

## Pathfinder Programme Board- Highlight Report

**Reporting Period:** January 2025

**Date Completed:** 03/01/2025

**Completed by:** Sandy Kaur Johal

**Programme Status:**



Following capital review, proposal to proceed with revised option 2 was agreed at full council in February 2024.  
The revised package of projects was submitted to DLUHC as part of the pathfinder pilot and NBBC secured pathfinder status.

**Financial Status:**



Majority of projects are within budget, those at risk of a funding gap have identified savings and/or reallocation of funding as per revised delivery package of programmes 'option 2'.

**Key Risks:**

- Increase in costs on budget allocations.
- Ability to meet contracted funding outputs / outcomes / commitments (inc delivery timescales).

**Key activities for next reporting period:**

- BTL- confirmation of viable delivery plan in conjunction with the parks project.

**Project Title**

**Project Summary**

**Project Status**

**Financial Status**

**Key Milestones**

**Grayson Place- Abbey Street**

Phase 1 – Hotel is operational 10/09/2024. Discussions ongoing regarding the surface level car park.  
Phase 2- Contract was formally signed 20<sup>th</sup> December with BAM construction.  
Works are in progress, steel frames and upper floor has been installed of the college building. Works progressing on the cinema and foodhall.  
Grayson Place Limited is operational as company entity of NBBC.













- Complete orders for IT&C
  - Completion of Agreement for Lease & Lease with NW&SLC TBC
- Completion of hotel Q1 24/25.  
Phase 2 completion targeted Q1 2025/26.



**Digital Skills & Innovation Centre**

Planning Permission has been secured for the DS&IC and the remaining conditions are being discharged.  
Agreement for Lease & Lease are being progressed with NW&SLC to enable the Construction Contract to be let. NBBC are working closely with the college board and further discussions are taking place.



- Completion of Agreement for Lease & Lease with NW&SLC TBC
- Completion and handover targeted Q1 2025

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| <p><b>George Eliot Visitors Centre</b></p>   | <p>Planning approval submitted 9/2/24. Objections have been received will need to go to Planning Committee.</p> <p>Objections have been received will need to go to Planning Committee/Secretary of State. Whitbread's selling restaurant to M&amp;B – confirmation received this will not impact this project.</p> <p>Next steps: Gain planning approval and progress with tendering process.</p>           |    |    | <ul style="list-style-type: none"> <li>• Gain planning permission</li> <li>• Tender for works – Q1 25/26</li> <li>• Contractor appointment – TBC</li> <li>• Begin construction – TBC</li> </ul> <p>Completion target – Q3 25/26</p> |
| <p><b>The Saints</b></p>                     | <p>Building purchase completed. Ground floor has been completed. Entered into PCSA with Mayway to refurbish first floor.</p> <p>JCT design and build – agreed and signed. Works on site commenced and progressing in accordance with the programme.</p> <p>Agreement for NBBC to fund structural works (Cabinet 4/12/24 – min CB63)</p> <p>Lease close to completion.</p> <p>Next steps: complete lease.</p> |    |    | <ul style="list-style-type: none"> <li>• Project end date: Q1 25/26</li> </ul>  |
| <p><b>Parks Revival</b></p>                  | <p>Proceeding with consultant appointment and progression to next stage (RIBA 3 and beyond) of design development and subsequent contractor procurement.</p> <p>Agreed concept scope with Council Leader.</p>  |   |   | <ul style="list-style-type: none"> <li>• Appoint consultant team - TBC</li> <li>• Complete design development - TBC</li> <li>• Procure contractor - TBC</li> <li>• Completion target Q4 25/26</li> </ul>                            |
| <p><b>E-Mobility Hub</b></p>                 | <p>Towns Fund business case approved, Contractor/ delivery partner to be appointed. Provision of EV charging points to be included within Grayson Place development and design currently being developed.</p>  |  |  | <ul style="list-style-type: none"> <li>• Detailed design in development</li> <li>• Undertake selection of EV charging provider Q1 25/26</li> <li>• Complete construction and activate by Q3 25/26</li> </ul>                        |
| <p><b>Bedworth Physical Activity Hub</b></p> | <p>Two communication hoarding / boards have been erected adjacent to the existing leisure centre entrance, providing visuals of the proposed new facility.</p>   |  |  | <ul style="list-style-type: none"> <li>• Completion new build Q4 2024/25; overall outdoor elements Q1 2026/27</li> </ul>  |

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|                                | <p>Steel frames have been installed and works are progressing well. All weather pitch contractor secured.<br/>Upcoming photo event Feb/March on progress.</p> <p>Leisure procurement exercise underway for the new contract to commence upon handing over of the new BPAH.</p> <p>Operator assessments to be undertaken by the NBBC team, outcome expected early summer 2025.</p> <p>New leisure centre to be operational early 2025, external areas to be developed afterwards.</p> |   |   |  |
| <p><b>Bridge to Living</b></p> | <p>15 Bridge Street vacated, leaving only 20 Bridge Street occupied. We are working with these to find suitable alternative unit for them. Exploring options regarding development following demolition.<br/>Asbestos surveys nearing completion.<br/>Quotes being received to disconnect utilities.</p>   |  |  | <ul style="list-style-type: none"> <li>• All utilities disconnected</li> <li>• Quotes for demolition received</li> </ul> <p>Demolition complete Q1 2025/26</p> |