



Borough of Telford and Wrekin

Cabinet

Thursday 15 October 2026

5.30 pm

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

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Councillor L D Carter	Leader of the Council
Councillor C Healy	Deputy Leader and Cabinet Member: Neighbourhoods, Planning & Sustainability
Councillor P Davis	Cabinet Member: Strong Communities, Local Pride & Veterans
Councillor N A M England	Cabinet Member: Safer Streets and Better Housing
Councillor Z Hannington	Cabinet Member: Finance and Resident Services
Councillor A D McClements	Cabinet Member: Culture, Tourism & Leisure
Councillor K Middleton	Cabinet Member: Public Health and Unlocking Opportunities for All
Councillor O Vickers	Cabinet Member: Jobs, Transport & Digital Connectivity

Councillor S A W Reynolds Cabinet Member: Children, Young People, Education & Skills

Councillor P Watling Cabinet Member: Adult Care and Independent Living

Invitees

Councillor A J Eade Conservative

Councillor W L Tomlinson Liberal Democrat

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Cllr Zona Hannington - Cabinet Member: Finance and Resident Services

Cllr Nathan England – Cabinet Member: Safer Streets and Better Housing

For Cabinet to provide a response on the recommendations outlined by the Business & Finances and Communities Scrutiny Committees Joint Working Group.

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CABINET

Minutes of a meeting of the Cabinet held on Thursday 24 September 2026 at 10.00 am in the Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG

Present: Councillors L D Carter (Chair), C Healy (Vice-Chair), P Davis, N A M England, Z Hannington, A D McClements, K Middleton, S A W Reynolds and P Watling.

Also Present: Councillors Cllr A J Eade (Conservative Group Leader) and Cllr W L Tomlinson (Liberal Democrats Group Leader).

Apologies: Councillor O Vickers.

CAB-15 Declarations of Interest

None.

CAB-16 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting held on 16 July 2026 be confirmed as a correct record and signed by the Chair.

CAB-17 Leader's Announcements

The Leader referred to the recent attack on a bus driver in Madeley and welcomed the swift action taken by the Police which had resulted in an individual being charged in connection with the incident. He paid tribute to the victim, his family, members of the public who had offered assistance and local community representatives who had come together in response to the incident.

The Leader reaffirmed that there was no place in Telford and Wrekin for hatred, division, violence, racism or intolerance and emphasised the importance of continuing to support one another and uphold the values of a diverse and welcoming Borough.

CAB-18 Empty Homes Strategy 2026 - 2031

The Cabinet Member: Safer Streets and Better Housing presented the Empty Homes Strategy 2026-2031.

The report highlighted the success of the previous strategy which had exceeded its target by bringing 386 long-term empty properties back into use



against an original target of 375. Members were advised that this had created homes for more than 900 residents, including supported and adapted accommodation for vulnerable residents. The work had also contributed to a 41% reduction in crime and anti-social behaviour in affected areas, the recovery of £76,000 of debt owed to the Council and the refurbishment of 114 properties through partnership arrangements. The Council's approach had also received national recognition through shortlisting in the Local Government Chronicle Awards.

The Cabinet Member: Safer Streets and Better Housing outlined the range of interventions used to bring empty properties back into use including advice and support for owners, partnership working with housing providers, acquisition and refurbishment programmes and enforcement action, where necessary. The new strategy proposed a further ambitious target of bringing 400 additional empty properties back into use by 2031.

Cabinet Members welcomed the report and praised the work undertaken by officers and partners. Members highlighted the benefits of returning empty homes to use, including increasing housing supply, supporting vulnerable residents, reducing neighbourhood blight and improving community safety. Members also highlighted the contribution the strategy made towards wider housing, regeneration and community safety priorities across the Borough. Members welcomed examples within the report of former empty properties being transformed into supported accommodation, independent living accommodation and affordable housing, noting the positive outcomes achieved for vulnerable residents as well as the wider benefits to local communities.

Members also welcomed the national recognition received for the Council's innovative approach to empty homes and supported the new target of bringing a further 400 properties back into use over the next five years.

The Leader of the Conservative Group welcomed the achievements of the strategy and recognised the significant benefits that bringing empty properties back into use had delivered for communities. Whilst expressing support for the new target, he noted that increasing use of existing housing stock should reduce pressure for additional development on greenfield land and congratulated officers on the national recognition received for the initiative.

In response, the Leader recognised the wider work already being undertaken to support the reuse of vacant properties across the Borough, including within town centres and high streets. He noted that vacancy rates across the Borough's high streets remained significantly below the national average but acknowledged that many empty properties involved complex ownership and legal issues, reaffirming the Council's commitment to providing resources to support both intervention and enforcement activity where necessary.



RESOLVED – that:

- a) the success of the previous long term empty property strategy 2021 – 2026 which has seen 386 empty residential properties brought back into use exceeding the Strategy target, providing homes for over 900 residents* including supported and adapted homes enabling some of our most vulnerable to live independently in their communities be welcomed;
- b) the new Empty Homes Strategy 2026 – 2031 setting a new, increased target to bring 400 empty properties back into use be approved; and
- c) to receive an annual update of delivery against the new target be agreed.

CAB-19 Telford & Wrekin Becoming Carbon Neutral and Climate Change Adaptation - update report

The Deputy Leader and Cabinet Member: Neighbourhoods, Planning & Sustainability presented the annual update report on the Council's progress towards becoming carbon neutral by 2030 and on climate change adaptation activity.

Members were advised that since the 2018/19 baseline the Council had reduced its carbon emissions by 69%, leaving the authority approximately 5% ahead of its current pathway and on track to achieve a 70% reduction by 2027. The report highlighted the progress made through investment in energy efficiency, renewable energy technologies, low-carbon transport, building improvements and community-based projects.

Members noted that these measures had delivered an estimated £1.19m in avoided energy costs whilst supporting wider benefits including lower household energy bills, improved air quality and greater resilience to rising energy costs.

The Deputy Leader and Cabinet Member highlighted recent improvements to Wellington Leisure Centre, which had reduced carbon emissions by 102 tonnes per annum and reduced energy costs by 35% as well as the continued rollout of electric vehicle charging infrastructure, the work of Telford Energy Advice and the development of the new Matthew Webb Swimming and Fitness Centre which would be powered entirely by renewable energy. The report also noted the importance of climate adaptation, including preparations for extreme weather events and the continued development of the Council's Climate Change Risk Register.



Cabinet Members welcomed the progress achieved and recognised the positive environmental, financial and public health benefits resulting from the Council's climate programme. Members highlighted the importance of continuing to reduce emissions whilst maintaining and enhancing services for residents and noted the role that climate adaptation would play in protecting communities from the effects of extreme weather. Members welcomed the financial savings achieved through investment in energy efficiency and renewable technologies together with the continued focus on community resilience and preparedness for flooding, heatwaves and other severe weather events.

Members also recognised the health impacts associated with climate change, including heat-related illness and the disproportionate effect on vulnerable residents. Continued investment in renewable energy, energy efficiency measures and sustainable transport was also welcomed.

The Leader of the Conservative Group expressed support for reducing carbon emissions but raised concerns regarding the wider national approach to achieving net zero. He referred to the potential impact of rising energy costs on residents and businesses, questioned the pace of the transition away from fossil fuels and raised issues relating to energy security, food security and the costs associated with decarbonisation measures. Whilst supporting the long-term objective of reducing emissions, he advocated a more phased approach to achieving net zero.

The Leader of the Liberal Democrat Group welcomed the report and stressed the importance of continued action to address climate change. Referring to recent extreme weather events and rising temperatures, he highlighted the importance of renewable energy, energy efficiency measures and climate resilience. He supported continued investment in insulation programmes, tree planting and measures to strengthen longer-term energy security.

In response, the Deputy Leader and Cabinet Member highlighted the scientific consensus around climate change and emphasised that addressing climate change required coordinated global action. She reiterated the environmental, financial and community benefits arising from the Council's programme, including reduced energy costs, improved energy efficiency and increased resilience. She further noted that climate action and sustainable development were complementary objectives and that future housing and infrastructure would continue to be planned with sustainability in mind.

The Leader further welcomed the progress being made and reiterated the Council's commitment to creating a clean, green and welcoming Borough.

RESOLVED – that:



- a) the positive progress the Council has made towards becoming carbon neutral by 2030 and that, by the end of March 2026, the Council has reduced its carbon emissions by 69% compared with the 2018/19 baseline be noted;
- b) the proposed actions the Council intends to take to continue progress towards carbon neutrality, as set out in the updated Corporate Carbon Neutral Action Plan attached in Appendix A be approved;
- c) the importance of climate adaptation and the additional work undertaken by the Council to develop a corporate climate change risk register, as set out in Appendix B be noted; and
- d) that this report is in relation to the Council's response to the Climate Emergency Declaration and will be referred to Full Council for information as part of the 'Matters Determined by the Cabinet' report be noted.

The meeting ended at 10.54 am

Signed for the purposes of the Decision Notices

Debbie Thomas-White
Interim Head of Service: Registrars, Legal and Public Protection

Signed

Date: Thursday 15 October 2026

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Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Borough of Telford and Wrekin

Cabinet

15 October 2026

2026/27 Financial Monitoring Report

Cabinet Member:	Cllr Zona Hannington - Cabinet Member: Finance and Resident Services
Lead Director:	Michelle Brockway - Director: Finance, People and IDT
Service Area:	Finance, People and IDT
Report Author:	Edward Rushton – Head of Corporate & Capital Finance
Officer Contact Details:	Tel: 01952 383750 Email: edward.rushton@telford.gov.uk
Wards Affected:	All Wards
Key Decision:	Key Decision
Forward Plan:	Yes
Report considered by:	SMT – 22 September 2026 Business Briefing – 1 October 2026 Cabinet – 15 October 2026 Full Council – 26 November 2026

1.0 Recommendations for Decision/Noting

It is recommended that Cabinet:

- 1.1 Notes the 2026/27 revenue budget position, which shows that due to the proactive in-year financial management, the Council is projecting to be within budget at year end without having to use the Budget Strategy Reserve which remains at £21.7m;
- 1.2 Notes the position in relation to capital spend; and recommends that Full Council approves:
 - the changes to the Capital programme detailed in Appendix C, and
 - all associated changes to the Treasury Management Indicators and Prudential Indicators detailed in Appendix D.

- 1.3 Notes the collection rates for NNDR, council tax and sales ledger.

2.0 Purpose of Report

- 2.1 To provide Cabinet with the latest financial monitoring position for the year relating to: the revenue budget, capital programme and income collection.

3.0 Background

- 3.1 The Medium-Term Financial Strategy (MTFS) 2026/27 to 2029/30 was approved at Full Council on 26 February 2026, which included the 2026/27 revenue budget and medium-term capital programme. Since the MTFS was approved, the economic climate has continued to be challenging with cost and demand pressures being experienced, particularly in relation to the provision of Adult Social Care and Children's Safeguarding.
- 3.2 Good financial management is an essential element of good governance and long-term service planning which are critical to ensuring that local service provision is sustainable and the use of resources is maximised to meet the needs of our residents.
- 3.3 Financial management is the responsibility of budget holders and is supported by Finance staff using a risk-based approach: more focus is given to higher risk areas (high value/more volatile); less frequent financial monitoring is undertaken on budgets deemed to be medium to lower risk. Financial monitoring provides Cabinet and Senior Management Team with a focussed view on the Council's financial performance, to inform and support decision making and to ensure financial sustainability.
- 3.4 This Financial Monitoring Report for 2026/27 provides the latest projections in relation to the projected outturn position i.e. how projected net revenue spend compares to the budget set for the year; progress against the approved 2026/27 capital programme; the key issues to be highlighted; together with a summary of collection information in relation to Council Tax, Business Rates and Sales Ledger income.
- 3.5 This is the first year since the Government introduced the reformed Local Government Finance System, which delivered the first multiyear settlement in over a decade. Alongside the new settlement a reset of the Business Rates Retention Scheme was implemented. Whilst the introduction of the multiyear settlement has given some assurance, the outlook for the medium term remains uncertain and will clearly continue to be challenging due to the pressures outlined in this report and given the Council has already had to deliver £195.3m ongoing budget savings since 2009/10.
- 3.6 There is a statutory duty for local authorities to set a balanced and robust budget each financial year and to take timely action to address financial pressures. It is our aim to continue to deliver quality services whilst ensuring a balanced budget.

4.0 Summary of main proposals

4.1.1 Nationally, Councils continue to face extreme challenges in 2026/27 with unprecedented pressures driven by high costs and high demand for services – particularly Adult Social Care and Children’s Safeguarding.

4.1.2 While inflation is expected to reduce in the medium term, current indicators show that the economy will be slower to recover than was expected when the Council’s budget was set. In April 2026 CPI was 2.8%, briefly reduced to 2.6% in June, but increased to 2.9% in July and 3.1% in August 2026 due to the increases in the energy price cap. The current rate of inflation remains above the Bank of England’s 2% target. Markets anticipate a further increase in the rate of inflation in short term as the price for consumer goods and fuel are anticipated to increase in value due to the ongoing conflict in Iran and the Middle East and a further increase in the energy price cap from October is expected.

The Bank of England base interest rate has remained unchanged since the start of 2026/27 at 3.75% despite market expectations of a slight increase in the first half of the year. The current rate of interest associated with borrowing is higher than was anticipated when the Council’s budget was set due to the ongoing conflict in Iran and the Middle East. It should be noted that the Bank of England may need to increase the base interest rate in the short term to mitigate inflationary increases.

4.1.3 Given these factors, monitoring for 2026/27 indicates a number of variations from the approved budget, notably relating to Children’s Safeguarding & Family Support, Prosperity & Investment, Education & Skills and Adult Social Care where additional investment is required. Further details are included in Section 5 below.

4.1.4 Strong financial management and prudent financial planning mean that the Council has budgeted contingencies in place to support the financial pressures currently being projected. This together with further management action will ensure that the overall position will be within the budget set at year end.

4.1.5 The Council has an excellent track record of strong financial management and Cabinet Members and budget holders will continue their work to manage budgets as effectively as possible during the year.

4.1.6 Projections will continue to be refined as the year progresses. While extremely challenging our aim is to continue to deliver quality services to the residents of the borough and protect critical front-line services.

4.1.7 A summary of the current projection for the year end position is:-

	£m
Net Revenue Budget	213.664
Projected Net Revenue Outturn	217.614
Projected Pressures	3.950
Use of General Budget Contingency	(3.950)
Projected Year End Variance i.e. net spend will be within budget	0.000

4.1.8 There are a few variations from the approved budget. The key variance being in Children's Safeguarding and Family Support, with £3.1m additional investment currently being required relating to the cost of providing care to an increasing number of looked after children placed in residential care, some of whom have complex needs. Other significant variances include £1.0m Prosperity & Investment predominantly due to a shortfall on income targets because of void properties and rent reductions; £0.9m Education & Skills and £0.7m Adult Social Care. Further details are included in Section 5.

4.1.9 Despite the pressures facing the Council during 2026/27, the Council continues to demonstrate the strong financial management and financial resilience which is embedded in the authority, which has meant that the Budget Strategy Reserve remains untouched at £21.7m.

4.2 Capital

The capital programme totals £121.375m for 2026/27 which includes all approvals since the budget was set. Schemes are in progress and at the time of compiling this report spend is projected to be under budget which indicates that there is likely to be re-phasing into 2027/28 and beyond at year end. It is early in the year, and the programme will continue to be monitored, and updates brought in future reports.

4.3 Corporate Income Collection

The income collection rate for Council Tax is on target whilst Business Rates (NNDR) and Sales Ledger are currently outside the targets set. Ultimately, all debt will be pursued and will continue to be collected after the end of the financial year with all appropriate recovery avenues being taken.

5.0 Additional Information

5.1 The overall 2026/27 monitoring position against the budget is summarised in the table below:

Service Area	Budget £m	Total Current Variation £m
Finance, People & IDT	22.279	(0.030)
Policy & Governance	1.151	(0.076)
Adult Social Care	95.985	0.696
Housing, Commercial & Customer Services	5.821	(0.100)
Children's Safeguarding & Family Support	51.229	3.105
Education & Skills	14.013	0.926
Health & Wellbeing	0.423	0.042
Neighbourhood & Enforcement Services	35.153	(0.047)

Service Area	Budget £m	Total Current Variation £m
Prosperity & Investment	(2.788)	0.964
Council Wide	(9.602)	(1.530)
Total Pressures	213.664	3.950
Use of Budgeted Contingencies		(3.950)
Projected Year End Position - Within Budget		0.000

5.1.1 Projected variances over £0.250m are highlighted below, all other variances over £50k are detailed in Appendix B.

Service Area	Variance £m
<u>Policy & Governance</u>	
Insurance – reduction in premiums following procurement of corporate insurance policies.	(0.263)
<u>Adult Social Care</u>	
Longer Term Care Purchasing – expenditure relating to block and spot contracts continues to be under significant pressure, an element of this is due to fee increases being above those assumed in the budget model. The trajectory of growth is being monitored closely. The service continues to work on delivering care which maximises prevention and independence where possible.	1.887
Income – anticipated increased contributions to the cost of care due to increased demand and complexity of need.	(0.900)
Service Wide – operational efficiencies	(0.314)
<u>Children's Safeguarding & Family Support</u>	
Children in Care, Leaving Care Team & Speciality Services, Family Solutions:	
CIC placements, Post 18 Staying Put & Leaving Care Support – care costs have increased over the first half of the year with an increased number of high-cost residential placements resulting in a forecast overspend against budget. Work continues utilising Valuing Care to align children's needs and strengths to the types and costs of care they received.	2.360
Health Funding – increased income due to increased placement costs	(0.305)
Other areas of Children's Safeguarding and Family Support:	
Family Safeguarding – relates to increased pressure on legal expenses and assessment costs.	0.916

Service Area	Variance £m
Service Wide – operational expenditure.	0.370
Fostering Adoption & Permanence – reflects the reduction in use of voluntary adoption agencies and a reduction in the contribution to the regional adoption agency following a review of the financial formula.	(0.339)
<u>Education & Skills</u>	
Employee costs – additional costs due to inflationary pressures relating to historic teacher pension costs.	0.296
<u>Prosperity & Investment</u>	
Regeneration & Investment:	
Property Investment Portfolio – shortfall on income target reflecting the number of void/empty properties.	0.735
Wellington Market – ongoing support to traders throughout the refurbishment of Wellington Market resulting in a reduced rental income.	0.268
Building Innovation Telford – underspend reflects projections against utilities and other premises costs across Administration and Operational Buildings. This also includes some expenditure of one-off benefit from NNDR rebates.	(0.363)
<u>Council wide</u>	
Underspends including lower than budgeted costs relating to contingencies and inflation.	(1.238)

5.2 Dedicated Schools Grant (DSG)

Dedicated Schools Grant sits within Education & Skills and is monitored separately to the Council's General Fund position shown in Section 5.1. Excluding funds passed to academies and colleges, Dedicated Schools Grant totals £133m in 2026/27. DSG deficits are currently required to be held in a separate reserve in local authorities' accounts.

Telford & Wrekin's DSG had a deficit of £9.21m at the end of 2025/26 which has carried forward into 2026/27. This was made up of £4.66m deficit carried forward from 2024/25 plus the 2025/26 in-year overspend of £4.55m.

The deficit arises because of high needs budget pressures. This is a national issue, and over 80% of upper tier local authorities carried a DSG deficit at the end of financial year 2024/25. The overall national DSG deficit is increasing - at the end of 2024/25 it amounted to £3.596bn and once 2025/26 data is released, this figure is expected to have increased substantially. To alleviate pressure on the 2026/27 high needs budgets, Telford & Wrekin's schools forum again agreed to transfer 0.5% of

the schools block to high needs, amounting to £0.9m. This agreement illustrates the positive relationships with schools and other providers which are invaluable in assisting the Council to maintain budgetary control of DSG, whilst ensuring that we meet our responsibilities to young people.

There was no like-for-like increase in the Government's 2026/27 high needs funding allocation to Councils, including Telford & Wrekin. The cash increase in the high needs block was a result of previously separate grants for increase in payroll costs being brought within the high needs block. The government has however established two new grants, the 'Experts at Hand & Transformation Fund' and 'Inclusive Mainstream Fund' to support SEND reforms. There is also a 'High Needs Stability Grant' which will pay off 90% of the accumulated DSG deficits at the end of 2025/26 once local SEND reform plans are approved by the DfE.

