



Borough of Telford and Wrekin

Business & Finance Scrutiny Committee

Wednesday 11 March 2026

Innovative Approaches to Alternative Accommodation

Working Group

Lead Director:	Anthea Lowe - Director: Policy & Governance
Service Area:	Policy & Governance
Report Author:	Anthea Lowe - Director: Policy & Governance
Officer Contact Details:	Tel: 01952 383219 Email: anthea.lowe@telford.gov.uk
Wards Affected:	All Wards
Key Decision:	Not Key Decision
Forward Plan:	Not Applicable
Report considered by:	Business & Finance Scrutiny Committee – 11 March 2026

1.0 Recommendations for decision/noting:

It is recommended that Scrutiny Committee:-

- 1.1 Considers the contents of this report;
- 1.2 Approves the proposals for a working group as set out at section 4 to this report; and
- 1.3 Delegates authority to the Director: Policy & Governance, in consultation with the Chair of the Business & Finance Scrutiny Committee, to make amendments to the proposals to enable a programme of work to be carried out and a report presented to the Committee.

2.0 Purpose of Report

- 2.1 The purpose of this report is to provide members of the Business & Finance Scrutiny Committee with draft proposals for a working group to consider innovative approaches to alternative accommodation and, specifically, to provide an outline of the work planned to enable a report to be presented to the Committee at a future date.

3.0 Background

- 3.1 Members will be aware that the Borough of Telford & Wrekin was originally designed to accommodate around 250,000 residents. The current population is just over 190,000. Growth since the creation of Telford as a new town in 1968 did not progress as quickly as originally anticipated. Since Telford Development Corporation was dissolved in 1991, the population of Telford has grown, and continues to do so.
- 3.2 As Members would expect, to accommodate a growing population, there is a need to ensure adequate accommodation is available. It is important that such accommodation meets a variety of needs – one example is smaller low-cost homes aimed at single-person households. Where possible, ideas which include the repurposing of existing property within the Borough would be of particular interest. An area where this is particularly necessary is the more densely built-out areas of the South Telford new town estates.
- 3.3 Given the recent government announcement of £20m Pride in Place investment, matched by the Council in the sum of £10m, into the South Telford area, there is an opportunity to consider whether or not any of the innovative alternative accommodation initiatives that have been explored in other parts of the country would be of benefit within Telford.

4.0 Proposals

- 4.1 It is proposed that the Business & Finance Scrutiny Committee should constitute a working group to explore alternative accommodation initiatives which could potentially be utilised within Telford & Wrekin and provide a paper to the Committee with any recommendations the working group considers appropriate.
- 4.2 Given the impact that any accommodation plans would have for communities within the Borough, it is recommended that an invitation is made to the Communities Scrutiny Committee to undertake a joint exercise with the working group made up of Members from across both the Business & Finance Scrutiny Committee and the Communities Scrutiny Committee. Specifically, it is recommended that:-
- The working group comprise 7 Members – 4 drawn from Business & Finance Scrutiny Committee and 3 drawn from Communities Scrutiny Committee;
 - The Chair of the Business & Finance Scrutiny Committee acts as chair of the working group;
 - As far as possible, the working group be politically-balanced;

- The working group meets, from 1 April to 30 September between 6 – 8 times to consider information from expert witnesses, including from other local authorities who may have taken an innovative approach to providing alternative accommodation within their towns;
- The Terms of Reference for the Working Group will be finalised and adopted at its first meeting – suggested draft Terms of Reference are attached at **Appendix A**.

4.3 Whilst it is a matter for the working group to decide which avenues it wishes to explore, some examples of innovative work from across the country are contained in **Appendix B** attached to this report. It is recognised, of course, that these are of varying scale and not all may be of relevance to the work of the working group.

5.0 Council Priorities

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

- All neighbourhoods are a great place to live; and
- A community-focussed, innovative council, providing efficient, effective and quality services.

6.0 Financial Implications

6.1 The activity of the working group will be met from existing resources. Advice will be provided to the working group on any relevant financial matters as the need arises.

7.0 Legal and HR Implications

7.1 There are no direct legal or HR implications arising from the contents of this report. Legal advice will be provided on an ongoing basis in respect of the work carried out by the working group.

8.0 Ward Implications

8.1 Whilst the activity of the working group may focus on key areas of the Borough, as the Scrutiny Committee is not a decision-making body, there are no direct ward implications arising from this report.

9.0 Health, Social and Economic Implications

9.1 There are no direct health, social and economic implications arising from this report although the final report from the working group may identify some relevant factors.

10.0 Equality and Diversity Implications

10.1 There are no direct equality and diversity implications arising from this report.

11.0 Climate Change, Biodiversity and Environmental Implications

Innovative Approaches to Alternative Accommodation Working Group

11.1 There are no Climate Change, Biodiversity and Environmental Implications directly arising from this report.

12.0 Background Papers

12.1 None at this stage.

13.0 Appendices

- A Draft Terms of Reference
- B Examples of Innovative Approaches to Alternative Accommodation

14.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Legal	02/03/2026	03/03/2026	RP
Finance	02/03/2026	03/03/2026	ER