

Pathfinder Programme Board- Highlight Report

Reporting Period: February 2026		Date Completed: 12/02/2026		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'.		<ul style="list-style-type: none"> Increase in costs on budget allocations. Ability to meet contracted funding outputs / outcomes / commitments (inc delivery timescales). 	Completion of works at Grayson Place. Tender returns for Riversley Revival.

Project Title	Project Summary	Project Status	Financial Status	Key Milestones
Grayson Place- Abbey Street	<p>Phase 1 - Hotel is operational 10/09/2024. Contracted Asset Management Company on behalf of Grayson Place Ltd, contract been extended.</p> <p>Phase 2:</p> <ul style="list-style-type: none"> - Contract signed 20 December 2024 - Phase 2 construction commenced September 2024 - S73 approved at committee on 11/03/25 <p>Leisure Box (was cinema box):</p> <ul style="list-style-type: none"> - Completed. - Finalising lease arrangement with Padel operator. <p>Food Hall:</p> <ul style="list-style-type: none"> - Build complete, subject to prospective tenants requirements. <p>Public realm:</p> <ul style="list-style-type: none"> - Kerbs and feeder pillar installed to south car park, ducting/drainage site wide. 			<ul style="list-style-type: none"> 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.
Digital Skills & Innovation Centre	<ul style="list-style-type: none"> - First and second floor complete - Ground floor works ongoing 			<ul style="list-style-type: none"> Completion of Agreement for Lease & Lease with NW&SLC TBC

<p>George Eliot Visitors Centre</p>	<p>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. The project will be overseen by Griff Preservation Trust with NBBC making a small monetary contribution. A Minimal Financial Assistance (MFA) Notification has been issued to GEPT, and an MOU has been drafted (which as suggested by MHCLG mirrors the one NBBC have with MHCLG). Returned tenders reviewed, preferred contractor agreed. Discussions are ongoing between the Trust and Whitbread's regarding utilities to the new building, the Trust may need to find additional funding to get utilities to the new visitors centre.</p>			<ul style="list-style-type: none"> • Tender for works – Q2 25/26 • Contractor appointment – Q4 25/26 • Begin construction – Q4 25/26 <p>Completion target – Q1 26/27</p>
<p>The Saints</p>	<p>Building purchase completed. Ground floor has been completed. First floor has been refurbished and completed, 12 month snagging completed. Lease close to completion.</p>			<p>Regeneration project completed Q1 25/26</p>
<p>Parks Revival</p>	<p>Design development and surveys to RIBA 3 Proceed with stakeholder interaction (EA, Planning, etc), and complete procurement of contractor on open market. Previous framework tendering received one return significantly over budget. Open market tender returns due early March.</p>			<ul style="list-style-type: none"> • Procure contractor Q4 2025/26 <p>Completion target Q3 2026/27</p>
<p>E-Mobility Hub</p>	<p>Tender specification complete based on provision of EV charging for Grayson Place 8 x double headed units and Activity Hub 6 x double headed units. Supplier secured, cost neutral, with NBBC receiving a percentage of takings. Looking to move the Government funding for this project to Grayson Place.</p>			<p>Completion target Q4 2025/26</p>
<p>Bedworth Physical Activity Hub</p>	<p>Phase 1 (the new facility) is scheduled to be handed over to NBBC 9 March 2026, with the leisure operator due to start operating from 10 March. Closure of the existing site is schedule for 9 March. Soft opening will take place on Friday 20 March. Invites being co-ordinated. Phase 2, the external realm, will be completed by Q3 2026/27.</p> <p>Opening date confirmed for brand-new Bedworth Physical Activity Hub Nuneaton and Bedworth Borough Council</p>			<ul style="list-style-type: none"> • Completion new build Q4 2025/26; overall outdoor elements Q3 2026/27

Bridge to Living	Contractor has taken over the site. Soft strip out and asbestos removal has taken place. Party wall award in place for Natwest. Party wall award nearing completion for Popworld. Mechanical demolition to commence mid March. Looking at costs/options to turn service yard into a pay and display car park.			<ul style="list-style-type: none">• Demolition complete Q2 26/27
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