The council's local SEND reform plan was approved by the Department for Education on 2 October 2026 and as such the council is eligible for the High Needs Stability Grant which equates to approximately £8.3m. Payment is expected to be received at the end of November 2026. There is also £430k set aside in reserves to support the remaining 10% of the DSG deficit at the end of 2025/26 that the Council will need to fund at the end of March 2028.

However, reform plans will take some time before they significantly impact on the continuing growth in SEND demand and thus cost pressures. There continues to be pressure throughout the high needs system, due to increasing numbers of children and young people needing additional educational support. The council currently expects the in-year high needs deficit in 2026/27 to be in the region of £10m. The government has said that it will continue to provide local authorities with 'appropriate and proportionate' support for deficits incurred in financial years 2026/27 and 2027/28. It has not yet provided more specific details. From financial year 2028/29 the government has said that DSG deficits will become the responsibility of the DfE.

The way in which local authorities account for DSG deficits was altered in 2020. DSG deficits are now required to be held in a separate reserve in local authorities' accounts and are disregarded from the measure of local authority reserves. The period covered by these regulations has been extended up to 31 March 2028.

5.3 CONTINGENCIES, RESERVES & BALANCES

- 5.3.1 The 2026/27 budget includes a general revenue contingency of £3.950m which is set aside to meet any unforeseen expenditure or income shortfalls during the year. All of this has been released to support the current position.
- 5.3.2 There is also a contingency amount held centrally for contractual and pay inflation. Any residual balance will be applied to support the overall position.
- 5.3.3 The Budget Strategy Reserve remains at £21.7m.

5.4 CAPITAL

5.4.1 2026/27 Capital Programme

The 2026/27 capital programme totals £121.375m with the financial position shown in the table below and shows projected spend at £120.86m which indicates that there will be some re-phasing into 2027/28 and possibly beyond required at year end. The Programme will continue to be monitored, and updates brought in future reports.

Service Area	Approved Budget £m	Spend £m	% Spend	Year End £m
Finance, People & IDT	3.757	1.695	45.1	4.144
Policy & Governance	0.065	0.014	22.23	0.065
Housing, Commercial & Customer Services	19.545	3.496	17.89	20.361
Children's Safeguarding & Family Support	0.040	0.000	0.00	0.000
Education & Skills	11.339	5.491	48.42	11.339
Prosperity & Investment	63.753	24.723	38.78	63.176
Neighbourhood & Enforcement Services	21.762	5.347	24.80	20.662
Corporate Items	1.113	0.017	1.57	1.113
Total	121.375	40.780	33.65	120.860

5.4.2 The 2026/27 capital programme relies on £20.853m of net capital receipts as part of its funding. Capital receipts included in the medium-term budget strategy are kept under continual review and any changes will be reflected in future budget projections but are currently projected to be on target.

5.4.3 Changes to the capital programme are shown in Appendix C for approval.

5.4.4 Under the CIPFA Prudential Code for Capital Finance in Local Authorities and the CIPFA Code of Practice on Treasury Management, the Council are required to report performance against the Prudential Indicators and the Treasury Management Indicators included in its Treasury Management Strategy. Performance is reported in Appendix D and includes updates to reflecting the updated Capital Programme. The Council continue to perform within the indicators set.

6.0 CORPORATE INCOME MONITORING

6.1 The Council's budget includes significant income streams which are regularly monitored to ensure they are on track to achieve targets that have been set and so that remedial action can be taken at a very early stage. The three main areas are Council Tax, NNDR (business rates) and Sales Ledger. Current monitoring

information relating to these is provided below. The Council pursues outstanding debt vigorously, until all possible recovery avenues have been exhausted, but also prudently provides for bad debts in its accounts.

- 6.2 In summary, Council Tax Collection is on target whilst Business Rates (NNDR) and Sales Ledger are behind target.

INCOME COLLECTION – AUGUST 2026			
	Actual	Target	Performance
Council Tax Collection	44.90%	44.90%	On target
NNDR Collection	51.50%	51.80%	0.30% behind target
Sales Ledger Outstanding Debt	8.81%	6.00%	2.81% behind target

6.3 **Council Tax (£140.0m)**

The percentage of the current year liability for council tax which the authority should have received during the year, as a percentage of annual collectable debit. The measure does not take account of debt that continues to be pursued and collected after the end of the financial year in which it became due. The final collection figure for all financial years exceeds 99%.

Year End performance 2025/26	96.9%
Year End Target for 2026/27	97.3%

Performance is cumulative during the year and expressed against the complete year's debit.

Month End Target	Month End Actual	Last year Actual
44.90%	44.90%	44.47%

Collection rates are on target and shows an improved position from this time last year.

6.4 **NNDR-Business Rates (£90.8m)**

The percentage of business rates for 2026/27 that should have been collected during the year. This target, as for council tax, ignores our continuing collection of earlier years' liabilities.

The measure does not take into account the debt that continues to be pursued and collected after the end of the financial year in which it became due. As a general rule the final collection figure for any financial year exceeds 99%.

Year End performance 2025/26	98.1%
Year End Target for 2026/27	98.1%

Month End Target	Month End Actual	Last year Actual
51.80%	51.50%	50.86%

Collection rates are slightly behind target, although performance is improved from this time last year.

6.5 Sales Ledger (£107.4m)

This includes general debt and Social Care debt. Debt below 2 months is classified as a normal credit period.

The target percent is set relating cumulative debt outstanding from all years to the current annual debit. The targets and performance of income collection for 2026/27 are as follows:

Age of debt	Annual Target %	August 2026	
		£m	%
Total	6.00	9.46	8.81

Sales ledger performance is outside of target, with over $\frac{3}{4}$ of the debt being owed by ASC clients or organisations. Work continues on progressing recovery action and working across service area to agree approaches to complex cases.

7.0 Alternative Options

- 7.1 Budget holders will investigate a number of options to seek to deliver required service outcomes from within budgeted resources. Options to deliver savings and additional income have been explored.

8.0 Key Risks

- 8.1 Budget holders actively manage their budgets and the many financial risks and challenges that council services face, examples include the risk of a particularly harsh winter which would impact adversely on the winter gritting and adult social care budgets, the increasing dependency on income from a wide range of activities and the risk of interest rate movements and further inflationary pressures, the risk of changes in legislative or accounting requirements impacting on budgets etc. The Council has comprehensive risk management arrangements in place, which are reviewed and updated by the Senior Management Team.

9.0 Council Priorities

- 9.1 Delivery of all Council priorities depends on the effective use of available resources. Regular financial monitoring in the financial management reports helps to highlight variations from plan so that action can be taken to effectively manage the Council's budget.

10.0 Financial Implications

- 10.1 The financial impacts are detailed throughout the report.

11.0 Legal and HR Implications

- 11.1 The S151 Officer has a statutory duty to monitor income and expenditure and ensure that the Council takes action if overall net overspends /shortfalls emerge, and in accordance with s.114 Local Government Finance Act 1988.
- 11.2 Legal services will provide ongoing advice in relation to specific proposals relating to the making of savings, including on any requirement to undertake consultation as such proposals are brought forward for consideration.

12.0 Ward Implications

- 12.1 There are no impacts on specific wards

13.0 Health, Social and Economic Implications

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

14.0 Equality and Diversity Implications

- 14.1 There are no Equality & Diversity implications directly arising from this report. Proportionate impact assessments are carried out and a range of consultation mechanisms are used where appropriate.

15.0 Climate Change and Environmental Implications

- 15.1 There are no Climate Change and Environmental Implications directly arising from this report.

16.0 Background Papers

- 1 Medium Term Financial Strategy 2026/27 to 2029/30 Council 26/02/2026

17.0 Appendices

Appendix A	Summary of 2026/27 Projected Variations
Appendix B	2026/27 Revenue Variation over £50,000
Appendix C	2026/27 Capital Approvals
Appendix D	2026/27 Treasury Management and Prudential Indicators

18.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Director	15/09/2026	16/09/2026	MLB
Finance	15/09/2026	15/09/2026	ER
Legal	15/09/2026	16/09/2026	ON

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APPENDIX A

2026/27 Revenue Budget Variations

Service Area	Budget	Total Current Variation
	£	£
Finance, People & IDT	22,279,116	(29,778)
Policy & Governance	1,151,275	(76,296)
Adult Social Care	95,985,060	696,150
Housing, Commercial & Customer Services	5,820,910	(100,000)
Children's Safeguarding & Family Support	51,229,218	3,104,804
Education & Skills	14,012,649	925,835
Health & Wellbeing	423,159	41,938
Neighbourhood & Enforcement Services	35,153,010	(47,133)
Prosperity & Investment	(2,787,849)	963,777
Council Wide	(9,602,258)	(1,529,572)
Total	213,664,290	3,949,726

2026/27 Revenue Budget Variations				
Description		Budget	Total Variation	Comments
		£	£	
Finance, People & IDT				
Treasury		19,871,870	0	Currently no variations reported.
IDT	Supplies & Services	3,027,968	(79,749)	Savings on computer software and telecoms and projections reduced for AI Development.
Finance	Employees	2,906,280	(91,357)	Temporary vacancies in structure
HR	Income	(1,470,255)	(71,117)	Projected increase in income across various items including AVC scheme.
Variations under £50k		(2,056,746)	212,446	
Total Finance, People & IDT		22,279,116	(29,778)	
Policy & Governance				
Insurance	Supplies & Services	826,180	(263,011)	Reduced costs following the insurance re-tender
Legal	Income	(630,982)	121,526	Based on 25/26 levels
Legal	Employees	1,306,270	75,466	Use of agency staff
Organisational Delivery & Planning	Contribution from reserves	(41,874)	(123,661)	Funding armed forces post and income shortfall.
Variations under £50k		(308,319)	113,384	
Total Policy & Governance		1,151,275	(76,296)	
Adult Social Care				
All long term care purchasing-Spot & block for all ages and short-term enablement care	Spot & block purchasing	123,781,563	1,886,623	The projected overspend on care purchasing is made up of 3 elements: fee increases above those assumed in the 26/27 budget model, a new block contract for high needs extra care that was put in place after the budget model was finalised (offset by savings from the ending of another block contract), and a small projected overspend on the enablement budget. The costs associated with increased demand is currently within the growth built into the 26/27 budget, however this will be monitored closely as this has historically been volatile.
Health funding contributions-all ages and care types	Joint Funding	(6,486,218)	0	A continued forecast that the budget will be achieved. This means we will need to recharge a £600k more than in 25/26.
Income	Client Contributions	(17,009,303)	(899,644)	Based on the assessments on the system the projection for 26/27 would suggest we should receive more than the budgeted client contributions amount
Income	Direct Payment clawbacks	(560,000)	(55,000)	Refers to the over-achievement to cover additional team costs
My Options	Trading Accounts	59,778	52,796	
Service Wide	Operational expenditure	9,428,796	(314,351)	Estimated underspends against operational expenditure
Variations under £50k		(13,229,556)	25,726	
Total Adult Social Care		95,985,060	696,150	

2026/27 Revenue Budget Variations				
Description		Budget	Total Variation	Comments
		£	£	
Housing, Commercial & Customer Services				
HCC	Employees	(278,940)	138,273	The shortfall against the vacancy factor budget here will be offset from the underspends due to vacancies recognised within the various service areas throughout the year. Underspend reflects a number of vacancies within the service Review of grant usage and one off funding
Private Sector Housing	Employees	1,296,070	(79,896)	
Rationalisation of reserves and grant			(100,000)	
Variations under £50k		4,803,780	(58,377)	
Total Housing, Commercial & Customer Services		5,820,910	(100,000)	
Children's Safeguarding & Family Support				
Children in Care, Leaving Care Team & Speciality Services, Family Solutions	Cin Care Placements, Post 18 Staying Put & Leaving Care Support	36,053,010	2,359,674	The overall number of Children in Care (CiC) has remained relatively consistent since April, with 417 children in care at the end of August (including 29 UASC). However, the number of children in residential placements has increased to 53 compared to 46 at the same point in 2025. This reflects ongoing challenges in securing sufficient foster placements, particularly for teenage boys. The increase in residential placement numbers, together with inflationary pressures, continues to outweigh the savings achieved through prevention and early intervention initiatives and the ongoing review of placement costs as part of the VCare model despite continued delivery of savings. National publication 'Children's Pathways into and out of Care concludes that numbers in care are stable but caring arrangement patterns are shifting Foster care reduced from 71% to 67% of all placements whereas residential and supported accommodation increased by almost 50% equating for 21% of placements.
Fostering Adoption & Permanence	Health Funding	(8,426,750)	(304,914)	
	UASC Placements	30,740	65,639	
	Adoption Support	1,230,410	(338,888)	
Service Wide	Staffing Expenditure	21,954,818	136,758	Income based on Q1 actuals plus detailed projection by child for remainder of year, based on projected placement costs. Ongoing risk of funding being cut by ICB.
	Operational Expenditure	6,359,239	369,870	Projected shortfall in grant income due to placement costs higher than grant received.
	Income	(7,441,449)	(160,512)	Reduction in T&W contribution to Together4Children (T4C) regional adoption agency. Financial formula for T4C and contribution to the STW Local Hub is actively reviewed on an annual basis and % split agreed in accordance with demand for adoption services. Also reduction in use of Voluntary Adoption Agencies (external agencies). Outside of the 4 LAs within T4C. Risk that spend could increase here should we need to place children for adoption outside of T4C based on additional needs.
	Fieldwork - Out of Hours	(130,800)	230,019	Pressure relates to the vacancy factor savings target. Agency use remains low and targeted, which limits the ability to generate vacancy savings without affecting substantive staffing capacity and safe service delivery.
	Legal Services	283,960	916,477	Combination of operational expenditure, commissioned services, workforce and travel costs and other non-placement budget pressures that contribute to the overall forecast position.
	Homelessness	640,870	185,597	Additional grant funding above budgeted allocations.
	Grant Funding	0	(190,750)	Historic pressure of corporate out of hours team, sitting within Children's Safeguarding but supporting services across the authority.
	CWD Equipment & Adaptations	194,700	(144,700)	Increase in demand on both internal and external legal support due to increased number of children in care leading to increase in number of care orders, supervision order, interim care orders and emergency protection orders.
	Section 17	178,610	0	Cost of providing accommodation for families of children deemed to have made themselves intentionally homeless.
Variations under £50k		301,860	(19,466)	FFPP funding is being applied to eligible Family Help and Section 17 activity, thereby reducing pressure on the base Section 17 budget and creating financial capacity to absorb additional homelessness costs.
Total Children's Safeguarding & Family Support		51,229,218	3,104,804	Ongoing review of pathways and processes relating to adaptations ensuring VFM and effective and proportionate use of DFG and any top-up funding.

2026/27 Revenue Budget Variations				
Description		Budget	Total Variation	Comments
		£	£	
Education & Skills				
School & Post 16 Transport		4,086,793	97,433	Pressure against transport costs
Arthog		186,213	62,263	Budgeted income shortfall
Traded Advisory Services		67,238	57,736	Shortfall in Traded Advisory Services income against budget
Specialist Services		1,033,723	233,918	Overspend in supporting families through the legal pathway of statutory assessment
Premature Retirement costs		1,121,024	295,701	This policy ceased some years ago however, the local authority remains responsible for any historic pension costs and additional costs are due to inflationary pressures. £300k growth built into corporate model from 27/28
Variations Under £50k		7,517,658	178,785	Vacancy factor - £142k plus £75k across access & sufficiency (£35K of which is income shortfall against traded income - school governance), partly offset by small underspends across service
Total Education & Skills		14,012,649	925,835	
Health & Wellbeing				
Public Health Grant	Supplies & Services	(35,410)	(79,660)	Variation against Public Health Spend
Public Health	Underspend/(Overspend) to/(from) Reserve		79,660	Ring-fenced Public Health grant transferred to/(from) Public Health reserve
Variations under £50K		458,569	41,938	Variation against General Fund Spend
Total Health & Wellbeing		423,159	41,938	
Neighbourhood & Enforcement Services				
Enforcement	Car Parking	(466,080)	147,670	Shortfall against budgeted income from car parking
Strategic Transport & Highway Network Management	Enforcement Control	(45,440)	58,630	Shortfall against budgeted income
	Town Park Maintenance	643,680	65,989	Additional Running Costs Telford Town Park
Highways, Engineering & Project Delivery		0	(200,000)	Review of grant usage and one off funding
Variations Under £50k		35,020,850	(119,422)	
Total Neighbourhood & Enforcement Services		35,153,010	(47,133)	

2026/27 Revenue Budget Variations				
Description		Budget	Total Variation	Comments
		£	£	
Prosperity & Investment				
Regeneration & Investment	PIP- Income	(11,513,860)	735,212	Shortfall in income reflects the projected impact of a number of void properties
	PIP Supplies & services	359,190	228,378	
BiT	Wellington Market	35,620	267,529	Ongoing support to traders throughout the refurbishment of Wellington Market resulting in a reduced rental income
	Income	(3,723,660)	228,632	Income projections can fluctuate based on the progression of projects but early indications are that there may be a shortfall by year end.
	Premises Costs	6,540,857	(363,220)	Underspend reflects projections against utilities and other premises costs across Admin & Operational Buildings. This also includes some expectation of one off benefit from NNDR rebates
Variations under £50k		5,514,004	(132,754)	
Total Prosperity & Investment		(2,787,849)	963,777	
Corporate				
Purchase Rebates		(400,000)	(168,072)	Additional West Mercia Energy Rebate
Council Wide			(1,238,000)	Various council wide underspends including lower than budgeted costs relating to inflation and contingencies
Variations under £50K		(9,202,258)	(123,500)	
Total Corporate		(9,602,258)	(1,529,572)	
Total		213,664,290	3,949,726	

APPENDIX C

Capital Approvals - by Service Area

Virements							
Scheme	Service Area	Funding Source	2026/27 £	2027/28 £	2028/29 £	2029/30 £	Later Years £
Highways & Bridges Capital Maintenance	Neighbourhood & Enforcement Services	Grant	(40,000)				
Rights of Way	Prosperity & Investment	Grant	40,000				
Service & Financial Approved Schemes	Neighbourhood & Enforcement Services	Prudential	(25,000)				
Local Regeneration Fund	Prosperity & Investment	Prudential	25,000				
Capital investment Fund	Corporate Items	Prudential		(500,000)			
Local Regeneration Fund	Prosperity & Investment	Prudential	500,000				
Virements - Total			500,000	(500,000)	0	0	0
Slippage							
Scheme	Service Area	Funding Source	2026/27 £	2027/28 £	2028/29 £	2029/30 £	Later Years £
Integrated Community Schemes	Adult Social Care	Prudential	(60,430)	60,430			
Managing the Funding of the Capital Programme	Corporate items	Capital Receipts	1,137,861	(2,508,861)	1,371,000		
Managing the Funding of the Capital Programme	Corporate items	Prudential	(1,137,861)	2,508,861	(1,371,000)		
All Other School Schemes	Education & Skills	Grant	(9,211,071)	9,211,071	0		
Affordable Housing Programme	Housing Commercial & Customer Services	Prudential	(2,100,000)	2,100,000			
Climate Change	Housing Commercial & Customer Services	Prudential	(612,473)	612,473			
Housing	Housing Commercial & Customer Services	Capital Receipts	(101,861)	101,861			
Swimming Pool in the Dawley Area	Housing Commercial & Customer Services	Prudential	3,017,569	(3,017,569)			
Housing Company - Housing	Prosperity & Investment	Prudential	(10,280,339)	(6,882,143)	17,162,482		
Local Regeneration Fund	Prosperity & Investment	Prudential	(9,946,832)	9,946,832			
Local Regeneration Fund	Prosperity & Investment	Grant	(4,048,000)	4,048,000			
Local Regeneration Fund	Prosperity & Investment	External	(226,317)	226,317			
Property Investment Portfolio	Prosperity & Investment	Capital Receipts	(1,607,000)	1,607,000			
Property Investment Portfolio	Prosperity & Investment	Prudential	(5,152,576)	5,152,576			
Property Investment Portfolio	Prosperity & Investment	External	(1,321,424)	1,321,424			
Playing Pitch Investment	Prosperity & Investment	Prudential	(600,000)	600,000			
Levelling Up Fund	Prosperity & Investment	Grant	(2,249,447)	2,249,447			
Levelling Up Fund	Prosperity & Investment	Prudential	(250,000)	250,000			
Property Investment Portfolio	Prosperity & Investment	Capital Receipts	500,000	(500,000)			
Legal Fees	Policy and Governance	Prudential	(44,518)	44,518			
Integrated Transport	Neighbourhood & Enforcement Services	Prudential	(139,809)	139,809			
Safer Routes to Schools	Neighbourhood & Enforcement Services	Prudential	(65,176)	65,176			
Service & Financial Approved Schemes	Neighbourhood & Enforcement Services	Prudential	(100,000)	100,000			
Highways & Bridges Capital Maintenance	Neighbourhood & Enforcement Services	Prudential	200,000	(200,000)			
Managing the Funding of the Capital Programme	Corporate items	Capital Receipts	(500,000)	1,358,805	(858,805)		
Managing the Funding of the Capital Programme	Corporate items	Prudential	500,000	(1,358,805)	858,805		
Towns Fund	Prosperity & Investment	Prudential	(500,000)	500,000			
Property Investment Portfolio	Prosperity & Investment	Prudential		(9,614,104)	9,614,104		
Property Investment Portfolio	Prosperity & Investment	Capital Receipts		(858,805)	858,805		
Pride in Your Place Programme	Prosperity & Investment	Prudential	(1,000,000)	1,000,000			
Local Electric Vehicle Infrastructure	Neighbourhood & Enforcement Services	Grant	(510,000)	(510,000)	510,000	204,000	306,000
Slippage - Total			(46,409,703)	17,754,312	28,145,391	204,000	306,000
New Allocation							
Scheme	Service Area	Funding Source	2026/27 £	2027/28 £	2028/29 £	2029/30 £	Later Years £
Efficiency Schemes Capitalisation	Corporate items	Capital Receipts			(471,000)		
All Other School Schemes	Education & Skills	Grant	(50,160)	50,160			
Culture	Housing Commercial & Customer Services	Revenue	(55,000)				
Culture	Housing Commercial & Customer Services	Prudential	55,000				
Culture	Housing Commercial & Customer Services	Grant	68,000				
Housing Investment in Sutton Hill and Madeley	Housing Commercial & Customer Services	Prudential		2,000,000			
Highways & Bridges Capital Maintenance	Neighbourhood & Enforcement Services	External	235,492				
Integrated Transport	Neighbourhood & Enforcement Services	External	9,320				
Local Regeneration Fund	Prosperity & Investment	Capital Receipts	353,324				
Playing Pitch Investment	Prosperity & Investment	External	(28,778)				
Site Preparation	Prosperity & Investment	Capital Receipts	(379,000)				
Playing Pitch Investment	Prosperity & Investment	Grant	904,231				
Integrated Transport	Neighbourhood & Enforcement Services	External	79,905				
Levelling Up Fund - Addenbrooke	Prosperity & Investment	Capital Receipts	7,319				
New Allocations - Total			1,199,653	2,050,160	(471,000)	0	0
Capital Allocation - Total			(44,710,050)	19,304,472	27,674,391	204,000	306,000

