



## **Borough of Telford and Wrekin**

### **Business and Finance Scrutiny Committee**

**Wednesday 25 June 2025**

**6.00 pm**

**Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG**

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<b>Democratic Services:</b>	<b>Paige Starkey</b>	<b>01952 380110</b>
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<b>Committee Members:</b>	<b>Councillors N A M England (Chair), N Page (Vice-Chair), J Kaur, L Lewis, G Luter, S Syrda and R Tyrrell</b>	
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<b>2.0</b>	<b>Declarations of Interest</b>	
<b>3.0</b>	<b>Minutes of the Previous Meeting</b>	<b>3 - 6</b>
	To confirm the minutes of the previous meeting held on 7 May 2025.	
<b>4.0</b>	<b>Terms of Reference 2025/2026</b>	<b>7 - 12</b>
	To review and reconfirm the Terms of Reference for the Business & Finance Scrutiny Committee for the 2025/26 municipal year.	
<b>5.0</b>	<b>Business &amp; Finance Scrutiny Work Programme 2025/26</b>	<b>To Follow</b>
	To approve the work programme for the 2025/26 municipal year.	
<b>6.0</b>	<b>Housing Investment Programme Update</b>	<b>To Follow</b>
	To receive an annual update on the Council's Housing Investment programme.	

## **7.0 Chair's Update**

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## **BUSINESS AND FINANCE SCRUTINY COMMITTEE**

### **Minutes of a meeting of the Business and Finance Scrutiny Committee held on Wednesday 7 May 2025 at 6.00 pm in Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG**

**Present:** Councillors N A M England (Chair), L Lewis, S Syrda and R Tyrrell.

**Also Present:** Councillors R A Overton

**In Attendance:** A Lowe (Director: Policy & Governance), J Clarke (Senior Democracy Officer (Democracy)), D Toy (Regeneration & Investment Service Delivery Manager) and J Dunn (Director: Prosperity & Investment) and J Clarke (Senior Democracy Officer (Democracy)).

**Apologies:** Councillors E M Callear, G Luter and N Page

#### **BFSC34 Declarations of Interest**

None.

#### **BFSC35 Minutes of the Previous Meeting**

**RESOLVED** – that the minutes of the meeting held on 7 January be confirmed and signed by the Chair.

#### **BFSC36 Telford Land Deal**

The Director: Prosperity & Investment and Service Delivery Manager: Regeneration & Investment gave a verbal update on the Telford Land Deal.

The Land Deal was signed ten years ago in order to support inward investment. The former Telford Development Corporation (TDC) held the legacy new town sites for employment and housing for inward investment enquiries and at this point the Council could only signpost interested parties to the relevant government department or English Partnerships. Many sites had constraints requiring upfront investment to enable them to come forward for development. This included ecology surveys, highway assessments and planning applications and this, together with lack of utility provision, meant sites were not able to come forward quickly.

The Council took an agency role which enabled it to enter into negotiations and bring forward investment, addressing to some extent the previous constraints.

The 10 year Land Deal then followed; a partnership between the Council, Homes England and the Marches Local Enterprise Partnership (LEP). The Council took on responsibility for bringing forward Homes England land interests to the market with the support of £19m Local Growth Fund investment. The profit secured over the agreed baseline value was shared between the parties and the profit share used to support strategic investment projects to drive growth in the Borough.

During the past 10 years, a total of 35 commercial sites and 25 residential sites had been delivered which had secured 1583 new homes (of which 684 were affordable), a total of 2,493 new jobs and gross sales income of £60.38m. Some examples of what had been delivered through the Land Deal included the use of employment sites to support business expansion, supporting a business into a single premise from 3 separate ageing premises and the provision of a high-tech distribution centre facilitating parcel distribution to the wider borough via a fleet of smaller delivery vehicles.

In relation to residential delivery, Living Space developed 39 affordable homes which were completed in April 2022, a 55 unit development of affordable homes was completed in October 2022 by Keon Homes. A former Homes England site delivered a 329 unit development in conjunction with Lovells, Nuplace and Wrekin Housing Group which was a mix of open market homes, private rental and affordable properties together with a 76 bed Extra Care Facility which included specialist dementia care apartments and supported living provision.

The locally retained profit share from the Telford Land Deal, together with the Growth Fund and central government grants had supported accelerated delivery of public sector development schemes, identified gaps in the local market, enhanced the delivery of infrastructure and addressed the shortfall in new 'greener' premises. Some of the completed profit share supported developments included the Orchard Business Park, Theatre Quarter at Limes Walk and NiPark Phase 2.

During the last 10 years the land deal had also delivered:

- Employment floor space of 209,038sqm
- Private sector investment of £504,253,514

Eight accelerated sites had been brought to market ahead of anticipated delivery dates.

