list-style-type: none"> • Establish joint master plan with Hark & Apollo, TIC and TWC (Sept) 	
<ul style="list-style-type: none"> • Complete Green Book Review & Options Appraisal (July) 	
<ul style="list-style-type: none"> • Secure approvals by EP, AWM, TWC to public investment (September) 	
<ul style="list-style-type: none"> • Prepare outline planning application (September) 	
<ul style="list-style-type: none"> • Consider potential for combined Heat & Power/ Energy Company for Town Centre 	
Risks, issues and concerns	Proposed action
A Risk workshop was held in December 2007. The next Risk Workshop is to be held during Q1(2008/09).	Risk Register complete and last updated on the 3 rd March.
Variance against project management budget or resource plan	
Public Funding for the Town Centre is included in the Transforming Telford Business Plan.	
Outline endorsement of the AWM monies was secured in May 2007.	
Greenbook and process to be completed following conclusion of negotiations with Hark / Apollo.	

Project: Lakeside			
Quarter ending:	Q4 2007/08	Report prepared by: Alan Bishop/David Charmbury	
Project Start	Oct 2006	Projected Completion	2013
Summary position:			
<ul style="list-style-type: none"> Transforming Telford, Bovale Ltd and Telford & Wrekin Council representatives have reached agreement on proposals for an employment led mixed use development including residential at Lakeside. TWC's Plans Board supported the proposals on 31st October and referred the planning application to the Government Office for West Midlands (GOWM). Consideration by GOWM has been delayed due to a holding objection submitted by the Highway Agency objection which TT is assisting partners in resolving. The outline funding application submitted to AWM for Wolverhampton –Telford Technology Corridor support towards the construction of an extension of a road from the Bovale site to serve the University, Ricoh and proposed Learning Campus was endorsed by AWM on 25 March 2008. The direct road link and improved primary access to the university from the M54 will help improve the learning & technology offer and encourage technology based development in Telford in tandem with the emerging Telford Technology Park proposals The Bovale proposals provide for 51,095m² of employment space, a hotel, housing and the creation of a link road across the site to the Ricoh site. Beyond this is the proposed Learning Campus funded through the Building Schools for the Future programme which is adjacent to the University campus. 			
Planned activities for Q1 2008/09		Progress against those planned activities	
<ul style="list-style-type: none"> Assist in resolving the Highways Agency holding objection and the securing of planning consent for the Bovale development, including S106 agreement. 		Direct representation submitted to Highways Agency in support of the Bovale application and a meeting has been held with TWC and Bovale representatives	
<ul style="list-style-type: none"> Scope out and prepare full application to AWM under Wolverhampton-Telford Technology Corridor. 		Preliminary design, costings and in-principle approvals being scoped and obtained in support of full application.	
<ul style="list-style-type: none"> Learning Campus proposal to be worked up and advanced. Continue to meet/liaise with Ricoh 		Building Schools for the Future business case and funding application in preparation. Meetings are ongoing with Ricoh over land acquisition.	
<ul style="list-style-type: none"> Continue to liaise with UoW/TWC education/ WTTC to advance Learning & Technology proposals 		A specific meeting has taken place with partners over high technology employment and learning needs with more detailed work to take place.	
<ul style="list-style-type: none"> Continue to review Risk Register for the project. 		Continual review ongoing following initial Risk Workshop.	

Planned activities for next quarter Q2 2008/09 and Key Milestones	
Finalise S106.278 Agreement between Bovale Ltd and TWC Planning for Q1 08/09.	
<ul style="list-style-type: none"> Finalise full AWM funding application for infrastructure under WTTC 	Preliminary design, costings and in-principle approvals being scoped and obtained in support of full application
Risks, issues and concerns	Proposed action
Risk Management Workshop	The initial risk workshop was held on 22 February 2008 and further regular risk management workshops will be held.
Planning consent not granted	Continued close partnership working with Bovale, TWC planning and Highways Agency to facilitate consent. Broad principles in place for development proposals and S106/278 contributions.
AWM reject full application for WTTC funds	Close working with AWM on content of and procedure for the full application. Regular liaison on preparation of application ahead of submission.
Variance against project management budget or resource plan	
Public funding for Lakeside within the Transforming Telford Business Plan via application for WTTC funds.	