2026/27 Treasury Management & Prudential Indicators**Overall Treasury Portfolio at 31 August 2026 - £m**

	2026/27 Original Estimate	2026/27 Latest Estimate	2027/28 Latest Estimate	2028/29 Latest Estimate
Gross Borrowing (at end of the year)	565.7	539.9	612.3	663.8
Investments (at the end of the year)	15.0	15.0	15.0	15.0
Net Borrowing	550.7	524.9	597.3	648.8

Capital Expenditure & Commitments - £m

This indicator shows actual capital expenditure for the previous year and planned capital expenditure for 3 years.
The table below reflects approvals throughout the year at Full Council, including those proposed in this report

Capital Expenditure/Funding	2026/27	2027/28	2028/29
Grant Funded	43.91	55.14	23.49
Prudential Borrowing	55.49	73.58	52.25
Capital Receipts	20.85	10.54	6.90
Revenue / External	1.12	1.45	-
Total	121.38	140.71	82.63

Capital Financing Requirement (CFR) (Loans)	681.19	750.64	798.37	✓Gross borrowing above is below the CFR
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Authorised Limit and Operational Boundary (Debt)

The Authorised Limit for borrowing is the maximum amount the Council may borrow at any point in the year. The Operational Boundary is the maximum amount that the Council would normally borrow at any time during the year.

	2026/27	2026/27	2027/28	
Authorised Limit for borrowing - indicator set	780.0	840.0	860.0	✓CFR (above) is below both the Authorised Limit and the Operational Boundary
Operational Boundary for external debt - indicator set	760.0	820.0	840.0	

Security

The Council considers security, liquidity and yield, in that order, when making investment decisions.
Credit ratings remain an important element of assessing credit risk, but they are not a sole feature in the Council's assessment of counterparty credit risk.
The Council has adopted a voluntary measure of its exposure to credit risk by monitoring the value-weighted credit score of its investment portfolio. This is calculated by applying

Credit Risk Indicator	Target	Actual - 31/08/2026	
Portfolio average credit score	6 or lower (which is equivalent to a credit rating of A or higher)	1.74	✓ The Average credit score for investments is within the target set

Maturity Structure

This indicator highlights the existence of any large concentrations of fixed rate debt needing to be replaced at times of uncertainty over interest rates and is designed to protect against excessive exposures to interest rate changes in any one period, in particular in the course of the next ten years.

Maturity Structure	Lower Limit	Upper Limit	Actual - 31/08/2026	Within Limit
Up to 1 year	0%	70%	38.2%	✓
1 year to 2 years	0%	30%	19.6%	✓
2 years to 5 years	0%	50%	9.4%	✓
5 years to 10 years	0%	75%	9.8%	✓
10 years to 20 years	0%	75%	1.4%	✓
20 years to 30 years	0%	75%	2.9%	✓
30 years to 40 years	0%	100%	4.3%	✓
40 years to 50 years	0%	100%	10.3%	✓
Over 50 years	0%	100%	4.1%	✓

Principal sums invested for periods longer than one year

Limit on principal invested longer than 364 days	2026/27	2027/28	2028/29	
Indicator Set	95%	95%	95%	✓currently 0% invested beyond 1 year
Actual at 30/06/2026	0%	0%	0%	

Ratio Affordability Measure

Ratio of finance cost to net revenue stream (%)	2026/27	2027/28	2028/29	
Indicator Set	7.64%	8.14%	7.96%	✓Financing cost to net revenue stream is inline with that budgeted
Current projection	7.64%	8.14%	7.06%	



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Borough of Telford and Wrekin

Cabinet

Thursday 15 October 2026

Telford & Wrekin Green Guarantee Scheme Update

Cabinet Member:	Cllr Carolyn Healy - Deputy Leader and Cabinet Member: Neighbourhoods, Planning & Sustainability
Lead Director:	Ross Cook - Executive Director: Place
Service Area:	Prosperity & Investment
Report Author:	Stuart Dunlop - Ecology and Green Infrastructure Specialist
Officer Contact Details:	Tel: 01952 384144 Email: Stuart.Dunlop@telford.gov.uk
Wards Affected:	All Wards
Key Decision:	Not Key Decision
Forward Plan:	Not Applicable
Report considered by:	Cabinet – 15 October 2026

1.0 Recommendations for decision/noting:

It is recommended that Cabinet:

- 1.1 Approve the declaration of 14 new Green Guarantee Sites, the extension of two existing sites and a boundary amendment to one existing site.
- 1.2 Delegate authority to complete the declaration process to the Executive Director of Place and Director of Policy and Governance in consultation with the Cabinet Member for Neighbourhoods, Planning and Sustainability.

2.0 Purpose of Report

- 2.1 This report proposes the extension of the Council's existing Green Guarantee protection to add an additional 14 sites in Council ownership within the borough,

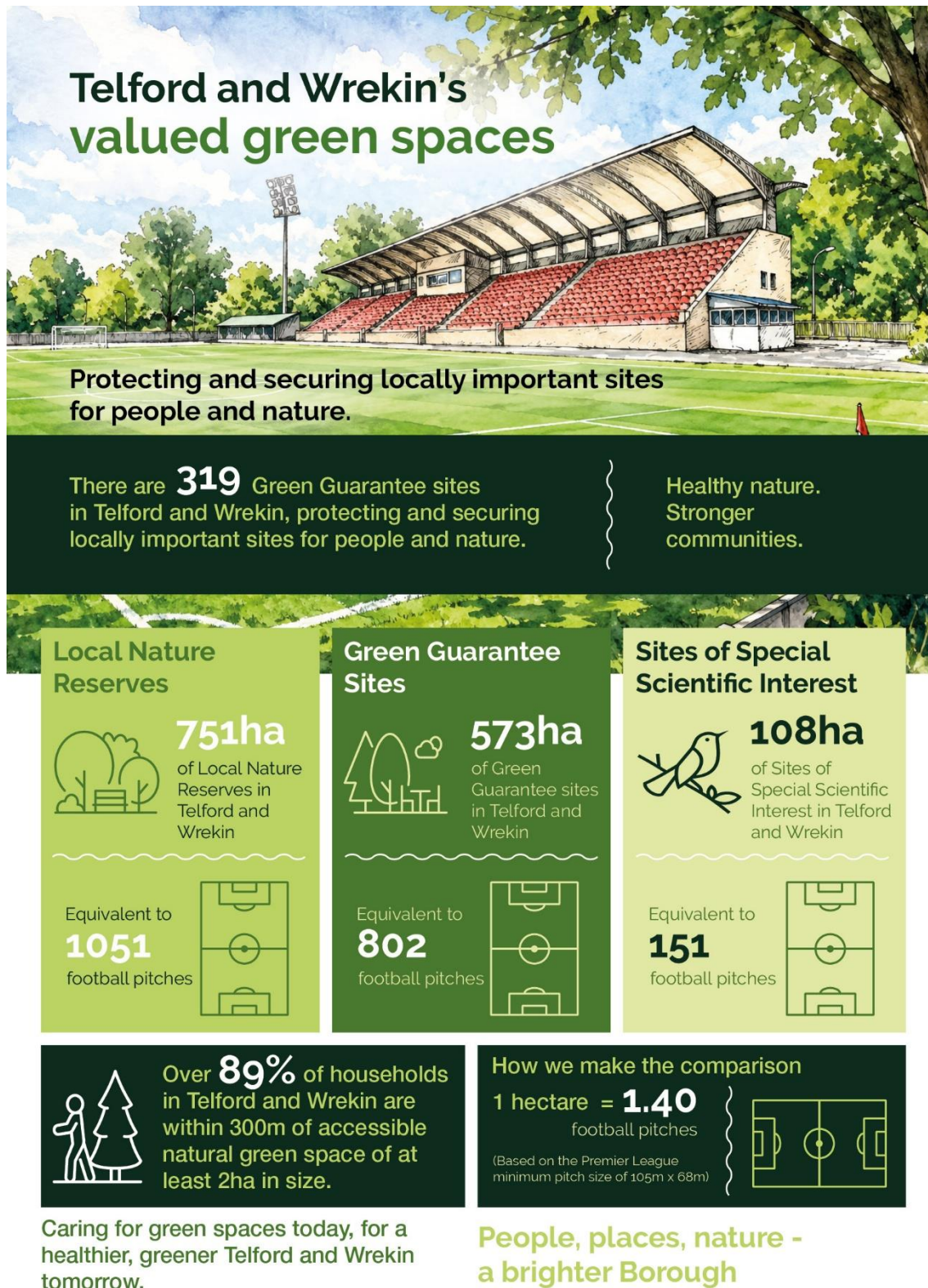
extending two existing sites and amending the boundary of one existing site. The proposal will increase Green Guarantee protection from 305 to 319 sites, securing an additional 16.21 hectares of council-owned green space at no additional revenue cost taking the total coverage of Green Guarantee sites to 573ha. This is the equivalent of over 802 Premier League football pitches.

- 2.2 The Green Guarantee provides added security for green spaces of local importance which are in the ownership of the Council and safeguards these from future development or disposal. The protection is recognised in the Telford & Wrekin Local Plan which confirms the Council's commitment to the provision of locally accessible green spaces and to meeting the needs of local communities. The sites are valuable to the wildlife they support and the opportunities they provide for leisure and recreation, and the positive impacts they bring to health and wellbeing.

3.0 Background

- 3.1 The Green Guarantee Strategy is part of the Council's overarching commitment to promote accessible green space. Approximately 90% of the borough is composed of 'Green Infrastructure' with only 10% comprising buildings, roofs, roads, footpaths, town squares and car parks. Telford Green Network covers approximately 2500ha and is described as "*one of the largest scale, visually beneficial and informal recreation assets of any town in the country*", which is a lasting legacy of the original landscape structure plan designed for the New Town in 1971.
- 3.2 In August 2026 an independent appraisal of '*The best places to raise a family across the UK*' by Money Super Market ranked Telford and Wrekin as the number one Local Authority area to raise a family in England. Telford and Wrekin scored highly in several areas, including 11.7 out of 12 in the 'Environment' category which assessed the boroughs accessibility to natural green space and is based on data held and presented in the Natural England Green Infrastructure Framework. Similarly, in Money Super Market's '*UK Playground Index*', published in September 2026, Telford and Wrekin also ranked as the number one local authority area for access to outdoor play, averaging more than six accessible parks or playing fields within 1km of home. This is testament to the focus that the Local Authority puts on appropriate application of Green Infrastructure guidance and policy into its forward planning, and the golden thread of maintaining and enhancing its wider Green Network for the benefit of people and nature.
- 3.3 Within this Green Network sits a hierarchy of statutory and non-statutory sites. Including but not limited to:
- c.108ha of Site of Special Scientific Interest (SSSI)
 - c.666ha of Local Nature Reserve (LNR)
 - c.82ha of proposed Local Nature Reserve

- c.557ha of existing Green Guarantee sites
- c.16.2ha of proposed Green Guarantee sites



3.4 The selection of new Green Guarantee sites has been made using Officer experience and local knowledge across the Council including from elected members. The Council have applied a set of criteria based on the value of the site

to local communities, biodiversity value and leisure and recreational value evidence work undertaken as part of the Local Plan in accordance with the set criteria:

	Criteria	Explanation	Evidence Base
1	Ownership	The site must be owned by Telford and Wrekin Council	Telford and Wrekin land ownership datasets
2	Green Network	Is the site within the Green Network (as defined in the emerging Local Plan)	Green Network mapping 2025 as shown on the policies map within the Emerging Telford & Wrekin Local Plan
3	Local Support	Has the community been involved in the site in the past? E.g. community events, litter picking, tree planting etc... .	Council knowledge
4	Ecological Value	Does the site have ecological value evidenced by: a) Historical species records from the Shropshire & Telford Environmental Record Centre b) Natural or Semi-natural habitats present on site c) Potential for wildlife to be present	a) All species records from the Shropshire & Telford Environmental Records Centre – August 2026 b) Council knowledge and interpretation
5	Ecological Corridor/Stepping Stone	Does the site form part of the Ecological Corridor or Stepping Stone as defined by the Lawton Report ¹	Telford & Wrekin Council Ecological Network Mapping Technical Paper & mapping 2014
6	Friends Group	Is there an active 'Friends of' group involved on the site	Council knowledge
7	Passive Recreation	Is the site used for passive recreation? E.g. dog walking, informal play etc... .	Council knowledge

¹ Sir John Lawton. Making Space for Nature: A review of England's Wildlife Sites and Ecological Network (2010).

8	Active Recreation	Is the site used for active recreation? E.g. formal sport and more formal play including use of formal play areas, pitches and games areas etc... .	Council knowledge
9	Cultural/Events Potential	Does the site have potential to be used for small scale community events?	Council knowledge

3.5 Protection of the Green Guarantee sites is afforded by the Council's ownership and ensures that any disposal of, or change of use of a Green Guarantee site is considered by Cabinet. Previous Cabinet reports set out that certain works that are in the community interest and do not impose any unbudgeted financial commitment on the Council can be authorised by the Director. Such works are regarded as being wholly consistent with the Green Guarantee strategy and would include, but are not limited to:

- Proposals intended to enhance the recreational or leisure value of Green Guarantee sites for the community they serve;
- Proposals directly related to the management of the site for its current use;
- The removal and/or replacement of existing structure or apparatus where there had been public engagement and where the local Parish Council are in agreement with the proposal;
- Proposals for the creation or management of below ground easements and wayleaves with full reinstatement following the proposed works; and
- Leases which are in the community interest, which safeguard the land for used which align with the Green Guarantee strategy and which include appropriate protection from development within their terms.

3.6 The Council also intends that highways infrastructure works will be acceptable on land protected under the Green Guarantee. This includes general maintenance works which preserve the function and integrity of the site for the public, such as replacement of bins, signage, lighting columns, drains and traffic lights. Proposals to establish new highways or to remove naturalised habitat in lieu of developed surfaces are not included within the scope of allowed works.

3.7 The Council's Vision 2032 strategy has four key ambitions:



The Telford & Wrekin Green Guarantee scheme actively contributes to three of the four ambitions.

Ambition 1: protection of locally significant open spaces valuable recreation sites safeguards meeting places and community use areas for current and future generations within the local areas, preventing the loss of these areas through development or significant change of use which can impact the local community.

Ambition 2: protecting open spaces and valuable recreation sites directly contributes to local resident's ability to access healthy spaces for physical and mental wellbeing, as well as providing connected, safe areas through which residents can travel between local areas or access public transport routes.

Ambition 4: protection of Green Guarantee sites from disposal or change of use under Council ownership without Cabinet consultation directly relates to Ambition 4 by reducing the developable potential of these sites and providing a long-term commitment to managing the site. By seeking to maintain and enhance its ecological and biodiversity value, the Council is enhancing the ecosystem services provided by these sites to their local communities.

- 3.8 In addition to the above, the Telford & Wrekin Council Green Pledge scheme is currently accepting applications and has been designed to compliment and support the ongoing declaration of Green Guarantee, and other protected sites. Green Pledge will allow the Council to begin working to safeguard land owned by other public bodies or in private ownership which has the same value and characteristics as its owned land against similar pressures, increasing the overall coverage of managed and protected sites in the borough.

4.0 Summary of main proposals

- 4.1 This report proposed the extension of the Green Guarantee protection to an additional 14 sites which meet the criteria set out in paragraph 3.3 and are therefore in accordance with the declaration of sites over several phases since 2015. The new proposed sites are set out in a list in Appendix A with site maps provided in Appendix B.

5.0 Alternative Options

- 5.1 The Council is committed to recognising and protecting locally accessible green space and has already protected 305 Green Guarantee sites alongside extensive areas of Local Nature Reserve.
- 5.2 These additional 14 sites are worthy of including in the Green Guarantee under the criteria set out for the declaration in paragraph 3.3 and in previous Cabinet reports. This would bring the total number of Green Guarantee sites to 319.
- 5.3 The established alternative route for protecting small areas of green space is the Local Green Space designation set out under Chapter 16; Policy HC2 of the National Planning Policy Framework (*August 2026*). This route is only available at the time of adopting a new Local Plan or making a Neighbourhood Plan. The council, in its adopted Local Plan, left the Local Green Space route available for use during the Neighbourhood Plan making process, and has determined that it will use the Green Guarantee process set out in Cabinet reports since 2015 to protect these kind of spaces in its ownership.

6.0 Key Risks

- 6.1 Internal consultation with relevant officers has taken place and the sites proposed meet the established criteria for inclusion in the Green Guarantee protection. No other key risks have been identified associated with the proposal which seeks to protect the land from disposal or development and change of use but proposes no other changes to access arrangements or usage.

7.0 Council Priorities

- 7.1 The inclusion of existing land under the Green Guarantee plays an important role in maintaining a healthy balance in spatial planning between the built environment and green infrastructure.
- 7.2 Research has shown that the public health benefits derived from living close to accessible green spaces are considerable and include decreased levels of obesity, heart disease and diabetes as well as lower levels of stress. Access to green spaces is also seen as an effective treatment for clinical depression and regular walking has been shown to increase life expectancy. Provision of accessible green spaces can help to reduce costs on some local NHS services.
- 7.3 It is increasingly recognised that we are facing three challenges linked to the natural environment:
- *The impacts of a changing climate,*
 - *The impacts of current declines in biodiversity, and*
 - *The increasing need to strengthen the connections between people and the natural world.*

The protection of additional areas of Green Guarantee land, as part of a wider suite of sites across the borough, will help to address these challenges at a local level.

- 7.4 The Council recognises the role each site, both small and large, plays in increasing local resilience to a changing climate. The Green Guarantee sites play a supporting role to the larger core sites (including Local Nature Reserves and SSSIs) and the protection ensures residents will have continued access to accessible green space on their doorstep allowing them to create meaningful connections to the natural environment as well as helping people improve their health and wellbeing by engaging in healthy activities locally. The Council is not simply providing these spaces but working actively to ensure they are participatory. Telford's green spaces are cared for by a combination of Council services and just under 30 individual 'friends of' groups, many of which are affiliated with The Telford Green Space Partnership.
- 7.5 The response to the coronavirus pandemic has highlighted the need for our communities to have access to local green space and has shown that there are inequalities in the levels of local green space provision and accessibility. At the height of the pandemic in 2020, the UK's People and Nature survey found that nearly 50% of adults surveyed had spent more time in the natural environment than before the pandemic.

