

Pathfinder Programme Board- Highlight Report

Reporting Period: August 2025		Date Completed: 04/09/2025		Completed by: Jo Pierson	
Programme Status:		Financial Status:		Key Risks:	Key activities for next reporting period:
		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'.		• Increase in costs on budget allocations. • Ability to meet contracted funding outputs / outcomes / commitments (inc delivery timescales).	Completion of works at Grayson Place.

Project Title	Project Summary	Project Status	Financial Status	Key Milestones
Grayson Place- Abbey Street	Phase 1 - Hotel is operational 10/09/2024. Contracted Asset Management Company on behalf of Grayson Place Ltd, contract been extended. Phase 2: - contract signed 20/12/24 with BAM. - construction commenced Sept 2024 - S73 approved at committee 11/03/25 Leisure Box (was cinema box): - completed. Food Hall: - Soffit timber install complete - Restaurant roof install Other: - Public realm – kerbs and feeder pillar installed to south car park, ducting/drainage site wide. - India Red works started			• Completion of Agreement for Lease & Lease with NW&SLC TBC • Grand opening being planned for March 2026 to allow unit operators time to fit-out and open. Phase 2 completion targeted Oct 2025

Digital Skills & Innovation Centre	- Brickwork finished - Electricals ongoing with DB's to be installed on ground floor - Lift install works ongoing - Co-Op strip out shopfront and arcade			• Completion of Agreement for Lease & Lease with NW&SLC TBC Completion and handover targeted Oct 2025
George Eliot Visitors Centre	The planning application went to Planning Committee on 11 February 2025 and was granted, subsequently sent to Secretary of State (18/02/2025), Secretary of State gave the project approval beginning of May 2025. Project will be overseen by Griff Preservation Trust, with NBBC making a financial contribution from received funding to the project. A Minimal Financial Assistant (MFA) Notification has been issued to GPT, and an MOU has been drafted (which as suggested by MHCLG mirrors the one NBBC have with MHCLG). Out to tender to 4-5 contractors, with returns expected early October. The project is a 12 week programme. Next steps: Appoint contractor.			• Tender for works – Q2 25/26 • Contractor appointment – Q3 25/26 • Begin construction – Q3 25/26 Completion target – Q4 25/26
The Saints	Building purchase completed. Ground floor has been completed. First floor has been refurbished and completed. Lease close to completion. Next steps: complete lease.			Regeneration project completed Q1 25/26 Completion of lease
Parks Revival	Consultant appointed. Proceed with stakeholder engagement (EA, Planning, etc), and complete procurement of contractor. Out to tender, returns due end of September 2025			• Procure contractor • Completion target Q4 25/26
E-Mobility Hub	Provision of EV charging points to be included within Grayson Place development. Identified a number of suppliers. Tender specification completed using Oxford Framework to support the process.			• Undertake selection of EV charging provider Q3 25/26 Complete construction and activate by Q3 25/26

Bedworth Physical Activity Hub	Learner pool tank skimmed and ready to be tiled, main pool tank tested and to be skimmed prior to tiling. External cladding / fascia being installed, sports hall and swimming pool zones completed. Internal blockwork, dry wall lining and partitions for rooms well underway. External landscaping design being finalised. Utility companies being liaised with, final connections being scheduled for W/C 6 October. Bedworth site, loss of provision and opening of new BPAH / soft launch opening for early March 2026 being planned.			Completion new build Q4 2024/25; overall outdoor elements Q1 2026/27
Bridge to Living	All units have been purchased by NBBC, and all vacated. Reviewing quotes to demolish site via PAGABO framework. Utilities continuing to be disconnected. Early enabling works commenced September 2025.			Anticipated start on site Q3 2025-26 Demolition complete Q4 25/26