Project: Woodside Regeneration			
Quarter ending:	Q4 2007/08	Report prepared by: Will Schofield	
Project Start	2002	Projected Completion	2015
Summary position:			
<ul style="list-style-type: none"> • First phase of estate remodelling complete, and second phase on site (West 2 due for completion autumn 2008) • Park Lane (multi-user) Centre constructed and operating effectively. Short-listed for national (BURA) award and winner of two regional (RegenWM) awards • Courts demolished and sites on Park Lane prepared for development. Bellway Homes have secured planning consent for 191 properties • With exception of Dolphin PH, all local centre buildings demolished. Development proposals to be market-tested and full funding application submitted to AWM • Wrekin Housing Trust (WHT) on site with a 53 unit Extra Care scheme in the centre of the estate • WHT have completed 7no. new infill houses in the West 1 area and acquired 16 new houses in the centre of the estate for social renting • Funding secured from Telford & Wrekin Council for 2008/09 to 2010/11. Working with partners (EP, Housing Corporation and RSLs) to secure funding package for interventions in Wildwood and Willowfield in North Woodside 			
Planned activities for Q1 2008/09		Progress against those planned activities	
<ul style="list-style-type: none"> • Decision from AWM on funding application to support development of local centre • Issuing of development brief for local centre scheme • Business Plan workshop with partners to develop agreed proposals for next 3 years • Based on the outcome of above workshop, work up proposals for initial intervention in North Woodside 		<ul style="list-style-type: none"> Full application submitted to AWM end March 2008 Brief prepared – awaiting outcome of AWM application Brief under preparation for discussion with partners 	

Planned activities for next quarter Q2 2008/09 and Key Milestones

- Interim evaluation of West 2 scheme
- Selection of development partner for local centre scheme

Risks, issues and concerns

Inability to maximise funding from partners for next phases of the project

No approval from AWM to local centre application

Proposed action

Working with partners at Transforming Telford Board to determine priorities and at Woodside Regeneration Partnership to secure funding

Working with AWM to ensure the application meets their needs

Variance against project management budget or resource plan

To date, the projects that have been completed have been achieved broadly on time and to budget. The financial position for the projects is reported each quarter to the Regeneration Partnership.

Project: Telford Technology Park (Nedge Hill)			
Quarter ending:	Q4 2007/08	Report prepared by: Alan Bishop/David Charmbury	
Project Start	April 2007	Projected Completion	10 years
Summary position:			
<ul style="list-style-type: none"> Transforming Telford has met with English Partnerships as landowner, TWC and AWM to advance the proposals which have been positively received. The project parameters continue to be established. We are working closely with EP on developing early proposals for this significant project under the WTTC. Discussions with EP, AWM and TWC Planning are taking place for the creation of a Science and Technology Park to complement the Lakeside project. The proximity to the University campus will greatly strengthen the technology offer within the town. Transforming Telford would like to consider the potential for business clustering including building technologies to be located on the site and further work needs to be carried out to examine the potential. Potential delivery mechanisms for this project are being explored with partners that will lead to the preparation and submission of an outline funding application to Advantage West Midlands for WTTC monies in 2008. Transforming Telford/EP propose improved maintenance of the site entrance, new entrance features and individual plot markets, supporting by a re-brand and focussed marketing of the area as Telford Technology Park. 			
Planned activities for Q1 2008/09		Progress against those planned activities	
<ul style="list-style-type: none"> Assist EP in rebranding as Telford Technology Park 		Working closely with EP.	
<ul style="list-style-type: none"> Submit outline application to AWM for WTTC funding 		Working closely with TWC, AWM & EP.	
<ul style="list-style-type: none"> Continue to assist EP in advancing development proposals 		Working closely with EP.	
<ul style="list-style-type: none"> Continue to liaise with TWC Planning on planning brief and early development proposals 		Meetings arranged with Planners to discuss proposals and land uses.	
Planned activities for next quarter Q2 2008/09 and Key Milestones			
<ul style="list-style-type: none"> Complete scope of projects for Technology Park and infrastructure with English Partnerships, AWM and TWC; establish outputs and outcomes; Agree planning brief and uses for the site; Prepare Marketing Plan; Identify potential AWM & EP investment in project; Secure endorsement of AWM to outline WTTC bid; Prepare detailed funding application to AWM; 			