8.0 Financial Implications

- 8.1 The Council will continue to manage and maintain the sites at its current budget levels. Section 106 funding and other infrastructure investment funding will be used to refurbish play and sport facilities and other site infrastructure where it has been

secured against a particular need in that area – this is in line with the previous Cabinet Reports which set out circumstances, including site improvements in the public interest, which are acceptable under the Green Guarantee.

9.0 Legal and HR Implications

- 9.1 The Green Guarantee Scheme is a Council policy through which designated Council-owned green spaces are afforded additional protection from future development. The Scheme supports the Council's wider environmental and planning objectives and is recognised within the Telford and Wrekin Local Plan.
- 9.2 The Scheme does not create statutory protection equivalent to, for example, designation as a Local Nature Reserve or Village Green but represents a policy commitment by the Council in relation to the future management and disposal of relevant land. Therefore, the Council has determined that it will use the Green Guarantee process set out in Cabinet reports since 2015 to protect locally accessible green space.
- 9.3 Any proposals relating to Green Guarantee land must continue to comply with the Council's constitutional requirements, including the Scheme of Delegation. Cabinet is the decision-making body in respect of management of Council owned land. These powers can be delegated to officers who can exercise these powers without the need to seek formal Cabinet approval.
- 9.4 Cabinet has already decided that it should retain the decision-making responsibility for all significant decisions relating to those areas included in the Council's Green Guarantee list. Significant decisions relating to Green Guarantee sites include any decision which would result in the Council relinquishing control of the site, or disposing of the site, or allowing the site to be considered for a development proposal. Any decision which would result in the site no longer meeting the criteria for Green Guarantee selection would also be considered significant.
- 9.5 This report recommends arrangements which clarify when officers are able to exercise their delegated powers in consultation with the relevant Cabinet member in respect of these sites without having to seek approval from full Cabinet.
- 9.6 The proposals contained in this report can be delivered using existing resources

10.0 Ward Implications

- 10.1 The designation of these additional areas as Green Guarantee will deliver borough wide benefits and specific impacts in multiple wards.

10.2 The designation of the Green Guarantee sites contributes to several priorities, including:

- ensuring that neighbourhoods are safe, clean and well maintained;
- improving the health and wellbeing of our communities and addressing health inequalities.

10.3 These additional designations also contribute toward Ambition 4 of the Telford & Wrekin Council's Vision 2032 strategy: the environment is protected for the benefit of everyone.

10.4 The provision of accessible green space contributes to supporting delivery of the Borough's public health priorities encouraging people of all ages to remain active.



Figure 1. Stirchley BMX track: a proposed Green Guarantee site providing both biodiversity value for birds, reptiles, bats and mammals as well as an integral recreation and sports facility for the local communities of Stirchley, Holmer Lake and Brookside. It is understood that a range of arboricultural works are proposed for this site to encourage use of the facilities as the site is closed off from public roads and paths due to tree cover.

11.0 Health, Social and Economic Implications

Health and Mental Wellbeing

- 11.1 Health inequalities are often linked to individuals' access to nature. It has been shown that living close to accessible green spaces can promote public health and reduce levels of obesity, heart disease, reduce stress and levels of depression.
- 11.2 Access to high-quality green space is important to health and wellbeing at all stages in life. Learning through natural play is a key part of developing imagination, physical fine motor skills and improves a child's ability to deal with stress and adversity in life. Activities in nature can have a significant impact on reducing social isolation and symptoms anxiety and depression in adults.



Figure 2. Lawley Village Play Area and Village Green: two proposed Green Guarantee sites providing recreation value to the local communities of Lawley and Overdale, as well as opportunities to access open green space for both physical and mental wellbeing.

Access to Greenspace Close to Home

- 11.3 In 2023, Natural England published the National Green Infrastructure Framework (NGIF) which provided an update to the Accessible Greenspace Standards. These are now:

“Within 15 minutes’ walk:

EITHER a Doorstep OR Local Accessible Greenspace

- A doorstep greenspace of at least 0.5ha within 200 metres, or*

- *A local natural greenspace of at least 2ha within 300 metres walk from home.*

AND

- *A medium sized neighbourhood natural greenspace (10ha) within 1km.*

AND, beyond 15 minutes' walk:

- *A medium/large wider neighbourhood natural greenspace (20ha) within 2km. and*
- *A large district natural greenspace (100ha) within 5-km. and*
- *A very large subregional greenspace within (500 ha) within 10 km."*

11.4 In 2016 the Marches Ecosystem Assessment revealed that 89% of households within Telford and Wrekin are within 300m of accessible natural greenspace of at least 2ha in size.

11.5 The larger Green Guarantee sites contribute to the borough achieving this standard and the smaller sites contribute too, sometimes providing a green walking route by which residents can access a larger site and sometimes simply providing a green view or a tiny oasis within the built-up area. These sites bring people into closer contact with green spaces and nature and providing opportunities, of varying kinds, for exercise, reflection, relaxation and engagement.

12.0 Equality and Diversity Implications

12.1 The Council, working with parish and town councils, friends of groups and local environmental organisations have made a commitment to address the inequalities in physical, cultural and social access to the natural environment, and this reflects even more positively given the changes seen through the pandemic.

12.2 Volunteering through Friends of Groups is an established and effective way of engaging a wide range of people and provides opportunities for maintaining and improving physical and mental health, as well as providing social opportunities. These groups also offer a chance for local people to be involved in site management and decision-making processes through the steering groups on which Telford & Wrekin Council, town and parish councils and local people work together for the good of the site. Friends of Groups can be established for sites of varying sizes; many smaller green spaces have active volunteer groups engaged in their maintenance and use.

12.3 Telford & Wrekin Council is also delivering Live Well Telford, an online community directory which signposts local people to a range of services across the borough. Volunteering opportunities at green spaces are made available on this directory.

13.0 Climate Change, Biodiversity and Environmental Implications

Natural Capital

- 13.1 In 2020 a government review collated and assessed our current understanding of the economics of biodiversity. The study sets out how we rely on the natural environment to provide us with food, water and shelter and how the natural systems we are part of regulate our climate, maintain nutrient cycles and oxygen production. The review sets out how, as individuals or as communities, the natural environment can enhance our physical health and mental wellbeing providing us with opportunities for spiritual fulfilment, recreation and recuperation. The study highlighted how the natural systems we are part of also absorb the waste products we produce including carbon dioxide, plastics and other forms of waste that, in some instances, can be polluting or disruptive to the way the natural systems we are part of work.
- 13.2 The natural environment has an intrinsic worth. However, our natural environment can also be viewed as an asset in the same way that roads, buildings and factories or health, knowledge and skills are assets. The natural environment has 'value' and delivers 'economic good'.
- 13.3 The green and open spaces in the borough hold a considerable resource of biodiversity which the Council is making a baseline assessment of biodiversity value through 2026 and beyond. The Council will identify potential for increasing biodiversity value across these sites, through amending and altering management, and determining how those increases are funded in the long term.
- 13.4 Protecting sites and maintaining them as green spaces provides a range of ecosystem services including urban cooling, flood storage and carbon sequestration.

14.0 Background Papers

- 1 Cabinet Report 15 October 2015 entitled Green Guarantee and associated minutes
- 2 Cabinet Report 29 January 2016 entitled Donnington Recreation Ground Centenary Fields and associated minutes
- 3 Cabinet Report 31 May 2018 entitled Green Guarantee and the big green vote and associated minutes
- 4 Cabinet Report 6 January 2021 entitled Green Guarantee Review and associated minutes
- 5 Cabinet Report 15 December 2022 entitled Declaration of further Green Guarantee Sites and associated minutes

15.0 Appendices

- A Site List – New Green Guarantee Sites
- B Site Maps – New Green Guarantee Sites

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Director	24/08/2026	15/09/2026	RC
Legal	24/08/2026	15/09/2026	SH
Finance	24/08/2026	17/09/2026	TD
DM	24/08/2026	16/09/2026	VH



Borough of Telford and Wrekin

Cabinet

Thursday 15 October 2026

Telford & Wrekin Green Guarantee Scheme Update

Appendix A – New Green Guarantee Site Details

Site Name	Ward	Site Size
Land by 16 Manchester Drive (boundary amendments)	Apley	0.06ha (695m ²)
Liz Clare Orchard	Donnington	0.23ha (2,329m ²)
Crudgington Play Area	Ercall Magna	0.04ha (495m ²)
Edgmond Play Area (Extension)	Ercall Magna	0.12ha (1,205m ²)
Haybridge Avenue Play Area	Hadley and Leegomery	0.10ha (1,011m ²)
John Smart Village Green	Hadley and Leegomery	0.17ha (1,714m ²)
HLC Playing Fields	Hadley and Leegomery	5.19ha (51,973m ²)
Fowler Close	Haygate and Park	0.26ha (2,697m ²)
Rothswaite	Haygate and Park	1.05ha (10,500m ²)
Spring Village Play Area	Horsehay and Lightmoor	0.18ha (1,809m ²)
Spring Village Paddock	Horsehay and Lightmoor	0.56ha (5,601m ²)
Lawley Village Green	Lawley	1.48ha (14,846m ²)
Lawley Play Area	Lawley	0.66ha (6,637m ²)
Donnington Wood Way	Muxton	3.55ha (35,551m ²)
Land south of Beechfields Way (Extension)	Newport	2.00ha (20,010m ²)
Stirchley BMX Track	The Nedge	0.41ha (4,110m ²)
Riverside Avenue	The Gorge	0.15ha (1,504m ²)

Total combined site area: 16.21ha (162,100m²)

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Borough of Telford and Wrekin

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Telford & Wrekin Green Guarantee Scheme Update

Appendix B – New Green Guarantee Site Maps



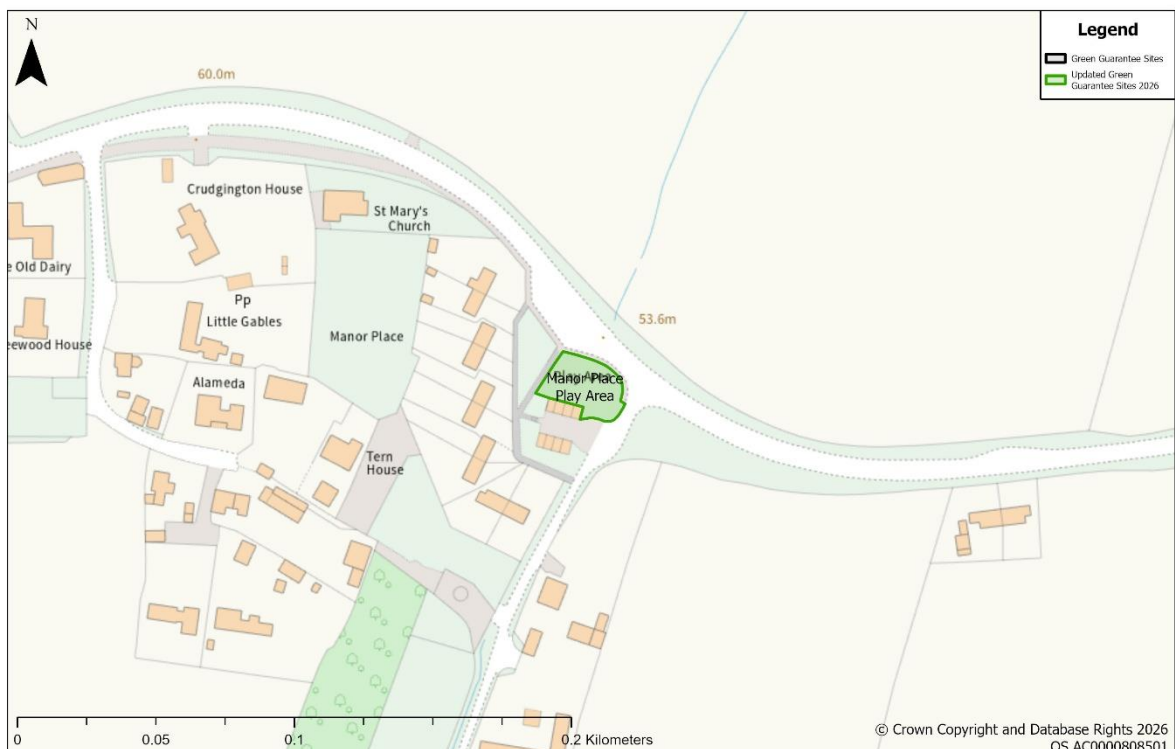
Sunderland Drive and Beaufort Close, Apley Green Guarantee Boundary Update

The Sunderland Drive and Beaufort Close site boundaries have been re-drawn to reflect the actual on-the-ground site boundaries more accurately. This is not a new Green Guarantee site.



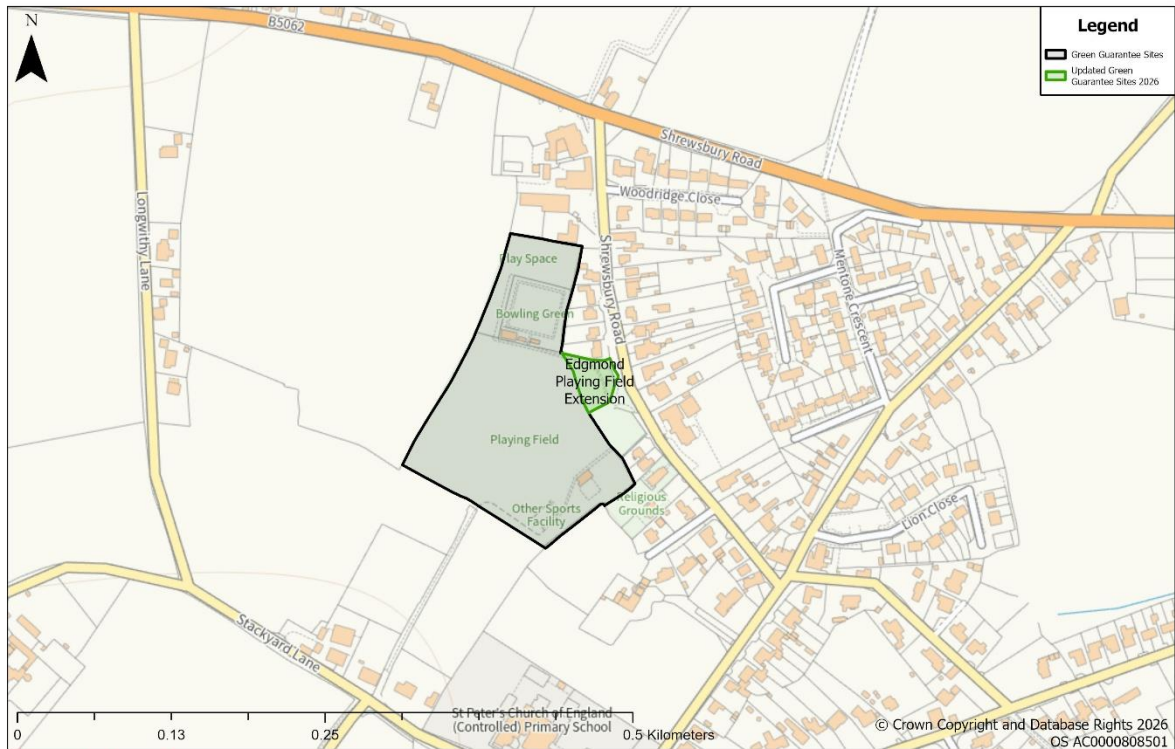
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Liz Clare Community Orchard, Donnington Proposed Green Guarantee Site



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Manor Place Play Area, Crudgington Proposed Green Guarantee Site

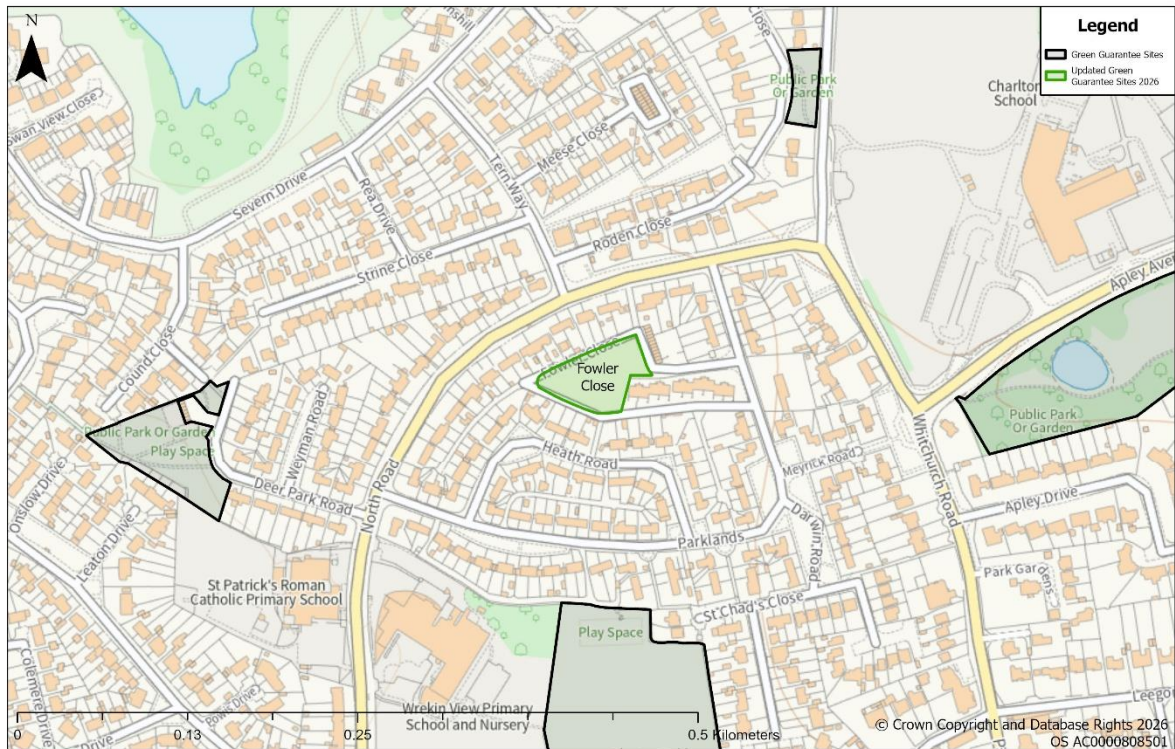


Edgmond Play Area Extension Proposed Green Guarantee Site



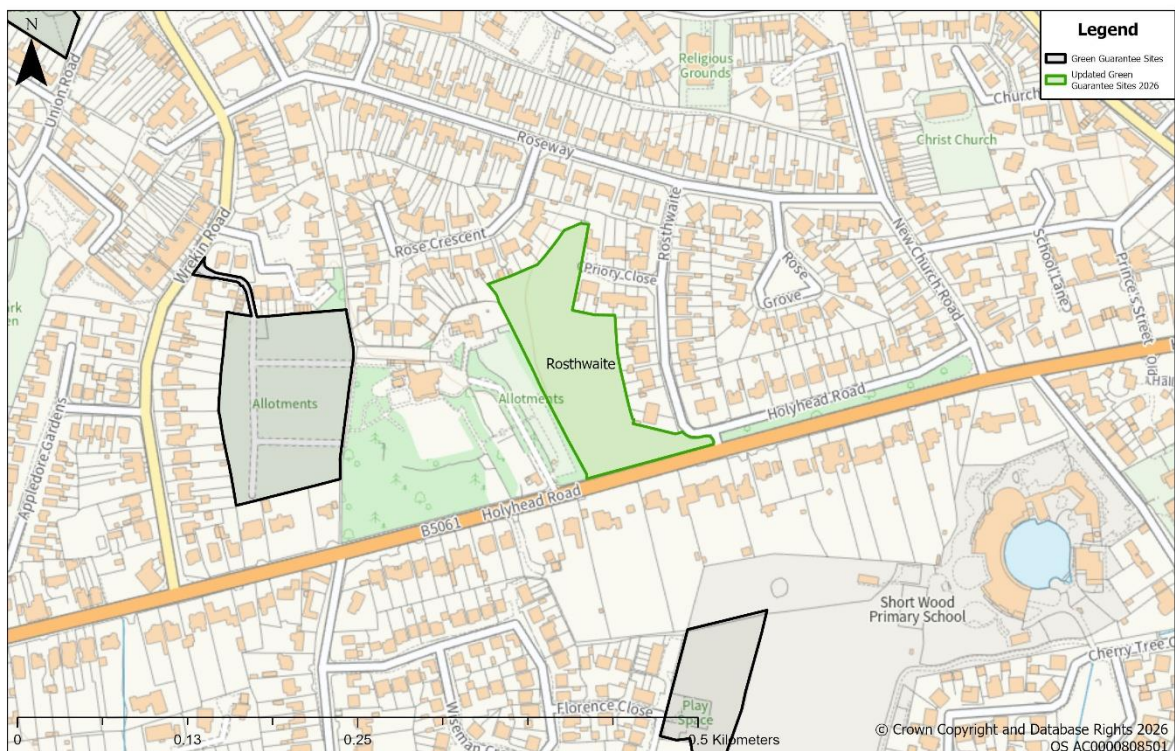
Haybridge Avenue Play Area, Hadley Proposed Green Guarantee Site