In response to questions, the Service Delivery Manager: Regeneration & Investment explained that the gross figure of £60m income was the figure from all land sales. After reimbursement of baseline site values to Homes England and the reimbursement of costs incurred by Homes England and the Council, the net profit share available for investment was just over £16m.

The Director: Prosperity & Investment explained that the aim for the Land Deal when it was entered into was to strengthen confidence and accelerate

sites for inward investment. Some identified sites had been unable to progress, prompting the Council to invest in infrastructure improvements, enhancing electricity supply, ecological conditions and highways and enabling the Council to react swiftly to any enquiries.

From a residential perspective, this initiative supported the development of legacy sites from the Commission for New Towns which had benefitted a range of affordable housing options across the borough.

The Cabinet Member: Highways, Housing & Enforcement stated that the Land Deal had empowered the Council to both attract and support businesses while ensuring efficient site delivery. It had successfully prepared sites for commercial and residential developments, delivering homes and revitalizing brownfield areas. The generated income had enabled various schemes to enhance the borough.

The Director: Prosperity & Investment also informed Members, in response to questions, that the business rates and council tax delivered as a result of the Land Deal was a combined total worth just under £4m which went into front line services.

The Director: Prosperity & Investment confirmed to Members that there was a two year run-off period following the Land Deal in which some remaining sites could still come forward. These sites were included in the old, and developing, Local Plans. Other sites may also come forward via Homes England. As part of the 10 year Land Deal, the Council accepted a number of legacy elements from TDC which included items such as grass verges and woodland and as part of the profit share received an additional £2m to look after the sites and create nature reserves and wildlife corridors as part of the programme.

The Cabinet Member: Highways, Housing & Enforcement commented that some of the land had been used for environmental purposes such as Local Nature Reserves and to increase biodiversity such as woodlands as the land could not be developed. This had brought forward a benefit for the borough through the accessible green spaces.

### **BFSC37 Work Programme Review**

The Director: Policy & Governance presented the updated work programme for the Committee for 2024/2025. Areas shaded in grey indicated completed work. Some items remained unfinished, which was anticipated as the Committee was about to enter the final municipal year of the two-year programme. Requests for additional items to be included in the work programme were made.

At the first meeting of the new municipal year, the Committee would review the work programme and identify items for consideration for the next rolling two-year period.

### **BFSC38 Chair's Update**

The Chair indicated that this was the last meeting of the Committee for the 2024/25 municipal year and he thanked the Members for their participation and particularly their input during the consultation on the budget. He also thanked officers for their support.

The meeting ended at 6.31 pm

**Chairman:** .....

**Date:** Wednesday 25 June 2025



Telford & Wrekin  
Co-operative Council

Protect, care and invest  
to create a better borough

## Borough of Telford and Wrekin

### Business and Finance Scrutiny Committee

Wednesday 25 June 2025

### Terms of Reference 2025/2026

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<b>Cabinet Member:</b>	Cllr Zona Hannington – Cabinet Member: Finance and Governance & Customer Services.
<b>Lead Director:</b>	Anthea Lowe – Director: Policy & Governance
<b>Service Area:</b>	Policy & Governance
<b>Report Author:</b>	Ashley Hickman – Democracy & Scrutiny Assistant
<b>Officer Contact Details:</b>	<b>Tel:</b> 01952 382589 <b>Email:</b> ashley.hickman1@telford.gov.uk
<b>Wards Affected:</b>	All Wards
<b>Key Decision:</b>	Not Key Decision
<b>Forward Plan:</b>	Not Applicable
<b>Report considered by:</b>	Business and Finance Scrutiny Committee – 25 June 2025

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#### 1.0 Recommendations for decision/noting:

It is recommended that the Business and Finance Scrutiny Committee:

- 1.1 Review and agree the Terms of Reference set out at Appendix A.

#### 2.0 Purpose of Report

- 2.1 To set out for review and agreement the Terms of Reference for the Business and Finance Scrutiny Committee outlined at Appendix A.

#### 3.0 Background

- 3.1 The Constitution requires that Full Council should agree at its Annual Meeting the Terms of Reference for each of its Committees to enable the Council to efficiently conduct its business.

- 3.2 At the Annual Meeting of the Council on 15 May 2025, Full Council delegated authority to each Committee to review and approve its own Terms of Reference.

#### **4.0 Summary of main proposals**

- 4.1 For the Committee to review and approve it's Terms of Reference.

#### **5.0 Alternative Options**

- 5.1 There are no alternative options arising from this report.

#### **6.0 Key Risks**

- 6.1 There are no key risks arising from this report.