Risks, issues and concerns	Proposed action
Addressing planning and development issues	Discussion with EP, AWM and TWC
AWM reject outline application for WTTC funds	Close working with AWM on content of and procedure for the outline application. Regular liaison on preparation of application ahead of submission.
Confirm EP investment	Continue to engage EP
Risk Management Workshop	Need to complete Project Initiation and establish regular Risk Management workshops.
Addressing planning and development issues	Discussion with EP, AWM and TWC
Variance against project management budget or resource plan	
Public investment is identified for Telford Technology Park within the approved Transforming Telford Business Plan. The outline bid will seek to secure this through WTTC monies.	

Project: Employment Areas (Industrial Estates)			
Quarter ending:	Q4 2007/08	Report prepared by: Alan Bishop/ Will Schofield	
Project Start	April 2007	Projected Completion	10 years
Summary position:			
<ul style="list-style-type: none"> • The title of this area of work has changed to reflect the broad area of work across the new employment sites and the New Town Industrial Estates. • A collaboration agreement has been concluded between English Partnerships and Transforming Telford to provide business and development support to EP. This aims to capture investment and bring forward development proposals on a key number of EP employment sites. • Transforming Telford is developing proposals for improved signage to the industrial estates and improving entrance features. Meetings with the highways authority (TWC) have established the parameters within which the project can be developed. Match funding from TWC is being identified and this will form the basis of a detailed application for AWM funding. • A project brief has been drafted and costs obtained from Jacobs Babbie (TWCs signage partner) for developing proposals for a signage project. A proposal has been put to AWM to discuss how the project should be taken forward. • Discussions were held with West Mercia Police considering the potential for a Business Improvement District (BID) in the Halesfield Industrial Estate with the aim of reducing crime levels. This has been extended to discussions with Shropshire Chamber of Commerce on BIDs for Stafford Park and Halesfield. • TWC Assets & Property have commenced negotiations to acquire a strategic site for future development at Halesfield. • Discussions are also taking place with AWM and TWC regarding a new road access in Halesfield to open up sites for business expansion. • The Programme and Projects Manager has taken responsibility for the Employment Areas. 			
Planned activities for this quarter		Progress against those planned activities	
Quarter 1 (2008/09)			
<ul style="list-style-type: none"> • Signage improvements programme 		Proposals worked up by Jacobs Babbie and to be considered by AWM	
<ul style="list-style-type: none"> • Arrange meeting with GOWM/ West Mercia Police to discuss Business Improvement District. 		Initial contacts made. Shropshire Chamber of Commerce engaged in process	
<ul style="list-style-type: none"> • Arrange risk workshop 			
Planned activities for next quarter (Q4 2007/08)			
<ul style="list-style-type: none"> • Open discussions with Business Community on Halesfield for a Business Improvement District. Consider same for Stafford Park. • Establish the potential to acquire key strategic site. 			

- Establish basis for development of access road.

Risks, issues and concerns	Proposed action
Risk workshop to be arranged	Risk issues to be addressed.
Variance against project management budget or resource plan	
£2.9m has been allocated within the Transforming Telford Business Plan for this project. Outline endorsement of the AWM monies was secured in May 2007.	