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Fowler Close, Dothill Proposed Green Guarantee Site



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Rosthwaite, Wellington Proposed Green Guarantee Site



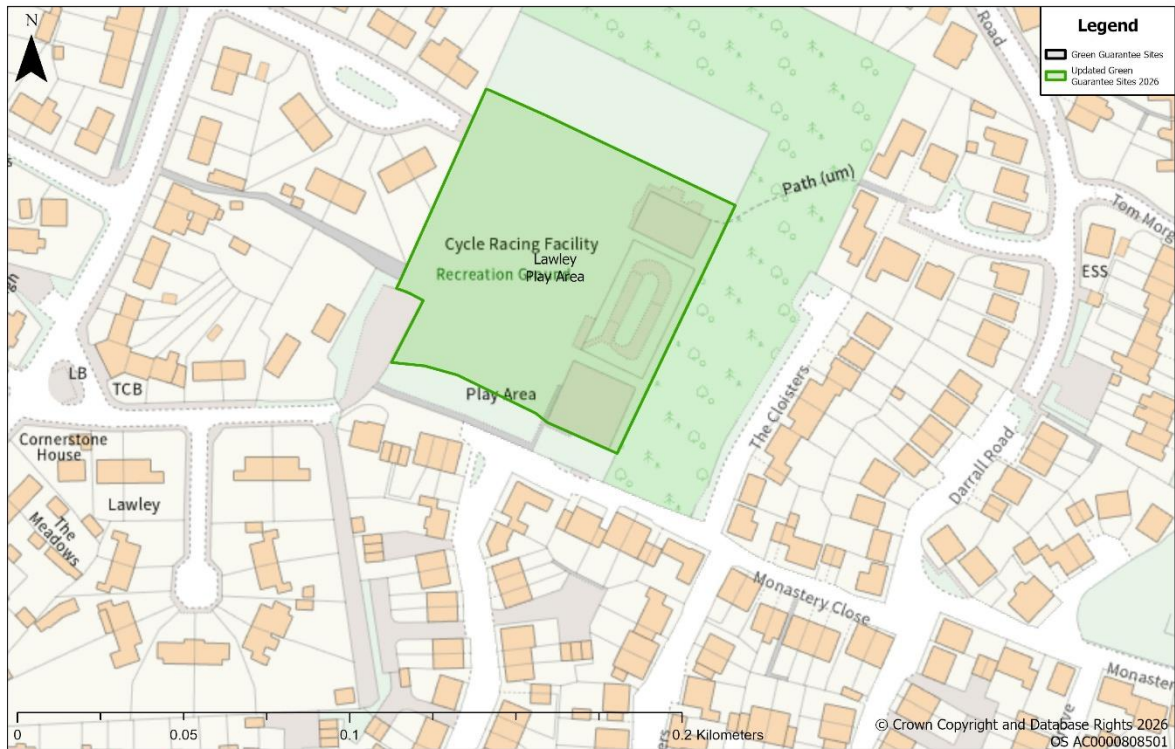
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Spring Village Amendments, Horsehay Proposed/Updated Green Guarantee Site

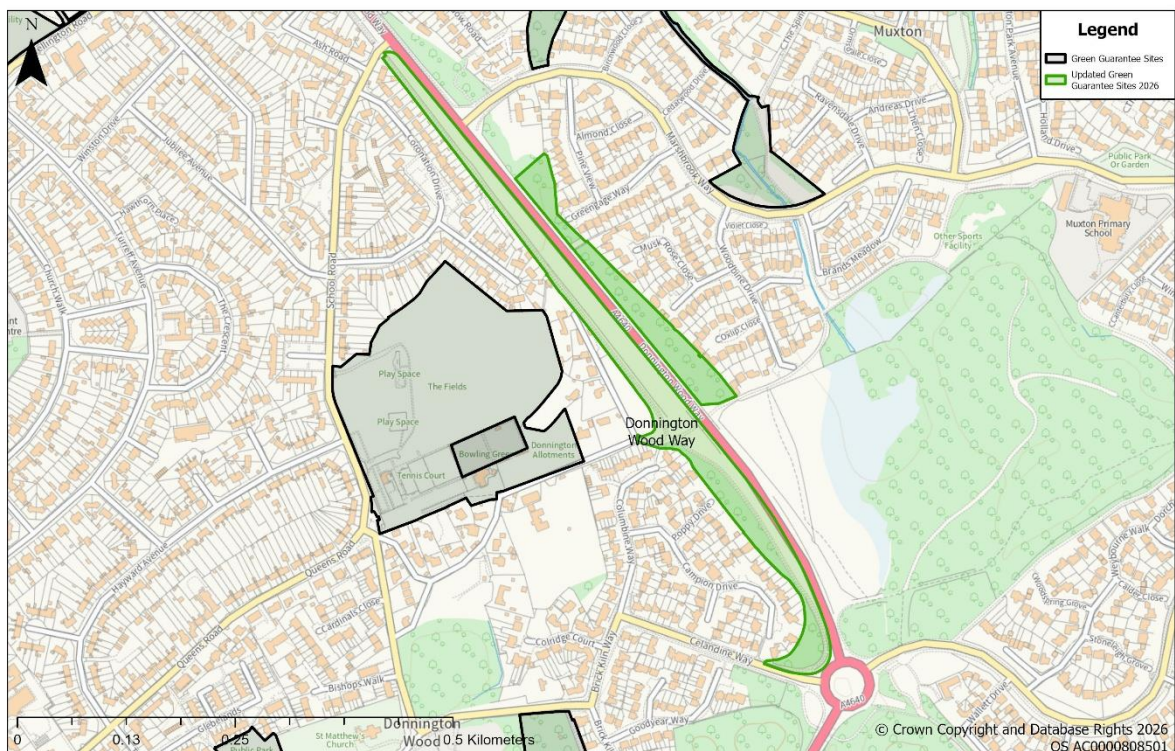


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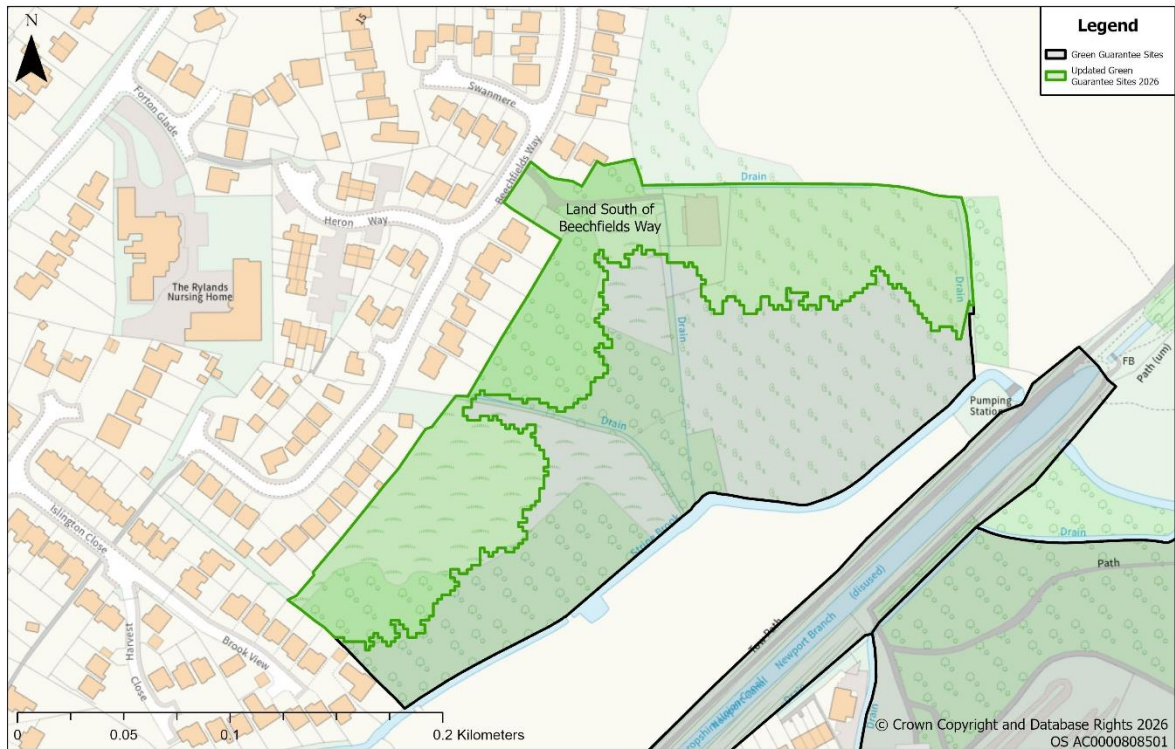
Lawley Village Green Proposed Green Guarantee Site



Lawley Play Area Proposed Green Guarantee Site



Donnington Wood Way Proposed Green Guarantee Site



Land South of Beechfields Way, Newport Proposed Green Guarantee Site Extension



Stirchley BMX Track Proposed Green Guarantee Site



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Riverside Avenue, Coalport Proposed Green Guarantee Site

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Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Borough of Telford and Wrekin

Cabinet

Thursday 15 October 2026

Councillors' Pride Fund 2025/26: Helping to Protect, Care and Invest to Create a Better Borough

Cabinet Member:	Cllr Paul Davis - Cabinet Member: Communities & Civic Pride
Lead Director:	Katherine Kynaston - Director: Housing, Commercial & Customer Services
Service Area:	Communities, Customer & Commercial Services
Report Author:	Fran Bache - Community Funding Officer
Officer Contact Details:	Tel: 01952 385103 Email: fran.bache@telford.gov.uk
Wards Affected:	All Wards
Key Decision:	Not Key Decision
Forward Plan:	Not Applicable
Report considered by:	SMT – 22 September 2026 Business Briefing – 1 October 2026 Cabinet – 15 October 2026

1.0 Recommendations for decision/noting:

It is recommended that Cabinet:

- 1.1 Welcome the continued impact of the Councillors' Pride Fund which has allocated over **£2,538,000** and attracted over £1,000,000 of matched funding, to date, allowing Councillors to deliver the Council's key priorities in their wards and to protect, care and invest to create a better borough.
- 1.2 Recognises the importance of this funding in enabling a bespoke and local response to need in individual communities, in supporting community organisations to thrive and offering valued services to residents borough-wide.

- 1.3 Notes the final deadline for applications in the year 2026-27 is 1 February 2027.

2.0 Purpose of Report

- 2.1 To update Cabinet on the borough-wide impact of the Councillors' Pride Fund allocated during the financial year 2025/26.

3.0 Background

- 3.1 The Councillors' Pride Fund was established in 2015 following on from the "Ward Cooperative Fund" and previously the "Your Money Your Projects Scheme" (2011). Until 2020 the annual allocation per ward Councillor stood at £2,000.
- 3.2 The Fund enables Councillors to deliver the [Council's five priorities](#) in their ward to protect, care and invest to create a better borough.
- 3.3 The Fund enables a relatively small amount of money to make a big difference at a local level. This includes support for small community groups that would find accessing other grant funding difficult but who are able to make a significant, positive impact on the lives of individuals and communities they support.
- 3.4 In 2025/26 each Councillor had a total of **£5,000** to allocate to projects in their ward.

4.0 Summary of main proposals

4.1 Councillors' Pride Fund 2025/26

- 4.2 The 2025/26 fund opened in mid-April 2025 and ran until 1 February 2026. During this time, a total of 385 applications were received and awarded. Many of these applications were supported by multiple Councillors with colleagues opting to join forces to enable their funding to go further.
- 4.3 In 2025/26 Councillors allocated £270,000 taking the total grant funding allocated since 2011 to **£2,538,000**.
- 4.4 Councillors and applicants are encouraged to seek match funding for their grants to ensure the funding can go further. In 2025/26 total match funding of £130,635 was achieved, meaning that for every £1 allocated from the Councillors' Pride Fund, an additional 48p of match funding was secured. Sources of match funding included for example, Town and Parish Councils, other grant funders and the applicants own financial contribution to a project.
- 4.5 In the last seven years the Councillors' Pride Fund has attracted £1,076,635 in match funding meaning that in excess of £3,614,635 has been allocated to schemes across the borough through the Councillors' Pride Fund and match funding since April 2019.

4.6 This report highlights how Councillors have used the funding to support the Council's priorities in 2025/26.

4.7 **Every child, young person and adult lives well in their community**

4.7.1 The following examples demonstrate how projects funded under the priority 'Every child, young person and adult lives well in their community' have made a positive difference across the borough. Through a diverse range of activities, services and community initiatives, these projects have helped residents build stronger connections, improve their physical and mental wellbeing, develop new skills and access valuable opportunities. Collectively, they contribute to creating thriving, resilient and inclusive communities where people of all ages can reach their full potential.

4.7.2 Young people have been supported to lead healthy, active and well-connected lifestyles through a range of initiatives, including:

- Youth Clubs, supported in the wards of Overdale & The Rock, Lawley, Donnington, Wrockwardine Wood & Trench, Hadley & Leegomery, The Nedge, Dawley & Aqueduct, Oakengates & Ketley Bank, Woodside and Ketley. Funding has contributed towards delivery costs, equipment, resources and activities, ensuring young people have access to safe and welcoming spaces where they can socialise, build friendships, develop confidence and engage positively with their local communities.
- Councillors in Newport West, Newport East, Priorslee, The Nedge and Horsehay & Lightmoor have supported a number of junior football clubs through grants for kits and equipment, helping more young people to participate in sport, develop teamwork skills and enjoy the physical and social benefits of regular activity.
- In Wrockwardine a £360 grant supported the set-up of The Extra Chromie Club, a new group which provides a safe, supportive, and non-judgemental space for people of all ages with Down Syndrome and their families/carers to get together and take part in activities.
- In Newport North and Newport West a £5,500 grant saw 10 refurbished 'Gym standard' Concept 'C' Rowing Machines installed in the PE department at Burton Borough School. The investment has enhanced access to high-quality sporting equipment, supporting students to improve their fitness and engage in physical activity.

4.7.3 Projects in schools have also provided new learning spaces and activities for children, such as:

- In Wrockwardine Wood & Trench where a £1,200 grant will contribute towards a new SEND sensory and regulation room at Wrockwardine Wood CE Junior School. Providing a dedicated space where pupils can develop self-regulation skills and receive additional support to help them learn, thrive and achieve their potential.

- In Madeley & Sutton Hill, a £700 grant supported the purchase of specialist sensory equipment for a newly transformed sensory space at John Randall Primary School, creating an inclusive environment that supports pupils' wellbeing and learning needs.
- Also in Wrockwardine Wood funding enabled Wrockwardine Infant School to install a new storytelling chair within their refurbished garden area, creating an outdoor learning space where children's creativity, imagination and love of reading can flourish.
- In Admaston & Bratton, St Peters Bratton C of E Academy received £3,000 towards its "Mark My Play" project. The installation of playground markings will encourage active play during breaktimes and lunchtimes, support the development of social skills and teamwork, and incorporate features designed to promote road safety awareness.
- In The Nedge, Randlay Primary School enhanced their allotment project, with a grant to develop safe, accessible bark pathways throughout and purchasing additional compost, seeds and other resources to enable children to watch the seeds grow and mature.
- And finally, pupils have also been able to fully take part in activities away from the school environment, including a number of end of year activities for year 6 pupils across the borough. Plus in Ketley, Meadows Primary School & Nursery received funding to support a visit to London for members of its Film Club after being shortlisted for a national award. Reflecting on the experience, the Headteacher commented:

"I am writing to express our heartfelt gratitude for your generous contribution to the transport for our Film Club, enabling us to travel to London in recognition of our nomination for 'Best Animation - 5 to 11' in the national awards.

Thanks to your support, we were able to take all 23 members of our club to London for an opportunity of a lifetime. The children's genuine awe and wonder in experiencing the bustling city was truly a sight to behold!

During our visit, the children had the extraordinary experience of visiting the Houses of Parliament, along with many other iconic sights and sounds of London. This trip has left a lasting impression on them and has inspired their creative spirits even further."

- 4.7.4 Children in Care and Care Leavers also benefitted from targeted support. Such as grants awarded in Oakengates & Ketley Bank and Wrockwardine Wood & Trench to contribute towards the "Hotshots Annual Celebration" event which recognises and celebrates the achievements of children in care and care leavers. Funding also supported wider enrichment opportunities, including a visit to the House of Commons, helping to broaden horizons, build confidence and create positive and memorable experiences for some of the borough's most vulnerable young people. The positive impact of these projects goes beyond the event itself, with participants commenting:

"I really enjoyed the event and loved having the opportunity to perform. Being part of the celebration made me feel confident, included and proud, and gave me a real sense of belonging."

"The visit gave me a real sense of belonging. I had never been to London before, and it was a fantastic opportunity to learn more about politics. The experience has inspired me to study Law and Politics at A level."

"Watching a live political debate, rather than seeing it on television, brought politics to life for me and has inspired me even further in my chosen career path."

4.7.5 The following examples demonstrate how funded projects are also helping adults to remain active, connected and independent within their communities. By providing opportunities for physical activity, social interaction and access to support services, these initiatives contribute to improved wellbeing and help reduce the risk of social isolation:

- Fit4All Community Group received funding to deliver weekly falls prevention exercise classes at Haybridge Hall, within Wrekin Housing Group's retirement living community room. The 30-week programme supported residents in Hadley & Leegomery to improve strength, balance and confidence, helping them to maintain their independence.
- A £1,000 grant enabled the delivery of the Wiggle & Giggle low-impact exercise class at the Hub on the Hill, providing older residents in Madeley & Sutton Hill with an inclusive and accessible opportunity to stay physically active while building social connections.
- In Malinslee & Dawley Bank funding supported the development of a new group at St Leonards Church - Healthy Minds, Healthy Bodies. The weekly sessions offer a place for people to talk about their health, wellbeing and social care needs, and gain advice from a variety of organisations that could support them.
- In Shawburch and Dothill a £1,500 grant supported SASA (Shawburch and Surrounding Area) Wellbeing Hub to continue delivering a range of initiatives aimed at tackling loneliness and strengthening community connections. These included the Chatterbox Café, a Volunteer Recognition event, an Activity Fayre and a dedicated event focussed on addressing social isolation.
- In Woodside and The Nedge, grant funding supported a Mental Health Celebration event. The event provided an opportunity to recognise and celebrate the positive progress individuals have made in managing their mental health, while also acknowledging the valuable contribution of those who support others in their wellbeing journey. Those at the event spoke positively of its impact;

"It was a very nice initiative to celebrate true resilience and real-life survivors so thoughtfully, and it would be lovely to see it keep going. The event itself was

Councillors' Pride Fund 2025/26: Helping to Protect, Care and Invest to Create a Better Borough

well-organised, ensuring that everyone who attended felt genuinely valued and included."

".....enjoyed it, there were some who were really anxious, but they all got through it."

"...it was truly a fantastic, inspirational, outstanding and powerful event..."

"Just being nominated meant the world to me"



Trophies given to award recipients at the Mental Health Celebration event

4.7.6 Funding has also enabled residents to take part in a range of community coach trips, helping residents access new experiences, reduce social isolation, and strengthen connections within their community:

- In Lawley and Overdale & The Rock four coaches of residents experienced a trip to Chester in April and in August residents enjoyed a trip to Blackpool.
- In Brookside and The Nedge residents enjoyed a family trip to Southport.
- In Donnington, the Donnington Friends of Severn Hospice took local residents for a day out in Blackpool.
- In Woodside and Madeley & Sutton Hill three coaches were hired to take residents on a trip to Llandudno.
- And in Priorslee, 1st Priorslee Rainbows & Brownies were funded to take the group to West Midlands Safari Park.



