

Enquiries to: Jo Pierson

Direct Dial: 024 7637 6360

Direct Email: joanne.pierson@nuneatonandbedworth.gov.uk

Date: 20 September 2024

Our Ref: SPB/JP

Dear Sir/Madam

A meeting of the **SIMPLIFICATION PATHFINDER BOARD** will be held on Friday 27 September 2024 at 12.00 noon in the first-floor ball room at The Saints, Newdegate Street, Nuneaton, CV11 4ED.

Yours faithfully

TOM SHARDLOW

Chief Executive Officer

To: All Members of the Simplification Pathfinder Board:

Sean Farnell (Chair), Marion Plant (Vice-Chair).
Councillors: Nicola King (NBBC), Steve Hay (NBBC), Jan Matecki (WCC)
Alison Thompson, Amanda Bourne, Jenni Northcote, Jet Jones, Jodie Gosling (MP),
Leo Pollak, Les Ratcliffe, Lindsey Randle, Marion Plant, Rachel Taylor (MP) and
Stuart Noss.

AGENDA

ANNOUNCEMENTS

Please make sure all your mobile phones are turned off or set to silent.

1. APOLOGIES - to receive apologies for absence from the meeting.
2. MINUTES – of the meeting held on 7 June 2024 attached (Page 4).
3. DECLARATIONS OF INTERESTS - To receive declarations of Disclosable Pecuniary and Other interests in accordance with the Members' Code of Conduct.

Declaring interests at meetings

If there is any item of business to be discussed at the meeting in which you have a disclosable pecuniary interest or non- pecuniary interest (Other Interests), you must declare the interest appropriately at the start of the meeting or as soon as you become aware that you have an interest.

Arrangements have been made for interests that are declared regularly by Board Members to be appended to the agenda (**Page 9**). Any interest noted in the Schedule at the back of the agenda papers will be deemed to have been declared and will be minuted as such by the Committee Services Officer. As a general rule, there will, therefore, be no need for those Board Members to declare those interests as set out in the schedule.

There are, however, TWO EXCEPTIONS to the general rule:

1. When the interest amounts to a Disclosable Pecuniary Interest that is engaged in connection with any item on the agenda and the Board Member feels that the interest is such that they must leave the room. Prior to leaving the room, the Board Member must inform the Chair of the meeting that they are doing so, to ensure that it is recorded in the minutes.
2. Where a dispensation has been granted to vote and/or speak on an item where there is a Disclosable Pecuniary Interest, but it is not referred to in the Schedule (where for example, the dispensation was granted by the Council's Monitoring Officer immediately prior to the meeting). The existence and nature of the dispensation needs to be recorded in the minutes and will, therefore, have to be disclosed at an appropriate time to the meeting.
4. SAINTS PROJECT UPDATE – Regeneration Officer (NBBC)
5. SIMPLIFICATION PATHFINDER - circulated 28/08/2024 via email (Page 10) - update by the Programme Manager (NBBC).
6. HIGHLIGHT REPORT – presented by the Programme Manager (NBBC) – to follow.

7. ANY OTHER BUSINESS

8. EXCLUSION OF THE PUBLIC AND PRESS

Recommended that under section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting during consideration of the following item, it being likely that there would be disclosure of exempt information of the description specified in paragraph (iii) of Part I of Schedule 12A to the Act.

9. RISK REGISTER – presented by the Programme Manager (NBBC) – to follow.

10. DATE OF NEXT MEETING

Friday 3 January 2025 at 12.00 noon, Location – TBC

Future meeting dates:
TBC

NUNEATON AND BEDWORTH BOROUGH COUNCIL

SIMPLIFICATION PATHFINDER BOARD

7 June 2024

A meeting of the Simplification Pathfinder Board was held on Friday 7 June 2024. The meeting was held in Committee Room A, Town Hall.

Present: Sean Farnell (CWLEP) – Chair, Alison Thompson – WCAVA, Marcus Jones – MP, Stuart Noss (KEGS), Councillor Christopher Watkins (NBBC), Garry Palmer (WCC)

Officers in attendance: Jo Pierson (NBBC) - Mins, Jonathan White (NBBC), Kevin Hollis (NBBC) – presentation, Maria Bailey - (NBBC), Sandy Johal (NBBC)

Apologies: Jenni Northcote (GEH), Lindsey Randle (Mira), Marion Plant (NWSLC), Councillor Nicky King, Les Ratcliffe

SPB01: Site visit to the new Hilton by Hampton at Grayson Place took place.

