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Date: 11 December 2025

Our Ref: SPB/SA

Dear Sir/Madam

A meeting of the **SIMPLIFICATION PATHFINDER BOARD** will be held on
Friday 19 September 2025 at 12.30 pm.

There will be a site visit to Bedworth Physical Activity Hub. For those attending the site visit please remember to bring your PPE including safety footwear, if you have any, or wear sturdy robust footwear. We will meet at 12.30 pm sharp outside the Bedworth Leisure Centre entrance.

Following the site visit we will return to the creche at Bedworth Leisure Centre, Coventry Road Bedworth, CV12 8NN to continue the meeting.

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 Hey (NBBC), Jennifer Warren (WCC)
Alison Thompson, Amanda Bourne, Jenni Northcote, Jet Jones, Jodie Gosling (MP),
Leo Pollak, Les Ratcliffe, Lindsey Randle, Marion Plant, Rachel Taylor (MP) and
Lynsey Smith.

AGENDA

1. SITE VISIT – Bedworth Physical Activity Hub – meet at 12.30 pm sharp outside the Bedworth Leisure Centre entrance.
2. ANNOUNCEMENTS
Please make sure all your mobile phones are turned off or set to silent.
3. APOLOGIES - to receive apologies for absence from the meeting.
4. PREVIOUS MINUTES – of the meeting held on 17 June 2025 attached (Page 4)
5. 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 7**). 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.
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6. HIGHLIGHT REPORT – presented by NBBC.
 7. COMMUNICATION UPDATES – presented by NBBC

8. CHANGES TO THE PATHFINDER FUNDING – any questions from update circulate in September 2025.

9. ANY OTHER BUSINESS

10. 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.

11. RISK REGISTER – presented by NBBC.

12. DATE OF NEXT MEETING

Potential dates for next year, Fridays at 12.30 pm:

06/03/2026

12/06/2026

18/09/2026

11/12/2026

NUNEATON AND BEDWORTH BOROUGH COUNCIL

SIMPLIFICATION PATHFINDER BOARD

13 June 2025

A meeting of the Simplification Pathfinder Board was held on Friday 13 June 2025. The meeting was held at MIRA Tech Park, Watling Street, Nuneaton, CV10 OTU.

Present: Sean Farnell (CWLEP) - Chair, Alison Thompson (WCAVA), Lindsey Randle (Horiba-Mira), Steve Hey (Councillor), Les Ratcliffe (CWC), Garry Palmer (WCC), Keith Kondakor, Dr Elinor Parsons

Officers in attendance: Maria Bailey (NBBC), Mark Farmer (NBBC), Salewa A-Ogunleye (NBBC) - Mins

Apologies: Marion Plant (NWSLC), Jenni Northcote (NHS), Jet Jones (Together for Change), Nicky King (Councillor), Jodie Gosling (MP)

SPB21 Chair's welcome and announcements

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

SPB 22 MIRA Overview

An Overview of MIRA was presented to attendees, providing the background information on its mission, services, and operations.

SPB23 Minutes

The minutes of the meeting held on 4 April 2025, were confirmed and signed by the Chair.

SPB24 Declarations of Interests

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

SPB25 Highlight Report

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.

- Grayson Place – Phase 1 – hotel is operational and has helped generate national and sub-regional interest. Phase 2 is due for completion in October 2025. Leisure box (formerly cinema box) is completed, the focus is now securing an occupier into the units. Food Hall power cables into area progressing, with completion expected in October 2025.
- Digital skill & Innovation Centre – The lease to be finalised and completed by September 2026.
- George Eliot Visitors Centre - The Planning application went to planning Committee on 11 February 2025 and was granted approval. Sent to Secretary

of State and received approval May 2025. Work is now commencing on the tender process.