Trips to Chester and Llandudno being enjoyed by residents from several wards

4.7.7 The boroughs Armed Forces Family continues to benefit from a range of initiatives that recognise the invaluable contribution of serving personnel, veterans and their families. Funding has helped create opportunities for social connection, wellbeing support and community participation while ensuring tailored services remain accessible to those who have served.

- In Donnington, funding covered the cost of room hire and resources for the craft and sewing group, enabling the Armed Forces Community Outreach programme in Donnington to continue and expand.
- Models for Heroes groups were supported in St Georges, Haygate & Park and Hadley & Leegomery, with funding for kits, room hire and refreshments, helping these popular groups to continue to provide therapeutic activities and social opportunities for veterans. The groups provide a valued space for people to get together, with attendees saying they offer;

“A relaxed atmosphere with laughter and light-hearted banter. Like-minded people with a shared interest getting together in a calm safe space where there are no “experts” but people who share knowledge willingly if asked. The sessions also help to overcome isolation which can lead to depression. You don’t even have to make a model, just enjoy a chat over a brew and biscuits that is absolutely precious and helps enormously.”

“Whilst my disabilities will never go away, I now have a purpose in the community, a new set of friends and something to look forward to each week.”

- Councillors from Madeley & Sutton Hill and Woodside supported an Armed Forces Day lunch for residents aged over 60, bringing people together to celebrate service, share experiences and strengthen community connections.
- In Oakengates & Ketley Bank, funding supported both an Armed Forces Community Support Lunch for veterans and their families and a wider annual programme of events, helping to foster a strong and supportive local Armed Forces network.
- In Horsehay & Lightmoor Councillors supported the setup of a Games and Book Club for members of the Armed Forces Community. Hosted fortnightly at Horsehay Golf Club, the club provides a welcoming environment where participants can build friendships and reduce social isolation.
- Ex-Forces to Community's CIC received funding towards the employment of a dedicated Armed Forces Outreach Worker for the Telford area. The role provides tailored guidance and support to the veteran community as they navigate the transition to civilian life.
- Councillors from across the borough; Haygate & Park, Edgmond, Dawley & Aqueduct, Malinslee & Dawley Bank and Horsehay & Lightmoor supported the launch and delivery of services at the new Christopher Turley Armed Forces Hub. Funding will support a programme of events, activities and trips creating a

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central hub for connection, support and community engagement for the local Armed Forces family.

- And in Arleston & College, Haygate & Park and Ercall, funding was used to commission a public artwork near All Saints Church to commemorate the service and sacrifice of local veterans. The artwork provides a lasting tribute while raising awareness of the contribution made by members of the Armed Forces community.



Wellington Remembers, a new piece of public artwork commemorating the service and sacrifice of local veterans.

4.7.8 Funding has also helped communities across the borough celebrate cultural heritage, community spirit and shared traditions. These events bring residents together, foster a sense of belonging and create opportunities for people from diverse backgrounds to connect and celebrate.

- Christmas celebrations were supported through community light switch-on events and festive markets in Donnington, Ironbridge Gorge, Shawbirch & Dothill, St Georges, Oakengates & Ketley Bank and Haygate & Park.
- Funding enhanced Christmas light displays in Lawley, Overdale & The Rock and Priorslee, helping to create welcoming and festive community spaces for residents and visitors.
- Christmas floats spread festive cheer, delighting children in Dawley & Aqueduct and Wrockwardine Wood & Trench.
- Community Christmas Meals were held for residents in Oakengates & Ketley Bank, Hadley & Leegomery, Muxton, Lawley and Overdale & The Rock, offering opportunities for residents to come together during the festive period, helping to reduce loneliness and strengthen community ties.
- A grant from Admaston & Bratton, Ercall, Haygate & Park and Arleston & College supported the delivery of a Black History Month Celebration at All Saints Church, Wellington, organised by TAARC (Telford African and Afro-Caribbean Resource Centre). The event featured traditional African dance, drumming and spoken-word performances, providing an opportunity to

celebrate cultural heritage, promote understanding and bring communities together.

- In Hadley & Leegomery the Nigeria Telford Community received support to deliver a Black History Month event that showcased performers, historians, traditional dance, music and storytelling. The event celebrated cultural identity while encouraging learning, inclusion and greater understanding across the community.

4.8 **Everyone benefits from a thriving economy**

4.8.1 Councillors opted to support the local economy and showcase areas through the provision of local events to attract more visitors, increasing spending with local businesses, supporting jobs, and strengthening community pride and investment in the area. Including:

- A range of commemorative events marked the 80th anniversary of Victory in Europe (VE) Day, in Arleston & College, The Nedge, Hadley & Leegomery, Ironbridge Gorge, Ercall Magna, Woodside, Priorslee, Madeley & Sutton Hill, Donnington and St Georges. These events brought communities together to reflect on a significant moment in history, while also increasing footfall and supporting local venues and businesses.
- Community celebrations also played an important role in bringing residents together throughout the year. Including a Windrush Day Garden Party in Hadley & Leegomery, Summerfest in Lawley, Tibbfest in Edgmond, a Picnic in the Park event in Malinslee & Dawley Bank and Ironbridge Brass Band Festival in Ironbridge Gorge. In addition to celebrating local culture and heritage, these events generated economic activity and helped strengthen community identity and pride of place.

4.8.2 Funding has also supported the preservation and enhancement of local heritage assets, helping to safeguard important landmarks while contributing to the borough's visitor economy, such as:

- A £600 grant awarded to Telford Steam Railway in Horsehay & Lightmoor to support renovation works to a signal box and to provide new picnic tables for outside the tearoom and at the picnic area. The improvements enhance the visitor experience at one of the borough's key heritage attractions, helping to encourage tourism and local spending.
- In Wrockwardine, funding was awarded to Shrewsbury & Newport Canals Trust to support the restoration of the Rodington canal entrance/gateway and the heritage lift bridge. Alongside preserving an important element of the area's heritage, the project will enhance biodiversity and improve access to attractive and safe walking routes for residents and visitors alike.

4.8.3 And finally, support has also been provided for initiatives that create local opportunities for employment, training and community enterprise. For example,

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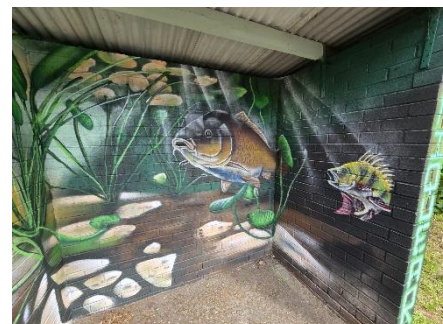
Telford & Wrekin CVS received funding to help launch the new Sunflower Brookside Community Café at Brookside Central Community Centre. The café provides a valuable community asset, creating a welcoming space where residents can meet, access support and participate in community life. In addition, the project offers employment, volunteering and skills development opportunities, helping to build local capacity while contributing to the social and economic wellbeing of the wider community.

4.9 All neighbourhoods are a great place to live

4.9.1 Investment has continued across the borough to enhance neighbourhoods and ensure that residents benefit from attractive, welcoming and well-maintained places to live. Funding has supported a range of environmental, community and public realm improvements that contribute to local pride, encourage community engagement and improve the quality of life for residents.

4.9.2 Creative projects have helped to brighten public space and celebrate local identity, making neighbourhoods more attractive and welcoming for residents and visitors alike. Examples include:

- The creation of two vibrant murals at Hollinswood Primary school in The Nedge, one located indoors, the other in the playground. Enhancing the school environment and providing inspiring spaces for pupils and the wider community.
- In Apley Castle and Shawbirch & Dothill funding enabled a local artist to transform the metal flower and butterfly sculptures on Shawbirch Roundabout, creating an eye-catching feature that contributes to local pride and a stronger sense of place.
- Across The Nedge (Stirchley and Hollinswood), Brookside, Hadley & Leegomery and St Georges, artistic improvements to bus stops have added colour and character to everyday public spaces, helping to create more attractive neighbourhood environments.



A colourful addition to the playground at Hollinswood Primary School and bus stops now brighten up communities across the borough

4.9.3 Investment in green spaces has enhanced the local environment by creating more attractive and biodiverse spaces, improving wellbeing, fostering community pride, and making neighbourhoods more pleasant places to live, work, and travel through. Including:

- The planting of 6,375 crocus large flowering bulbs on Newfield Road Green Guarantee Site in Wrockwardine Wood & Trench, 7,600 daffodil bulbs in two locations on Priorslee Avenue, Priorslee and 1,600 bulbs planted in Lawley Community Garden, Lawley. These projects provide vibrant seasonal displays while supporting pollinators and enhancing the visual appeal of local green spaces.

4.9.4 Funding has also supported the creation and enhancement of memorial spaces, providing residents with places for reflection, remembrance and community connection.

- In Malinslee & Dawley Bank, a £1,000 grant contributed towards the installation of Telford's first baby memorial, "Little Footprints in the Sky", located within Jubilee Woods. This dedicated woodland memorial offers a peaceful and supportive space where bereaved families can reflect, remember and honour their babies.
- In Arleston & College, a community memory garden was enhanced through the planting of a small tree grove and the installation of two commemorative benches at Arleston Community Centre, creating a lasting space for reflection and remembrance.
- In Wrockwardine Wood & Trench, a memorial tree was relocated to a more suitable public open space at Sutherland Grange, ensuring that it remains accessible and continues to provide a fitting tribute within the community.

4.9.5 New seating and rest areas have been introduced across the borough, making public spaces more accessible and enjoyable for residents while encouraging people to spend time outdoors and appreciate their local surroundings:

- In Dawley & Aqueduct, a carved and sculpted log bench was installed within the Dawley Park Winter Garden, providing a distinctive feature and a welcoming place for visitors to stop and enjoy the setting.
- Replacement benches on Canongate, St Georges and Bank Way in the ward of Oakengates & Ketley Bank.
- New benches have also been installed in Lime Tree Walk, Apley Castle, by a bus stop in Church Aston & Lilleshall and at Jockey Bank Gardens in Ironbridge Gorge.

4.9.6 Funding has also improved play opportunities for children and young people, helping to create inclusive, accessible and engaging spaces where families can enjoy outdoor recreation together.

- Inclusive play equipment has been installed at Severn Drive Play Area in Shawbirch and Dothill through a grant of £3,565, and at Gresham Drive play area in Lawley with a £952 grant. These improvements help ensure that more children can participate in play regardless of their abilities, promoting inclusion, physical activity and social interaction.
- In Newport East, improvement works continue at Daniels Cross Park playground with a grant of £946. And in Erccall Magna a £340 grant will support the installation of a new piece of equipment for under 8s at the play area at The Paddocks, Parish Room Croft, Waters Upton providing additional opportunities for active play and enjoyment within the local community.

4.10 **Our natural environment is protected, and the Council is taking a leading role in tackling the climate emergency**

4.10.1 Funding has supported a range of projects that encourage environmental awareness, promote biodiversity and inspire residents of all ages to play an active role in protecting the natural environment. These initiatives help build understanding of sustainability and nurture a stronger connection to the local environment, supporting the Council's wider commitment to tackling the climate emergency.

- In Priorslee all primary and secondary schools received funding to deliver eco-projects, providing opportunities for children and young people to learn about nature, biodiversity and environmental stewardship through practical activities and learning experiences.
- In The Nedge Holmer Lake Primary School received funding to deliver a programme of Nature Education activities, including a whole-school assembly and practical field study sessions. The project helped pupils develop a greater understanding of local wildlife and ecosystems while encouraging an appreciation of the natural environment from an early age.

4.10.2 Community projects have also supported residents to engage with environmental issues and adopt more sustainable behaviours.

- In Newport West, Sustainable Newport received funding to install an interactive game wall at Newport Library, helping residents learn about the global footprint of fruit through a community game.
- In Dawley & Aqueduct, Dawley Youth Club is delivering a recycling project, encouraging young people to develop environmentally responsible habits while raising awareness of the importance of reducing waste and protecting natural resources.

4.10.3 Funding has also supported practical action to protect local wildlife habitats and monitor environmental health, helping to safeguard biodiversity and ensure that local natural spaces continue to thrive.

- In Newport West a grant funded the installation of a protective barrier to help safeguard nesting swans, supporting local wildlife and helping to create a safer environment during the breeding season.
- In Hadley & Leegomery the Friends of Hurley Brook received funding to purchase specialist testing equipment to monitor water quality and identify harmful bacteria within Ketley Brook and Hurley Brook. This work helps protect local waterways while supporting community involvement in environmental monitoring and conservation.
- In Dawley & Aqueduct and Horsehay & Lightmoor, new bird and bat boxes have been installed at a Green Guarantee site in Aqueduct and at Horsehay Pool Local Nature Reserve. These improvements provide additional nesting and roosting opportunities for local species, supporting biodiversity and enhancing valuable wildlife habitats across the borough.

4.11 A community-focussed, innovative Council providing efficient, effective and quality services.

4.11.1 Funding has supported a range of practical improvements designed to enhance the cleanliness, safety and accessibility of local neighbourhoods. These projects contribute to creating well-maintained public spaces, encourage civic pride and help ensure residents can enjoy safe and welcoming environments.

- New waste bins have been installed in the wards of Priorslee, Wrockwardine Wood & Trench, Oakengates & Ketley Bank, Lawley, Horsehay & Lightmoor, Ketley, Haygate & Park and Newport East, helping to reduce litter and maintain cleaner public spaces for residents and visitors.
- Measures have also been introduced to address environmental issues associated with animal waste. In Muxton, pigeon deterrents have been installed around a local play area to improve cleanliness and usability. Meanwhile, communities in Priorslee, Overdale & The Rock, Lawley and Malinslee & Dawley Bank have benefited from the provision of dog waste bags, encouraging responsible pet ownership and supporting cleaner neighbourhoods.
- Meanwhile in The Nedge a new fly-tipping removal scheme has been introduced alongside signage in known hotspot locations promoting bulky waste collection services. The initiative aims to reduce environmental crime, improve the appearance of local areas and raise awareness of responsible waste disposal options.

4.11.2 Funding has also supported a range of initiatives that enhance public health, community safety and resident wellbeing, helping to create safer environments and ensuring communities are better equipped to respond to emergencies.

- Improvements to public lighting have been delivered across the borough, enhancing visibility and personal safety in community spaces. This includes a £1,030 grant in Muxton for solar lighting along the footpath linking Saltwells Drive to the local play park, a £1,600 grant for additional lighting around the bandstand in Hartshill Park in Oakengates & Ketley Bank, and a £750 contribution towards light shields for upgraded LED floodlighting at the bowling greens in Bowring Park, Ercall.
- Access to potentially life-saving equipment has been strengthened through the installation of new defibrillators in Arleston & College, The Nedge and Malinslee & Dawley Bank. Existing defibrillators in Priorslee and Horsehay & Lightmoor have also been maintained through the purchase of replacement batteries and pads, helping to ensure these vital community assets remain operational and readily accessible.
- Emergency response services have also received support. West Mercia Search and Rescue benefited from a £600 grant from Ercall, helping the organisation continue its valuable work in supporting emergency incidents and vulnerable people. In Newport South, a £727 grant contributed towards a new Community Response Vehicle for Newport First Responders, strengthening local emergency response capabilities and supporting community resilience.
- Residents will also be better equipped to travel safely during periods of severe winter weather through the provision of new grit bins in Arleston & College, Newport West, Horsehay & Lightmoor, Muxton, Ercall Magna, Dawley & Aqueduct, Overdale & The Rock, Haygate & Park and Donnington.

4.11.3 Investment has also been made in projects that improve road safety and help create safer environments for all road users such as a £1,000 grant in Ercall Magna to support road safety improvement works at Moorhead.

4.11.4 And finally Effective communication remains an important part of building connected and informed communities. To support this, new community noticeboards have been installed in Malinslee & Dawley Bank, Church Aston & Lilleshall and Wrockwardine. These noticeboards provide residents with a valuable source of information about local events, activities, services and community opportunities, helping to strengthen local engagement and ensure residents remain connected to community life.

4.12 Next Steps

- 4.12.1 The Councillors Pride Fund continues for 2026/27, with each Councillor once again having £5,000 to allocate in their ward. The final deadline for proposals is 1 February 2027.

5.0 Alternative Options

- 5.1 The Councillors' Pride Fund is in its eleventh year, with its predecessors going back to 2011. As a Co-operative Council, communities are at the heart of everything the Council does. The Councillors' Pride Fund is firmly rooted in the programme of support offered to establish strong, safe, healthy and vibrant communities.

6.0 Key Risks

- 6.1 The Councillors' Pride Fund operates under a grant application process with successful applicants subject to agreement to grant terms and conditions before the payment of any grant, processes are in place to mitigate the risks associated with grant giving.
- 6.2 Spot monitoring of the Councillors' Pride Fund is undertaken by monitoring a random sample of funded projects to ensure monies are spent as agreed. Monitoring is proportionate to the level of funding received.

7.0 Council Priorities

- 7.1 All applications to the Councillors' Pride Fund must address one or more of the Council Priorities, these are:
- Every child, young person and adult lives well in their community
 - Everyone benefits from a thriving economy
 - All neighbourhoods are a great place to live
 - Our natural environment is protected, and the Council is taking a leading role in tackling the climate emergency
 - A community-focussed, innovative Council providing efficient, effective and quality services.

8.0 Financial Implications

- 8.1 The 2025/26 budget allocation for the Councillors' Pride Fund was £270k which provides funding of £5k per Ward Councillor. All of this budget is funded from one offs (On Your Side Investment Programme).
- 8.2 The Finance Team work with the Community Funding Officer throughout the year to ensure that the funding is allocated to Wards.

9.0 Legal and HR Implications

- 9.1 The general power of competence under section 1 of the Localism Act 2011 allows local authorities to do anything which individuals generally may do which includes making funding available for projects such as those identified in this report, provided that such funding is part of the budget and policy framework.
- 9.2 In reaching decisions about the allocation of funding, it is necessary to ensure that such decisions are made in a fair, reasonable and transparent manner and take account of the public sector equality duty. The budget is subject to consultation on an annual basis as well as being considered by the Council's scrutiny committee and, therefore, the appropriate processes have been followed.
- 9.3 This report does not raise any specific implications for HR.

10.0 Ward Implications

- 10.1 This report has a positive borough wide impact, all wards within the borough are allocated funding based on the number of ward Councillors in that area.

11.0 Health, Social and Economic Implications

- 11.1 The Councillors' Pride Fund continues to have a positive impact on the health, social and economic wellbeing of residents. The scheme distributes funding to a range of projects enabling residents to engage in social and wellbeing activities, access physical activity opportunities, enjoy local green spaces or contribute to their communities and promote the borough. Many projects funded deliver benefits across multiple outcomes. For example, projects that enhance social wellbeing often also support improved health and wellbeing through increased social interaction and community engagement.

12.0 Equality and Diversity Implications

- 12.1 As a local authority serving a mixed rural and urban geographical area with an increasingly diverse population, we recognise the importance of equity of service and fostering inclusion, as well as celebrating and promoting diversity.
- 12.2 The Councillors' Pride Fund supports Councillors to engage with their entire community and understand their specific needs when developing proposals and ensures they meet the aims of the Public Sector Equality Duty, s149, Equality Act 2010, including to;
- eliminate unlawful discrimination,
 - advance equality of opportunity, and
 - foster good relations.

13.0 Climate Change, Biodiversity and Environmental Implications

- 13.1 As this report demonstrates the Councillors' Pride Fund is one of many ways in which the Council is helping to support the wider Climate Change Borough Partnership to meet its aspirations on this agenda.