SPB02 Chair's welcome and announcements

The Chair welcomed Board members to the meeting and introductions took place.

SPB03 Minutes

As this is the first meeting of the Simplification Pathfinder board, there are no previous minutes to agree. However, the minutes of the last Towns Deal Board meeting held on 8 December 2023, were confirmed and signed by the Chair.

SPB04 Declarations of Interests

Board members' interests for the meeting were as set out in a Schedule of Declarations of Interests, attached to the agenda.

SPB05 Bedworth Physical Activity Hub – presentation by KH.

KH gave a presentation:

- Bedworth Leisure centre built in 1974, has limited shelf life due to age. Most efficient option build new.
- LUF application submitted in June 2021, awarded £14.95m in October 2021 towards new build.

- Original LUF application submitted, upon initial RIBA 3 stage undertaken did not support increased construction / inflation costs within the industry.
- Revised scheme approved by NBBC Cabinet, working with Sport England to meet original aims / outcomes in applications submitted to LUF / Sport England.
- Sport England awarded initially £1.5m and increased to £2m to NBBC, towards delivery of new Active Design facility in Bedworth (Bedworth Physical Activity Hub).
- BPAH value engineered and reduced scheme to support agreed budget approved.
- NBBC Cabinet signed off new scheme and worked through RIBA stages and currently awaiting final contract sum from Construction contractor (BAM).
- NBBC approved as a Pathfinder Pilot with DLUHC and funds re-allocated based upon strategic need for capital projects.
- BPAH signed off by the Minister in March 2024 as part of the NBBC Pathfinder projects as to revised scheme and agreed new outcomes.
- Delivery of the new BPAH if agreed and within budget will be a phased approach ending in June / July 2026.
- Second element BPAH project was to deliver a new crossing point (toucan crossing) from Bedworth Town Centre to the Miners' Welfare Park. This is to commence in September 2024.
- Overall Project budget £30.6m agreed by Cabinet.

The following questions were raised:

CW – is anything being done with the roof space. KH confirmed looking at PV solar panels. They won't power the whole building, will have to have one gas boiler, however will be a lot more efficient than currently.

CW – there are no pictures of the oval area.
KH confirmed will be open grassed area with path around outside.

CW – queried the amphitheatre – KH confirmed due to VE his has gone.

SF – if the path around the oval was hard standing and if the rest of paths around park were. KH confirmed that the full path network will be permanent tarmac.

SF – queried if you would still be able to walk around the edge of the mountain bike trail in the wooded area as currently you can. KH confirmed yes will be maintained as gravel – only new pathways will be tarmacked.

SPB06 Simplification Pathfinder – update from SJ

A summary of the pathfinder was presented to the former Towns Deal Board

on 8 December 2023 in terms of what the Pathfinder is. Nuneaton and Bedworth Borough Council were approved (April 2024) on the Simplification Pathfinder, and as a result all the various Government funding pots (FHSF, LUF, TF) have been consolidated into one pot, which enables us to move funding between approved projects. This Board has now been established and the following projects are included in the Pathfinder:

- George Eliot Visitors Centre
- Digital Skills & Innovation Centre (DSIC)
- The Saints
- E-mobility Hub
- Parks Revival
- Bedworth Physical Activity Hub
- Grayson Place
- Bridge To Living

SPB07 Highlight Report

The Regeneration Programme Manager (NBBC) submitted a Highlight Report (which had been circulated prior to the meeting) to update Board members on the status of the Simplification Pathfinder programme and individual projects. The report detailed the overall Simplification Pathfinder programme financial status, the key risks and upcoming activities.

Queens road chambers – agreed to remove from report

Grayson Place– phase 1 is well underway, hotel progressing, revised completion date 14 June, opening August. The Council will be the hotel operator.

Phase 2 - looking at draft contract, finalising it with BAM. Revised programme – delivering food hall, college, cinema, public realm, surface level car park. Currently at pre-construction phase, anticipated completion date Q4 2025.

Phase 3 – in the pipeline, looking at potential future aspiration of MSCP, leisure box, residential element. Originally was part of Phase 2 but can't afford to do. We need to ensure there is the market demand.

DSIC – lease still to be agreed. College to confirm numbers around catering equipment required.

Aiming for completion and handover Q1 2025.

SF asked if the timescale was achievable – SJ confirmed at the moment yes.

GEVC – There have been some objections, and we are awaiting a

date for this to go to Planning Committee.