- Saints – The project was visited at the last meeting. Building - both the ground-floor and first-floor completed. The next step is completion of the lease.
- Parks Revival – Consultant appointed and the project is now progressing to the design development stage and stakeholder engagement.
- E-mobility – Provision of EV charging points, to be included within the Grayson Place development. A few suppliers have been identified, and operating models along with cost implications - currently under review
- Bedworth Physical Activity Hub – Main ground works have been completed along with steel works. Flooring and roof work in progress. The local BBC news team was on site last week, during which they interviewed the portfolio holder, spoke with residents regarding their expectation for the new leisure centre. Increased publicity is anticipated by September.
- Bridge to Living – All units are now vacant, utilities are continuing to be disconnected, conducting structural surveys, ensuring proper health and safety protocols are followed. Reviewing quotes to demolish site via PAGABO framework. Exploring development options.

SPB26

Communication Updates

- a) Website and digital asset - MB informed the board that NBBC has taken control of Grayson Place website. Currently updating communications plan, having regular meetings with communications team, developing a digital brochure that will be ready next week and focusing on getting control of digital assets.
- b) Website Development – MF informed that the communication team has taken back control of the website asset, and are working with the IT team to create a new web page. Currently planning to populate pages with regular content and aimed to keep website updated consistently.
- c) Promotional strategy – LR suggested adding promotional materials to MIRA's Tech App. LR offered to help promote developments through Coventry and Warwickshire champions. EP suggested using events like JG sport event for promotion.
- d) Website and Business Improvement District (BID) – MB mentioned NBBC is addressing current website accessibility issues collaborating with the newly formed Nuneaton BID. The BID has secured funding to develop a new website that will improve digital accessibility, serve as a central platform for local businesses and development information. MB confirmed that NBBC will work closely with the BID to link communication channels, share development updates, promote local business and town initiatives.

SPB26

Any Other Business

- a) Empty Property Issues – SH highlighted significant challenges with property management, which includes many properties are not paying business rates, properties being removed from valuation lists, owners potentially vandalising buildings to avoid rates. MB responded that an Empty Property Officer has been appointed, developing a comprehensive property database, exploring legal powers to address the issue, consulting local MP JG for potential legislative solutions.

- b) Bus Route Proposal – SH raised concerns about Warwickshire County Council’s proposed transportation which includes a proposal to route buses down Abbey Street. NBBC opposed to the plan because of potential disruption to the new food hall area, risk of compromising recent urban development efforts, counterintuitive to the street’s current pedestrianised status.

SPB27 Exclusion of the Public and Press

Under Section 100A (4) of the Local Government Act 1972, 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

SPB28 Risk register

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

Chair of the Board

SCHEDULE OF DECLARATIONS OF INTERESTS - TOWN DEAL BOARD

| Name of Board Member | Disclosable Pecuniary Interest | Other Personal Interest | Dispensation |
|-------------------------------|---|--|---------------------|
| Alison Thompson | <ul style="list-style-type: none"> Area Manager, Warwickshire Community and Voluntary Action Service Level Agreement between WCAVA and NBBC for services to support the voluntary and community sector WCAVA Leases with NBBC: Newtown Centre, Newtown Road, Nuneaton, CV11 4HG and 1 Donnithorne Avenue, Nuneaton, CV10 7AF Director, Arts in Arts CIC, lease with NBBC for 22 Abbey Street, Nuneaton CV11 5BT Spouse/Partner: A-Dec Dental UK Ltd Owner of a property in Nuneaton | | |
| Amanda Bourne | <ul style="list-style-type: none"> Managing Director, FindaBiz Ltd | <ul style="list-style-type: none"> Vice Chair, Nuneaton BID Steering Group Secretary, Nuneaton Business Alliance FSB Representative Nuneaton and Bedworth Representative Warwickshire Town Forum TC Partnership | |
| Catherine Marks | None | None | None |
| Councillor Jan Matecki | None | None | None |
| Councillor Nicola King | <ul style="list-style-type: none"> Employed by Love Hair and Beauty | | |
| Councillor Steve Hey | Director: - Heywire Ltd | | |