14.0 Background Papers

- 1 Cabinet Paper, 4 December 2025: [Councillors' Pride Fund 2024/25: Helping to Protect, Care and Invest to Create a Better Borough](#)
- 2 Cabinet Paper, 5 December 2024: [Councillors' Pride Fund 2023-24: Helping to Protect, Care and Invest to Create a Better Borough](#)
- 3 Cabinet Paper, 4 January 2024: [Councillors' Pride Fund 2022-23: Helping to Protect, Care and Invest to Create a Better Borough](#)
- 4 Cabinet Paper, 13 October 2022: [Councillors' Pride Fund 2021-22: Helping to Protect, Care and Invest to Create a Better Borough](#)
- 5 Cabinet Paper, 23 September 2021: [Councillors' Pride Fund - Helping to Protect, Care and Invest in our Communities.](#)
- 6 Business Briefing, 27 February 2020: Councillors' Pride Fund Update (due at Cabinet 19 March 2020, postponed due to the pandemic)

15.0 Appendices

- Appendix 1 Groups Awarded Funding from the Councillors' Pride Fund 2025/26

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Director	08/09/2026	12/09/2026	KK
Legal	16/09/2026	16/09/2026	ON
Finance	16/09/2026	17/09/2026	TD

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Appendix 1: Groups Awarded Funding from the Councillors' Pride Fund 2025/26

Note: Some projects have been supported by multiple wards/applications

1st Priorslee & St Georges Scouts
1st Priorslee Rainbows & Brownies
1st St Georges Brownies
1st St Georges Rainbows
1st Telford Boys Brigade & Girls Association
4 All Foundation, Arleston Youth Club
A Better Tomorrow CIC
Acorn Singers Group
Activities at Dawley Baptist Church
Additional Lighting, Bandstand, Hartshill Park, Oakengates Town Council
AFC Telford United Kicks, Lightmoor Village Free Youth Football Club
Afro Culture Heritage CIC
Age UK Turnpike Court
Allscott Meads Primary Academy, musical instruments
Arleston Coffee and Craft Group
Arleston Memories Group
Armed Forces Café (Telford MIND)
Armed Forces Community Games and Book Club, Horsehay Golf Club
Armed Forces Community Outreach, St Georges
Armed Forces Community Outreach Donnington, Craft, Sewing and Art Classes
Armed Forces Community Support Lunch (Oakengates Town Council)
Armed Forces Day, Over 60s Lunches (Madeley Town Council)
Armed Forces Event & Half Term Activities (Great Dawley Town Council)
Armed Forces Events Programme (Oakengates Town Council)
Art Murals, Hollinswood Primary School
Baby Babble
Baby Memorial Jubilee Woods
Belmont Community Hall, group trip
Bird & Bat Boxes, Green Guarantee site in Aqueduct
Black History Month Celebration (Telford African & Afro Caribbean Resource Centre)
Board Games, Youth Club, & Opening Event (St Georges & Priorslee Parish Council)
Book and Games Club (The Silver Threads Hall)
Bournville Village Trust, Community Event
Bowring Park Light Shields
Brookside Central Pantry
Bulb Planting, Kingfisher Way estate, opposite the Teresa Way junction
Bulb Planting, Newfield Road
Bulb Planting, Priorslee Avenue
Bulbs & Planting, Shawbirch Road
Bulky Waste Signage, Hollinswood

Burton Borough School, Rowing Machines
Burton Borough School, Year 11 Leavers
Bus Shelter Art (Hadley & Leegomery Parish Council)
Bus Shelter Art, Dale Acre Way and Dunsheath (Hollinswood & Randlay Parish Council)
Bus Shelter Art, St Georges
Captain Webb 150th Anniversary Book for children
Children in Care, Hotshot Celebrations and House of Commons Visit
Chillcott Gardens Activities Club
ChitChat Group, Hollinswood
Christmas Activities (Wrockwardine Wood & Trench Parish Council)
Christmas Event, Residents Association Breton Park
Christmas Float around St Georges
Christmas Gifts for Children in Care (Hadley & Leegomery Parish Council)
Christmas Light Switch on and Christmas Gifts (Oakengates Town Council)
Christmas Light Switch on Event (Wellington Town Council)
Christmas Lights, Lawley (Lawley & Overdale Parish Council)
Christmas Lights, Overdale (Lawley & Overdale Parish Council)
Christmas Market & Light Switch on Event (Donnington & Muxton Parish Council)
Christmas Selection Boxes for Children, Dawley & Aqueduct, Horsehay & Lightmoor, Malinslee & Dawley Bank
Christmas Smile
Christmas Tree, Timbers Estate
Christopher Turley Armed Forces Hub
Church Aston Play Area, report on future play provision
Club 2000 Sports and Leisure Club
Coach Trip to Llandudno (Madeley Town Council)
Coach Trips (Lawley & Overdale Parish Council)
Coalbrookdale & Ironbridge Community Centre Association
Coalport Village Hall
Coffee Morning at Park Lane Centre
Community Cuppa, Church Aston
Community Garden Party and Windrush Day Celebration (Telford African & Afro Caribbean Resource Centre)
Container Mural, Friends of Holmer Lake and Madebrook
Cosy Café, refreshments and craft materials
CultureKind Chinese Community, VE80 Day Event
Daniels Cross Park, Playground Refresh
Dawley Social Club, CCTV Upgrade
Dawley Town FC
Dawley Youth Club (Great Dawley Town Council)
Dawley Youth Club Recycling Project
Defibrillator & Storage Cabinet, Malinslee Centre
Defibrillator at Chinese Cultural Centre
Dharm Association

Dog Waste Bags (Lawley & Overdale Parish Council)
Dog Waste Bags (Newport)
Dog Waste Dispensers, Bags, and Christmas Lighting (St Georges & Priorslee Parish Council)
Donnington & Muxton Parish Council, VE80 Day Event
Donnington & Muxton Youth Club
Donnington Boxing Club
Donnington Community Hub Event
Donnington Friends of Severn Hospice
Donnington Sip & Social Group
Donnington Snug (Donnington & Muxton Parish Council)
Donnington Youth Club Gardening Project
Easter Eggs for Primary School Children, Dawley & Aqueduct, Horsehay & Lightmoor, Malinslee & Dawley Bank
Easter Trail (Lawley & Overdale Parish Council)
Education Hub (The Hub on the Hill Community Centre)
Ercall Magna Royal British Legion
Ex-Forces to Community's CIC
FIT4ALL Community Group
Fly Tip Removal Scheme, Hollinswood
Football Nets (Donnington & Muxton Parish Council)
Forget Me Not Group
Friends of Apley Woods, equipment, running costs etc
Friends of Dawley Park, Carved Log
Friends of Dothill and Shawbirch Local Nature Reserve
Friends of Granville Country Park
Friends of Horsehay Pool and Environs
Friends of Hurley Brook
Friends of Telford Town Park
Frizes Leasowe Wrekin Housing Group
FunZone (Stirchley and Brookside Parish Council)
Gorge Film Club, VE80 Day Event
Gresham Drive Play Park, Interactive Play Equipment
Grit Bin, McGowan Close, near Roundabout at Arleston Lane
Grit Bin, Oak Road
Grit Bins, Dawley & Aqueduct
Grit Bins, Donnington
Grit Bins, Doseley
Grit Bins, Ellerdine & Rowton
Grit Bins, Ercall Magna
Grit Bins, Horsehay & Lightmoor
Grit Bins, Kynnersley & Preston Road
Grit Bins, Meadow Grove Estate
Grit Bins, Muxton
Grit Bins, Orleton Lane

Grit Bins, Regent St & Bayley Road
Grit Bins, Waters Upton
Haberdashers' Abraham Darby, Mental Health Ambassadors
Hadley Youth Club
Healthy Mind, Healthy Bodies, Malinslee
Holiday Activities for Children (Lawley & Overdale Parish Council)
Hollinswood Youth Club
Holy Trinity Academy, Eco project
Home Education Wellbeing Sessions at Park Lane Centre
Home-Start Telford & Wrekin, Big Give Campaign 2025
Horsehay Village Hall
Ironbridge & Coalbrookdale Civic Society, VE80 Day Event
Ironbridge Christmas Lights
Ironbridge Gorge Brass Band Festival
Ironbridge WWII Weekend
Jackfield Village Hall Fund
John Randall Primary School
Ketley Coffee Club
Kids Café Holiday Club (The Silver Threads Hall)
Klasique Dance Troupe
Knit and Natter Group, St Georges
Kushdil, VE80 Day Event
Kushdil Day Centre
Kynnersley Gardening Club
Ladygrove Year 6 Leavers Trip
Land Clearance, Cedar Close
Lantern Academy Bungalow Youth Club
Lantern Academy Christmas
Lantern Academy Year 6 Leavers
Large Print & Audio Books for Lawley Bank Court
Lawley Bank Court Entertainment
Lawley Christmas Fayre
Lawley Community Centre, Pantomime Productions
Lawley Community Garden, Woodland Bulbs
Lawley Primary School, Shed for Nursery
Lawley Primary School, Swimming for Year 3 Students
Lawndale Sheltered Housing, Christmas Activities
LCT Food Hubs
Learn Telford Job Fairs in Sutton Hill
Leavers Hoodies for the Linden Centre
Leavers Prom, Lunch, and Hoodies, Woodlands Primary School and Nursery
Lilleshall Local History Group
Lilleshall Pre School Play Group
Little Apley Pools, remove and install new bench
Live Well Hub, Donnington Community Hub

Live Well Hub, The Silver Threads Hall
Madeley Social Group
Madeley Town Council, VE80 Day Event
Marshbrook Way Half Ball Court, Drainage
Meadows Primary School & Nursery, London Trip
Memorial Tree Relocation, open space Sutherland Grange
Memory Garden, Arleston Community Centre
Mental Health Celebration Event
Models for Heroes, Hadley & Leegomery
Models for Heroes, Madeley & Sutton Hill
Models for Heroes, Priorslee
Models for Heroes, St Georges
Moorhead Highways Scheme
Muxton Ladies Group
Muxton Primary School PTFA, Educational Equipment for Muxton Primary School
Muxton Spring Fayre 2026 (Donnington & Muxton Parish Council)
Nature Education Sessions, Holmer Lake Primary School
New Battery for Public Defibrillator (Foresters Arms, Horsehay)
New Bench, at bus stop adjacent to Old Ben Homes
New Bench, Jockey Bank Gardens
New Bench, Lime Tree Walk
New Bin, A41 adjacent to Drovers Way
New Bin, Cycle Route 81
New Bin, Ketley
New Bin, Mossey Green
New Bin, near Teagues Bridge School
New Bin, Red Lees
New Bin, Simpsons Pool
New Bin, Woodlands Avenue
New Bins, Lawley
New Books, Community Library Malinslee
New Noticeboard, Dawley Bank
New Noticeboard & Flowering Pots (Chetwynd Aston & Woodcote Parish Council)
New Noticeboard (Wrockwardine Parish Council)
Newdale Primary School, Equipment for Playground
Newdale Primary School, Transport to Swimming
Newport Bell Ringers equipment
Newport Cycling Club, coaching and equipment
Newport First Responders
Newport in Bloom
Newport Visually Impaired Persons Association
Nigeria Telford Community, Black History Month
Nigeria Telford Community, Flavour Town
Nova United Football Club Under 6's
Nova United U13 Girls

Old Park Year 6 Leavers Trip
Outdoor Games Equipment (The Hub (Youth Café) Project)
Over 60s Christmas Meal (Lawley & Overdale Parish Council)
Overdale Christmas Fayre (Lawley & Overdale Parish Council)
Painting Metal Butterflies on Shawbirch Roundabout
Pantomime Tickets, My Options
Park Lane Centre, VE80 Day Event
Picnic in the Park Event (Lawley)
Pigeon Deterrent (Muxton)
Planters, Apley Castle
Planters, Overdale, The Rock, and Old Park
Play Area Drainage, Church Aston Play Area
Playing Field Improvements and Tree Survey (Little Wenlock Parish Council)
Primal Instincts Telford C.I.C
Priorslee Academy, Eco project
Priorslee Residents Association, Santa Sleigh 2026
PSG Football Club
Public Computer & Internet Access (The Hub on the Hill Community Centre)
RAF 2379 (Dawley) Squadron ATC
Randlay Colts Junior Football Club (Under 10s Swifts)
Randlay Colts Junior Football Club (Under 10s Whites)
Randlay Primary School, Allotment Project
Randlay Primary School, Swimming Trips
Redhill Primary Academy, Defibrillator
Redhill Primary Academy, Eco project
Refurbished Computers, Park Lane Centre
Re-paint Muxton War Memorial Railings
Replacement Bench, Canongate
Replacement Bench, Frizes Leasowe
Replacing Trees in Covid Memorial Woodland
Resolve Wombridge Common Pathway Flooding
Royal Naval Association, Newport Branch
Salvation Army Youth Club
Santa Sleigh, Food Parcels & Christmas Dinner, Telford & Wrekin Interfaith Council
SASA (Shawbirch and Surrounding Area) Wellbeing Hub
Self Defence Classes, Muxton
Severn Drive Play Area, inclusive playground equipment
Severn Hospice, screens to enhance privacy
Shrewsbury & Newport Canals Trust
Shropshire Chess Association
Shropshire Supports Refugees, outreach support
Solar Lights on Footpath in Muxton between Muxton Lane and Saltwells
Southall School, playground equipment
Span Meadow Quadrant, dig out beds and install decorative bark

St Georges & Priorslee Parish Council, VE80 Day Event
St George's CE Primary School, Christmas activities
St George's Forest School
St Georges Partnership, Community Events
St Johns Church, Great Bolas, Remembrance activities
St Leonards Church, Windows for community space
St Lukes Primary School, End of Year Trip
St Patrick's Catholic Primary, Arthog Trip
St Peter's Bratton C of E Academy, Mark My Play Project
St Peters Church, Warm Space
Stay and Play Activity Group (Donnington & Muxton Parish Council)
Summer Activity Days (G.O.A.T.S Summer Club)
Summer Event (Ketley Parish Council)
Summer Fun Day, Arleston
Summer Picnic, Madeley & Sutton Hill
Summer Picnic, Woodside
SummerFest Event (Lawley & Overdale Parish Council)
Sunflower Community Café, Telford & Wrekin CVS
Sustainable Newport
Sutton Hill Social
Swan Barriers, Newport
Tea, Toast and Talk Group, Overdale
Teagues Bridge Primary School, Year 6 Leavers
Teddy Bear Picnic and Healthy Caterpillar Event (The Silver Threads Hall)
Telford & Wrekin CVS, events in Wellington
Telford & Wrekin Young Carers
Telford & Wrekin CVS, VE80 Day Event
Telford Christian Council Supported Housing (Stay)
Telford Crisis Support
Telford Gateway Club, Day Trips
Telford Steam Railway
The Anstice, Activities
The Extra Chromie Club
The Holly Project at YMCA
The Little Theatre Donnington Society, VE80 Day Event
The Little Theatre Donnington Society, roof repairs
Thomas Telford Primary Free School, Eco project
Tibberton Community Shop
Tibberton Times
Tibberton Trot
Tibbfest
Toddler Group, Leegomery
Village Green Disabled Access (Kynnersley Parish Council)
Walk to School Scheme (Hollinswood & Randlay Parish Council)
Walton Court Retirement Living Scheme Wrekin Housing Group, Christmas Meal

Waters Upton Parish Council, VE80 Day Event
Waters Upton Village Green, Natural Play
Wellington Boxing Academy
Wellington Community Library & Residents Hub
Wellington Methodist Church Art Group
Wellington Remembrance Mural
Wellington Town Council, Defibrillator (Cock Hotel, Wellington)
Wellington Town Council, VE80 Day Event
West Mercia Search and Rescue
Wiggle & Giggle at The Hub on the Hill Community Centre
Wildflower Area in Lawley Bank
Wildflower Area in St Georges
Wombridge Primary School, Year 6 Leavers
Woodside Youth Club
Wrockwardine Wood C of E Junior School, Sensory room
Wrockwardine Wood CE Junior School, End of Year Trip
Wrockwardine Wood Infant School, Storytelling Chair
Wrockwardine Wood Toddler Group
Youth Club & Activities, Wrockwardine Wood & Trench
Youth Club (Ketley Parish Council)
Youth Graffiti Workshop and Bus Stop Graffiti Art
Youth Provision in Lawley and Overdale Parish



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Borough of Telford and Wrekin

Cabinet

Thursday 15 October 2026

Innovative Approaches to Alternative Accommodation Scrutiny

Working Group Report

Cabinet Member:	Cllr Zona Hannington – Cabinet Member: Finance and Resident Services Cllr Nathan England – Cabinet Member: Safer Street and Better Housing
Lead Director:	Anthea Lowe – Director: Policy & Governance
Service Area:	Policy & Governance
Report Author:	Ashley Hickman – Democracy Officer
Officer Contact Details:	Tel: 01952 382589 Email: ashley.hickman1@telford.gov.uk
Wards Affected:	All Wards
Key Decision:	Not Key Decision
Forward Plan:	Not Applicable
Report considered by:	SMT – 22 September 2026 Business Briefing – 1 October 2026 Cabinet – 15 October 2026

1.0 Recommendations for decision/noting:

It is recommended that Cabinet:-

- 1.1 Notes and endorses the recommendations of the Business and Finance Scrutiny Committee and Communities Scrutiny Committee and provides a response to the recommendations as outlined in the report at **Appendix A**.

2.0 Purpose of Report

- 2.1 The purpose of this report is to present the findings and recommendations of the Innovative Approaches to Alternative Accommodation Joint Scrutiny Member Working Group and seek Cabinet's approval of those recommendations as summarised below and detailed in **Appendix A**

That having considered all the information that they were provided with, Members recommended that:

- a) the Council continue to develop site options for one-bedroom delivery on existing council owned sites as part of a wider portfolio of delivery, using best mix and design to maximise delivery and viability; and
- b) a pilot scheme be progressed with Housing Plus Group to consider viability of delivering a housing solution on a garage site(s) recognising the constraints and if innovation can support delivery.

3.0 Background

- 3.1 At its meeting on 11 March 2026, the Business & Finance Scrutiny Committee agreed to establish the Innovative Approaches to Alternative Accommodation Joint Working Group with support from members of the Communities Scrutiny Committee to explore innovative forms of accommodation including the conversion of existing buildings, modular housing, micro-homes and other innovative forms of accommodation.
- 3.2 The Joint Working Group was established as a six-month review to gather evidence, consider learning from other authorities and develop recommendations for consideration by Cabinet.
- 3.3 The Joint Working Group met on four occasions between 27 April 2026 and 22 September 2026. Members received data relating to housing need within the Borough, considered examples of alternative housing solutions presented by external organisations and explored a range of development options for Council-owned sites. The evidence gathered informed the Working Group's assessment of how innovative housing approaches could contribute to meeting local housing demand and increase housing supply within the Borough.
- 3.4 The Working Group heard from an external witness, Louise Davidson, Head of Housing and Delivery at Bristol City Council who provided case studies and lessons learned following their approach to delivering innovative housing solutions.
- 3.5 As part of the work undertaken, initial engagement with Housing Plus Group (HPG) has also commenced to explore the potential for a pilot scheme focused on the redevelopment of existing garage sites.
- 3.6 The Joint Working Group reported its findings and recommendations to both the Business & Finance Scrutiny Committee and Communities Scrutiny Committee prior to submission to Cabinet for consideration.

4.0 Summary of main proposals

- 4.1 The Innovative Approaches to Alternative Accommodation Joint Working Group undertook a review of innovative housing solutions and alternative accommodation models to consider how these approaches could contribute to meeting identified housing need within the Borough and support the delivery of additional housing supply. The report at **Appendix A** outlines the series of work that was undertaken by the Joint Working Group between 27 April 2026 and 22 September 2026.
- 4.2 Through consideration of evidence provided by officers, external organisations and stakeholders, the Joint Working Group examined a range of alternative housing models, including modular housing, micro-homes, the conversion of existing buildings and the redevelopment of underutilised sites. Members considered both the opportunities and challenges associated with these approaches, including viability, deliverability, planning considerations and their potential contribution towards addressing local housing demand.
- 4.3 The Joint Working Group concluded that innovative housing solutions could form part of a broader approach to increasing housing provision within the Borough and identified opportunities for further exploration and development. In particular, Members recognised the potential benefits of utilising Council-owned land and pursuing partnership working with registered housing providers to deliver alternative forms of accommodation.
- 4.4 Following completion of its review, the Joint Working Group developed a series of recommendations, set out in **Appendix A** for Cabinet's consideration.

5.0 Alternative Options

- 5.1 Whilst Cabinet are being asked to approve the recommendations from the Working Group, it could determine that some or all of the recommendations are not necessary.
- 5.2 In accordance with guidance from the Centre for Governance and Scrutiny (CfGS), where Cabinet decides not to adopt some or all of the recommendations, it should provide reasons for reaching this outcome.

6.0 Key Risks

- 6.1 There are no direct risks arising from this report. However, should Cabinet approve the recommendations contained within **Appendix A**, there may be financial, legal, planning, delivery and reputational risks associated with the development and implementation of any future proposals.
- 6.2 These risks will be fully assessed and managed through the Council's governance and decision-making processes as individual projects and business cases are developed.

7.0 Council Priorities

7.1 The recommendations in this report align with the following Council priorities:

- Every child, young person and adult lives well in their community
- Everyone benefits from a thriving economy
- A community-focussed, innovative council providing efficient, effective and quality services

8.0 Financial Implications

8.1 There are no direct financial implications arising from the recommendations in this report, which seek Cabinet's endorsement of the findings of the Joint Working Group and the further exploration of innovative approaches to alternative accommodation. No commitment to expenditure or to the delivery of a specific scheme is being sought at this stage.