Saints – Direct aware produced 1 tender from Mayway, however exceeded budget. Priority list reviewed to bring back within budget. Lease is currently with Saints solicitors – once signed will get a revised timeline.

Parks revival – Museum element not being delivered under Simplification Pathfinder (the toilets will be completed with S106 monies).

E-mobility – part of Grayson place – progressing well.

BPAH – update already given

BTL – missing from highlight report – SJ apologised. Intention to demolish buildings south side of Bridge Street, currently investigation residential/mixed used, with an open space through to link green corridor to park behind. Current progress – WMCA have confirmed they will give us app £1.75m funding for scheme, which will help to narrow the funding gap to £950,000. A contractor is looking to take on as a development opportunity. Need to ensure there is market demand first.

For the Simplification Pathfinder, options analysis for viability and affordability was carried out and the following projects were removed and the funding moved to other projects. These were County led projects and may still happen:

Wheat Street junction

Corporation Street/Queens Road junction

Weddington Road cycle link

Timescales are a concern and deliverability for all projects.

SPB08

Any Other Business

- a) Declarations – will be circulated with minutes for review and update – please send any updates/additions back to JP by end of July 2024.
- b) Terms of Reference – these have been based on the Town Deal Board ToR as this board is the same requirements. They now included the geographical area of Bedworth and includes the BPAH project.
Chair confirmed he is happy with the ToR – if anyone has any issues

they are to inform SF/SJ within 7 days, after which time these will be accepted and approved.

ACTION: any queries or comments on the ToR to be returned to SF/SJ.

SPD09 Exclusion of the Public and Press

Under Section 100A(4) of the Local Government Act 9172, the public and press were excluded from the meeting during consideration of the following items, it being likely that there would be disclosure of exempt information on the description specified in paragraph (iii) of Part I of Schedule 12A to the Act.

CONFIDENTIAL ITEM

SPB10 Risk register

The Programme Manager (NBBC) submitted an updated Programme Risk Register. The Board considered the specific risks raised by the updated register.

Red risks:

No 2 – Funding gap – helped mitigate by DLUHC approving us for Simplification Pathfinder and being able to reallocate funding between projects.

No 7 - Capital costs – costs going up – procurement plans were identified in business cases, we are actively looking for additional funding, finances are monitored, and have regular meetings with S151 Officer.

No comments/questions.

SPB11 Membership of Board – there is a broad membership, but weak attendance. SF proposed speaking to individuals that have missed meetings to see if they still want to be included, report this back to the Board and see what if we are missing representation from any areas.

GP stated that should have WCC Councillor representative for next meeting.

Chair of the Board

NBBC Pathfinder Programme Update- August 2024

Completed: Sandy Kaur Johal, Service Manager- Regeneration and Economic Development

Date: 28 August 2024

An urgent update has been issued to Board members, following NBBC decision to move funding between projects, specifically, from Bridge to Living to Grayson Place- Phase 2 under the pathfinder status.

To continue with Grayson Place Phase 2 further funding is required, following a deep dive review of the total project costs. In order to proceed with development, it was agreed that the shortfall would be accommodated by moving £3,527,311 of funding from the Bridge to Living project (BTL).

To recap, it was agreed as part of pathfinder approval that BTL project was not viable and thus would not continue in its entirety. However, NBBC would proceed with demolition and de-risking the site and further value engineering is currently taking place to review alternate options.

Given time constraints for agreeing Phase 2 with BAM Construction Ltd, NBBC needed to action, otherwise would risk losing BAM as a contractor and have a negative impact on the scheme as we would need to re-tender, which would come at extra cost, time and reputational damage.

This option proves most effective as;

- One of the key benefits of being part of the Pathfinder- (movement of funds between projects)
- This will not require a formal and time-consuming application to MHCLG
- Lack of alternative form of external funding available- (time constraints)

Grayson Place

Phase 1 -Achieved practical completion and the Hampton by Hilton hotel is set to open 10 September 2024.

Phase 2- Revised package, approved April 2024 comprising of;

- DSIC- College
- Cinema
- Foodhall
- Surface Level Car Park

NBBC issued a Letter of Intent to BAM Construction Ltd on 16 August 2024. The LOI permitted works to begin on site for Phase 2 starting with the college building.

In order to deliver Phase 2, the funding sum of £3,527,311 will be transferred from BTL to Grayson Place- Phase 2.

A formal report is due at Full Council on 11 September 2024.

This is a brief update, however, this will be discussed as an agenda item at our upcoming Board meeting on Friday 27 September 2024.