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| | <ul style="list-style-type: none"> - Brilliant Bookings Ltd - Member of the Labour Party - National Trust - CAMRA (Campaign for Real Ale) - Royal Photographic Society <p>Representative on the following Outside Bodies:</p> <ul style="list-style-type: none"> • West Midlands Employers Board (NBBC representative) • Local Government Superannuation Scheme Consultative Board • West Midlands Employers • Nuneaton and Bedworth Older People's Forum | | |
| Jenni Northcote | <ul style="list-style-type: none"> • George Eliot Hospital NHS Trust - Director of Strategy, Service Improvement and Primary Care | | |
| Jet Jones | <ul style="list-style-type: none"> • Director of Regeneration and Community Transformation of the Diocesan Board of Finance, Church of England. • CEO of Together for Change - Together for Change lease Saints, Nuneaton • Spouse is curate of St Nicholas Parish Church and St James Parish Church, Nuneaton • Daughter works for Creative Live • Son works for Walsgrave Mega Bowl | <ul style="list-style-type: none"> • Trustee of Bedworth Parish Church | |
| Jodie Gosling (MP) | <ul style="list-style-type: none"> • Paid role as Member of Parliament for Nuneaton | <ul style="list-style-type: none"> • Unpaid directorship of Jelly Beans Nurture Nursery. • Unpaid trustee Lifelines Arley Whitacre, a small charity. | |
| Leo Pollak | <ul style="list-style-type: none"> • | <ul style="list-style-type: none"> • | |
| Les Ratcliffe | <ul style="list-style-type: none"> • Managing Director - Community Engagement | <ul style="list-style-type: none"> • Chairman – Coventry & Warwickshire | |

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| | <ul style="list-style-type: none"> Limited • Director - Engineering in Motion Ltd. • Non-Executive Director - Verity Housing • Spouse/Partner: Director Community Engagement Ltd | <ul style="list-style-type: none"> Place Board • Board Member – CWLEP Growth HUB • Deputy Lieutenant – West Midlands Lieutenancy • Board Member – Coventry & Warwickshire NSPCC Business Group | |
| Lindsey Randle | <ul style="list-style-type: none"> • MIRA • Spouse/Partner: MIRA • Owner of a property in Hartshill | | |
| Marion Plant (Vice Chair) | <ul style="list-style-type: none"> • Principal & Chief Executive, North Warwickshire and South Leicestershire College (NWSLC) • North Warwickshire and South Leicestershire College Property/land • Spouse/Partner: Relations Manager, Christian Aid | <ul style="list-style-type: none"> • The Midland Academies Trust (07191874), Chief Executive Officer and Director (company dormant, no financial interest) • Skills Advisory Panel, West Midlands Combined Authority, Member • Trustee, National Council Church of England • Chair, Director and Trustee WorldSkills UK (0210423) • Director The Skills Show Ltd (05880193) • Local Skills Accountability Board, Member (Coventry and Warwickshire and Leicester and Leicestershire) • Colleges West Midlands (NWSLC) is a member • Coventry Skills Board member • Aoc Portfolio Group for Climate Change, Member • Coventry University Lifelong Steering Group, Chair • Health and Social Care Skills for Care Group (Coventry University led), Member • Health and Social Care | |

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| | | Future Skills Board (NHS), Member • P1k Programme Board (NHS), Member | |
| Rachel Taylor (MP) | None | None | None |
| Sean Farnell FCA (Chair) | <ul style="list-style-type: none"> • Burgis & Bullock, Chartered Accountants • Burgis & Bullock Management Ltd (dormant) • Burgis & Bullock Ltd (dormant) • CCWP Ltd (dormant) • Burgis & Bullock (Audit) Ltd (dormant) • Burgis & Bullock Corporate Finance Ltd | <ul style="list-style-type: none"> • Coventry & Warwickshire Reinvestment Trust Ltd • Coventry & Warwickshire Local Enterprise Partnership Ltd • Growth Hub Business Solutions Ltd • Director of Coventry & Warwickshire Growth Hub Ltd Board | |
| Lynsey Smith | <ul style="list-style-type: none"> • Deputy Principal of King Edward VI College, Nuneaton | | |