8.2 Any future proposal or pilot scheme arising from the recommendations will require a detailed and fully costed business case before approval. This will need to identify the capital and revenue costs, including site preparation, acquisition or redevelopment, construction, professional fees, borrowing and financing costs, ongoing management, maintenance and lifecycle costs, together with any income, savings or cost avoidance. The business case should also assess affordability, value for money, procurement and delivery risks, and the sensitivity of the proposal to changes in costs, interest rates, timescales and anticipated demand.

8.3 Funding has not been identified within this report. Any proposal would therefore need to be supported by an identified funding source, which may include external grant, partner contributions, capital receipts and prudential borrowing. This will need to be approved as part of the Council's Medium Term Financial Strategy or separate Cabinet report. No expenditure will be incurred until the necessary business case, funding and approvals are in place.

9.0 Legal and HR Implications

9.1 The Council is required by the Local Government Act 2000 to maintain arrangements for overview and scrutiny of executive decision-making. The Innovative Approaches to Alternative Accommodation Joint Working Group was established by the Business & Finance Scrutiny Committee, with participation from members of the Communities Scrutiny Committee, in accordance with the Council's constitutional arrangements and approved Terms of Reference. The recommendations before Cabinet represent the outcome of that scrutiny review process.

9.2 Cabinet is entitled to accept, reject or amend the recommendations put forward by the Working Group. Where Cabinet determines not to adopt some or all of the

recommendations, reasons should be provided in accordance with recognised scrutiny good practice.

9.3 This report does not itself seek approval for the acquisition, disposal, development or construction of housing schemes and therefore does not give rise to any immediate legal implications or commitments. Should Cabinet agree that further work is undertaken in relation to the recommendations, any future proposals will require separate consideration and approval through the Council's governance processes. At that stage, detailed legal advice will be required in relation to matters including planning, land ownership, housing, procurement, subsidy control, contractual arrangements and any partnership arrangements with registered providers or other delivery partners.

9.4 Equality impacts, environmental considerations and any statutory consultation requirements associated with future proposals should be assessed as part of the development of individual projects and accompanying decision reports.

10.0 Ward Implications

10.1 There are no specific ward implications arising directly from this report. Any ward implications associated with future proposals developed as a result of the recommendations will be considered as part of the relevant decision-making processes.

11.0 Health, Social and Economic Implications

11.1 There are no health, social or economic implications arising from this report. However, should Cabinet approve the recommendations contained within **Appendix A** and seek to explore opportunities to increase housing provision within the Borough and any future proposals brought forward may have associated health, social and economic benefits which will be considered as part of the development of individual projects.

12.0 Equality and Diversity Implications

12.1 There are no direct equality and diversity implications arising from this report. Any equality implications arising from the implementation of recommendations approved by Cabinet will be considered as part of the development of future proposals and decision-making processes.

13.0 Climate Change, Biodiversity and Environmental Implications

13.1 There are no climate change, biodiversity and environmental implications directly arising from this report. Any implications associated with future housing proposals developed as a result of the recommendations will be considered and assessed through the appropriate approval processes.

14.0 Background Papers

- 1 Business & Finance Scrutiny Committee – Innovative Approaches to Alternative Accommodation Working Group – 11 March 2026
- 2 Business & Finance Scrutiny Committee – Appendix A Examples of Innovative Alternative Accommodation – 11 March 2026
- 3 Business & Finance Scrutiny Committee Minutes – 11 March 2026
- 4 Business & Finance Scrutiny Committee Minutes – 30 September 2026
- 5 Communities Scrutiny Committee Minutes – 1 October 2026

15.0 Appendices

- A Innovative Approaches to Alternative Accommodation Working Group Report
- B Joint Working Group Terms of Reference

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Director	02/10/2026	05/10/2026	KK
Legal	02/10/2026	05/10/2026	DTW
Finance	02/10/2026	05/10/2026	MLB



Innovative Approaches to Alternative Accommodation

Report of the Business & Finance Scrutiny and Communities Scrutiny Joint Working Group

1. Introduction

- 1.1 The Borough of Telford and Wrekin continue to experience population growth and increasing demand for a range of housing options that meet the evolving needs of local residents. In particular, there is a recognised need to explore opportunities for smaller, affordable and flexible forms of accommodation, including options suitable for single-person occupancy.
- 1.2 In response to these challenges, the Business & Finance Scrutiny Committee established the Innovative Approaches to Alternative Accommodation Working Group, working jointly with members from the Communities Scrutiny Committee.
- 1.3 The purpose of the Working Group was to examine innovative and alternative forms of accommodation, including the repurposing of existing structures, modular and micro-unit developments and other creative housing solutions.
- 1.4 The Working Group heard that approximately 14,000 social housing properties represented 18% of the Borough's overall housing stock and that recent data indicated the requirement for a further c.700 social/affordable homes per annum to meet local housing need.
- 1.5 It was also noted that amongst the properties offered to the Local Authority for nominations by Registered Providers (RP), there had been no availability of five-bedroom social housing properties for the previous three years and one-bedroom social housing properties had the highest demand accounting for 60% of all social housing demand. Demand for social housing comes via homelessness applications and also from the adults and children's teams.
- 1.6 Not all referrals from the Council into RP properties are successful with households failing affordability tests being one of the main reasons RPs may refuse nominations.
- 1.7 Members heard that any increase in housing supply through Council-led development could provide greater local influence over housing provision, meeting areas of unmet need, whilst helping to ensure that rents and ongoing living costs remained affordable for residents.
- 1.8 This report presents the findings of the Joint Working Group together with its conclusions and recommendations for consideration.

2.0 Working Group Meeting – 27 April 2026

- 2.1 Members of the Working Group were advised that the review would encompass garage conversions, modular and micro homes, Garden Pod accommodation and other compact dwelling solutions, together with consideration of their financial, planning, legal and regulatory implications.
- 2.2 Members were informed that the majority of existing one-bedroom accommodation within the Borough was provided through Houses in Multiple Occupation (HMOs), supported accommodation schemes and apartment developments.
- 2.3 Members acknowledged that while these properties have a role to play in providing a mix of tenure, these forms of accommodation were not always appropriate for all residents and did not always promote independent living.
- 2.4 The Working Group heard that there was a particular lack of affordable one-bedroom accommodation. Members noted affordability pressures arising from Local Housing Allowance (LHA) rates being capped at shared accommodation rates for single people under the age of 35. They also heard that high running costs and limited benefit income impacted on the sustainability of tenancies and created some challenges with delivering small schemes on constrained sites at social rent levels.
- 2.5 The Working Group was presented with a range of innovative accommodation models including micro homes, modular housing solutions and Garden Pods.

Micro Homes and Modular Accommodation

The Working Group heard that modern methods of construction, including off-site manufactured units could provide a number of potential benefits. These included lower construction costs, improved energy efficiency, reduced running costs for occupants and opportunities to develop sites that may otherwise be considered unviable through conventional housing models.

Members were advised that micro homes generally fell into two categories:

- Small units – that do not meet the nationally described space standards and are therefore more suitable for temporary or transitional accommodation.
- Large units – satisfy minimum space standards for permanent occupation but achieve space efficiency through innovative design features such as mezzanine floors and integrated storage solutions.

Potential benefits included more predictable construction costs, lower maintenance and lifecycle costs, reduced capital investment and eligibility for Homes England grant funding.

Garden Pods

Members heard about work the Council is already doing to explore the role that Garden Pods could provide in delivering sustainable, quality accommodation, particularly for young people stepping down from, or transitioning out of care. Officers advised that such an approach could support greater independence for young people while maintaining their relationships with foster families, increase capacity in foster care and deliver future cost avoidance.

Members were advised that a typical garden pod would comprise approximately 21 square metres of accommodation, with indicative installation costs in the region of £60,000 per unit.

- 2.6 Members welcomed the existing exploration of alternative housing solutions and emphasised the importance of ensuring that any future accommodation promoted dignity, aspiration and independence. Members also highlighted the need to understand the longevity, lifecycle costs and long-term sustainability of any innovative housing product. Further information was requested on housing need, viability, funding opportunities and examples from other authorities.

3.0 Working Group Meeting – 16 June 2026

Bristol City Council's approach to delivering Alternative Accommodation

- 3.1 The Working Group received a presentation from Louise Davidson the Head of Housing and Delivery at Bristol City Council on the Council's approach to delivering innovative housing solutions. The presentation included case studies, lessons learned and examples of housing schemes developed on small and constrained sites.
- 3.2 Members heard that Bristol City Council had delivered a successful housing programme using regeneration and infill sites to provide affordable housing. The programme had delivered 790 homes across a mix of social rent and shared ownership tenures.
- 3.3 At the time of the presentation, 15 sites were under construction and a further six sites were in pre-commencement stages. The programme used a range of construction methods, including traditional brick and block, timber frame, steel frame and modular construction. While many schemes had been successful, others had presented challenges and valuable learning opportunities.
- 3.4 Members recognised that Bristol City Council operated within a significantly different housing context when compared to Telford and Wrekin due to the scale of its housing stock and housing delivery programme. It was also noted that Bristol City Council operated a Housing Revenue Account (HRA).
- 3.5 Members acknowledged that different funding and delivery models would need to be considered locally, whilst recognising that many of the lessons learned from Bristol's experience remained relevant to the review.

3.6 Case Studies

Members considered several examples of housing schemes delivered by Bristol City Council:

- **Kingsland Development** utilised panelised timber-frame construction. The scheme achieved positive viability outcomes, delivered sustainability benefits and received Homes England funding.
- **Five aggregated small sites** used a combination of timber and steel frame construction which were also funded by right to buy receipts and delivered positive net value outcomes.
- **Marshall Walk** provided "Z-Pod" accommodation above a car park. The scheme proved expensive and delivered less favourable outcomes than anticipated.
- **Bell Close** transformed former garage sites using insulated panel construction. The scheme was considered a positive example of innovation tailored to site constraints. Some design amendments were required to address fire safety regulations. It was noted that costs were high and the scheme alone has a negative net value.

3.7 Members heard that Bristol City Council had also explored funding opportunities through the Smart Cities Challenge programme. Whilst this supported innovation and climate objectives, it sometimes presented planning challenges where standardised housing designs were not suitable for individual sites.

3.8 Although Bristol's overall programme generated positive value, some individual schemes cost significantly more to deliver than their end value. A key lesson learned was the importance of selecting housing solutions that were appropriate to each site's characteristics rather than applying a standard model across all developments.

3.9 Lessons Learned

The Joint Working Group heard that clear project objectives from the outset, robust housing need, appraisal and viability studies were all key takeaways following their delivery of innovative housing solutions.

3.10 Members were advised that strong Project Teams including consultants, architects and MMC or modular providers had been important to successful delivery. It was added that public procurement arrangements and site aggregation helped towards improving viability. Standardised designs also supported future management and maintenance.

- 3.11 It was recognised that innovation carried risks, including the potential for abortive costs, and that strong project leadership was essential throughout delivery. Additionally, early and sustained dialogue with local planning authority colleagues supported in the delivery of a successful programme.
- 3.12 Members recognised that many of these lessons particularly those relating to viability, site selection, project leadership and partnership working would be important considerations in informing decision-making for any future housing programme within the borough.
- 3.13 Members noted that, unlike Bristol City Council, the Council did not have access to Right to Buy receipts and would therefore need to consider alternative funding options alongside its legal duties.
- 3.14 Following consideration of the evidence provided by Bristol City Council and information presented by officers from the Council's Housing Team, Members recognised the need for further work to identify potential development sites and to assess their viability to support the development of a business case.
- 3.15 Members also noted the value of reviewing examples from other authorities that had undertaken similar work, particularly those operating within comparable financial and governance arrangements.
- 3.16 It was further recognised that the Council would need to establish clear priorities for any future housing programme, including consideration of affordable one-bedroom accommodation, housing for younger people and opportunities to reduce reliance on temporary accommodation needs across the borough.
- 3.17 Members agreed that the next stage of the review should focus on potential development sites within the Borough and consider how the lessons identified through the Bristol case studies could be applied locally. Further work was therefore undertaken to explore possible delivery models, assess site constraints and consider viability.

4. Working Group Meeting – 10 September 2026

- 4.1 Members received an update on potential housing development opportunities within Telford and Wrekin. It was noted that next steps included exploring delivery opportunities on Telford & Wrekin owned sites using innovative designs shared by Bristol City Council.
- 4.2 Members considered several housing options for a council owned site with potential for development. The first option was the GAP housing model, which could provide eight one-bedroom units. While the homes met Nationally Described Space Standards (NDSS), concerns were raised about the density of development and its impact on the living environment.
- 4.3 Alternative designs were reviewed, including a traditional one-bedroom housing model that could deliver seven larger units at a lower cost and a further option providing 12 one-bedroom apartments. Members noted that the apartment model offered the highest number of homes and provided a comparatively cost-

effective solution whilst still providing larger accommodation than the GAP model.

- 4.4 Members discussed the potential risks of delivering only one-bedroom accommodation on a site and considered whether a mixed development, including larger properties, would create a more balanced and sustainable community. It was noted that a mix of one, two, three and four-bedroom homes could improve both viability and long-term management of developments.
- 4.5 Members considered that one-bedroom apartments represented a more suitable option than the GAP housing model for the site assessed and agreed that future sites should be evaluated on their individual merits to determine the most appropriate form of development.
- 4.6 With regard to garage sites it was noted that there were 384 garages across 48 sites in South Telford. The majority of these were owned by Housing Plus Group (HPG) with none in Council ownership and an increasing pepper potting of private ownership within blocks. A proposal was considered to explore the possibility of working with Housing Plus Group on a pilot scheme to assess the viability of delivering housing on garage sites. It was recognised that there were a number of key considerations included parking provision, ownership arrangements, housing standards, overall viability and whether the approach could be replicated elsewhere.
- 4.7 A discussion took place regarding the level of need for one-bedroom accommodation. It was confirmed that housing needs continued to be monitored on an ongoing basis and that one of the areas of unmet demand was among younger people requiring one-bedroom accommodation. Members noted that a wider range of housing schemes and options were available for older people, resulting in a less significant gap in provision for that cohort.
- 4.8 Members noted that that initial engagement had taken place with Housing Plus Group regarding the identification of garage sites. Whilst a mixed-development approach remained the preferred option by Members, some sites may be more suitable for one-bedroom accommodation and should therefore be assessed on their individual merits.
- 4.9 The Director: Finance, People & IDT reiterated the importance of financial viability as a key consideration. It was noted that interest rates remained high and borrowing costs remained significantly higher than what was provided within the budget. It was advised that expectations should be managed accordingly and cautioned that, while a proposed scheme may have merits, it would need to demonstrate clear financial sustainability.
- 4.10 Officers advised that any development on Council-owned land would require a detailed business case to assess the most appropriate delivery model and viability. It was also noted that links with the Pride in Place Programme would be an important consideration when assessing future investment opportunities.

- 4.11 Members were advised that further work would continue developing housing proposals for Council-owned sites based on considering best mix for each site and also to progress discussions with Housing Plus Group regarding a potential garage site pilot scheme.

5. Working Group Meeting – 22 September 2026

- 5.1 The Housing Strategy and Commissioning Programme Manager reported that HPG had provided a list of potential garage sites for further consideration, primarily within the Brookside and Sutton Hill ward areas.
- 5.2 It was explained that HPG had narrowed its initial search to sites where it held full ownership of the garage block and where blocks comprised four or more garages. It was also reported that HPG was asked to provide site plans to assist with understanding the size, layout and suitability of the identified locations. Due to the short timescales between each working group meeting, this information was still to be received and a full evaluation of the sites had not yet been completed.
- 5.3 Members noted the proposed criteria for assessing and shortlisting sites. Key considerations included the mitigation of lost parking provision, any issues relating to mixed ownership, the type of accommodation to be delivered, whether units would be micro homes or Nationally Described Space Standards (NDSS) compliant, the intended tenure or end use of the properties, costs and the viability and replicability of any proposed model.
- 5.4 Preference would be given where demolition of poor-quality garages could improve visual amenity and natural surveillance, where vacant possession could be secured quickly and cost-effectively by HPG and where the level of voids would minimise the impact on existing residents. Consideration would also be given to opportunities to provide replacement parking or alternative garage provision following redevelopment.
- 5.5 Members sought clarification regarding the ownership of the proposed garage development sites. Officers advised that while preference would be for TWC to retain ownership of any properties developed ownership arrangements would be subject to ongoing discussions with HPG along with the viability of individual sites.
- 5.6 Members considered the proposed recommendations arising from the review and discussed the next steps for reporting to the Business & Finance Scrutiny Committee, Communities Scrutiny Committee and Cabinet. Members were content that the recommendations reflected the evidence gathered throughout the review and supported their inclusion within the final report.

6. Recommendations

- 6.1 Having considered all the information that they were provided with, Members made the following recommendations:
- a) that the Council continue to develop site options for one-bedroom delivery on existing council owned sites as part of a wider portfolio of delivery, using best mix and design to maximise delivery and viability; and
 - b) that a pilot scheme be progressed with Housing Plus Group to consider viability of delivering a housing solution on a garage site(s) recognising the constraints and if innovation can support delivery.

7. Conclusions

- 7.1 Members welcomed the opportunity to consider innovative approaches to alternative accommodation and recognised the significant demand for affordable one-bedroom accommodation across the Borough.
- 7.2 The Working Group supported further exploration of opportunities on Council-owned sites and through partnership working to assess innovative approaches to future housing delivery.
- 7.3 The Working Group expressed its thanks to the Director: Housing, Commercial & Customer Services, Director: Finance, People & IDT, the Housing Strategy and Commissioning Programme Manager and external witnesses who contributed evidence throughout the review process. Thanks were also extended to the Head of Housing and Delivery for Bristol City Council, for sharing examples of innovative housing delivery and lessons learned from Bristol's housing programme.

8. Membership

Member	Role
Councillor Giles Luter	Chair
Councillor Erin Aston	Committee Member
Councillor Sarah Sydra	Committee Member
Councillor Rachael Tyrrell	Committee Member
Councillor Peter Scott	Committee Member

Report prepared by Ashley Hickman (Democracy Officer)

ashley.hickman1@telford.gov.uk

Draft Terms of Reference

Scrutiny Committee Working Group: Innovative Alternative Accommodation

1. Purpose of the Working Group

- 1.1 The purpose of the Working Group is to explore, evaluate and make recommendations on innovative forms of alternative accommodation that could help address local housing needs. This includes unconventional housing models such as repurposing existing structures into accommodation suitable for single-person households, modular micro-units and other creative approaches.

2. Objectives

- 2.1 The working group will:-
- Assess local housing pressures and identify gaps
 - Review innovative housing models used elsewhere
 - Consider feasibility, including financial, planning, legal and regulatory implications
 - Explore opportunities for use of council-owned land, or public-sector owned redundant assets
 - Identify barriers and risks utilizing the RAIDO system of analysis (Risk, Assumptions, Issues, Dependencies, Opportunities);
 - Engage with relevant witnesses and subject-matter experts;
 - Develop evidence-based recommendations.

3. Scope

- 3.1 The review will consider garage conversions, micro-units, modular builds, pod structures, and other compact dwellings. It will also look at delivery models, regulatory frameworks, and social impact taking account of the growing and evolving needs of the Borough.

4. Membership

- 4.1 Membership will comprise 7 Members drawn from across the Business & Finance Scrutiny Committee (4) and Communities Scrutiny Committee (3)

and will be chaired by the Chair of the Business & Finance Scrutiny Committee.

- 4.2 Members will receive officer support from Housing, Planning, Prosperity and Investment, Insight, Legal and Finance.
- 4.3 The working group will be able to invite contributions from external parties.
- 4.4 Members of the working group will be asked to undertake activities outside of the formal working group meetings to collate evidence and information for consideration by the working group.

5. Chairing and Governance

- 5.1 The working group meetings will be informal and may take place either remotely via MS Teams or in person. Informal minutes will be taken.

6. Methodology

- 6.1 The working group may hold evidence sessions, site visits, case study reviews, and request officer and member research.

7. Outputs

- 7.1 The working group will produce a final report with findings and recommendations, including pilot opportunities and policy changes.

8. Timescale

- 8.1 The working group will operate for a period of approximately 6 months with around 6 – 8 meetings taking place during that time period. A draft report will be submitted to the Business & Finance Scrutiny Committee for consideration.

9. Review

- 9.1 These Terms of Reference may be amended by the working group.