#### **7.0 Council Priorities**

- 7.1 A community-focused, innovative council providing efficient, effective and quality services.

#### **8.0 Financial Implications**

- 8.1 There are no Financial Implications arising from this report.

#### **9.0 Legal and HR Implications**

- 9.1 There are no direct legal or HR implications arising from this report.

#### **10.0 Ward Implications**

- 10.1 There are no ward implications arising from this report.

#### **11.0 Health, Social and Economic Implications**

- 11.1 There are no Health, Social and Economic Implications arising from this report.

#### **12.0 Equality and Diversity Implications**

- 12.1 There are no equality and diversity implications arising from this report.

#### **13.0 Climate Change, Biodiversity and Environmental Implications**

- 13.1 There are no Climate Change, Biodiversity or Environmental implications arising from this report.

#### **14.0 Background Papers**

- 1 [Council Constitution](#)

## 15.0 Appendices

A Business and Finance Scrutiny Committee Terms of Reference 2025/26

## 16.0 Report Sign Off

<b>Signed off by</b>	<b>Date sent</b>	<b>Date signed off</b>	<b>Initials</b>
Legal Services	29/05/2025	16/06/2025	EH
Finance	29/05/2025	30/05/2025	ER

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## **BUSINESS & FINANCE SCRUTINY COMMITTEE TERMS OF REFERENCE**

### **Membership**

1. The group will be made up of elected members of the Scrutiny Assembly, as appointed at Annual Council in line with the political balance of the Council.
2. The Committee may include Co-opted scrutiny members but they must not exceed 50% of the number of elected members.
3. In addition to standing co-optees, the Committee may appoint additional co-optees for one-off reviews to supplement the skills, knowledge and experience of members of the Committee on that particular issue (subject to the rule on total number of co-optees above).
4. The Chair is appointed at the Annual General Meeting of full Council. A Vice-Chair may be appointed by majority decision of the Committee
5. The quorum for a meeting is 3 elected members.

### **Functions**

6. The Committee will be the main mechanism by which Scrutiny members will scrutinise and monitor issues relating to the following key areas:
  - Service & Financial Planning including Budget and Income Generation, Property Investment Portfolio, Property Management and Revenues
  - Commercial Projects
  - Economic development projects including broadband
  - Skills and employability
  - Support to business and growth sectors
  - Business investment
  - Attracting funding for Telford & Wrekin
  - Partnerships
  - West Midlands Combined Authority
  - Local Enterprise Partnership
  - Visitor Economy including tourism operation and development
  - Pride Programme
  - Workforce issues
  - HCA Land Deal
  - Local Plan (Jointly with Environment Scrutiny Committee)
7. The Committee will set its own work programme. The following points may be taken into consideration when considering the work programme each year:
  - areas where significant change is proposed and the potential impacts
  - performance in areas where significant change has been implemented;
  - areas of financial overspend;

## Appendix A

- areas receiving a high level of budgetary commitment;
- areas where there is a high level of user dissatisfaction;
- reports and action plans produced/agreed with external partners;
- areas that are key issues for the public or have become a public interest issue covered in the media.

8. The Committee will consider matters referred by the Scrutiny Management Board, and will exercise discretion as to whether a suggestion falls within the remit of the Committee to scrutinise.

### **Meeting Administration and Proceedings**

9. The Committee procedure rules as set out in the Council's Constitution apply to this Committee.
10. The meetings will follow the principles of scrutiny - ie no party whip will be applied and a constructive, evidence based approach will be used.
11. If the Chair and Vice Chair (if appointed) are unable to attend a meeting the members present will elect a Chair for the meeting.
12. All Scrutiny Committee meetings will be held in public, unless exempt information is being considered or discussed. Scrutiny Committees may appoint sub-groups to carry out investigative work as part of a review and these sub-groups may hold informal meetings but will report back their findings to the Scrutiny Committee.
13. The meetings will be administered by Scrutiny Services and Democratic Services. Meetings will be held regularly and dates will be agreed by the members of the Committee at the start of each municipal year. Members of the Committee may call additional meetings as required to follow up concerns identified in their scheduled meetings or sub-sets of members may form working groups that meet outside the scheduled meetings to investigate specific issues.
14. Relevant Cabinet Members, Executive Directors, Directors and Service Delivery Managers will attend the Committee at the request of the Chair. Representatives from partner organisations may be invited to attend.

### **Sensitive and Confidential Information**

15. From time to time members may become privy to information of a confidential nature. If this happens, members must maintain this confidence. Members are unable to request personal/confidential information from Officers about an individual or family.

Information obtained as a result of membership of the Committee is sensitive and should be treated as being confidential by members.