



















## Pathfinder Programme Board- Highlight Report

<b>Reporting Period:</b> May 2026		<b>Date Completed:</b> 26/05/2026		<b>Completed by:</b> Jo Pierson	
<b>Programme Status:</b>		<b>Financial Status:</b>		<b>Key Risks:</b>	<b>Key activities for next reporting period:</b>
		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"> <li>Increase in costs on budget allocations.</li> <li>Ability to meet contracted funding outputs / outcomes / commitments (inc delivery timescales).</li> </ul>	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><b>Phase 1</b> - Hotel is operational 10/09/2024. Contracted Asset Management Company on behalf of Grayson Place Ltd, contract been extended.</p> <p><b>Phase 2:</b></p> <ul style="list-style-type: none"> <li>- Contract signed 20 December 2024</li> <li>- Phase 2 construction commenced September 2024</li> <li>- S73 approved at committee on 11/03/25</li> </ul> <p><b>Leisure Box (was cinema box):</b></p> <ul style="list-style-type: none"> <li>- Completed.</li> <li>- Includes 2 external double, 1 single and 1 championship courts (the only UK championship court)</li> <li>- Lease agreement complete, pending final planning for external courts</li> </ul> <p><b>Food Hall:</b></p> <ul style="list-style-type: none"> <li>- Build nearing completion due to further works required to ensure correct drainage system in place.</li> <li>- Negotiations with national anchor tenant well progressed at HOT.</li> <li>- Engagement taking place with further leads in relation to remainder of food court. Initial site visit</li> </ul>			<ul style="list-style-type: none"> <li>Completion of Agreement for Lease &amp; Lease with NW&amp;SLC TBC</li> <li>Works on target to complete May 2026 BAM works, car park extension and external paddle courts September 2026</li> </ul>

	<p>conducted for potential tenant, second site visit arranged</p> <p><b>Public realm:</b> Nearing completion.</p> <p><b>Phase 3</b> – public realm works outside of the current contract with BAM, as detailed in Cabinet report 8/10/2025. Funding from UKSPF, and Impact Fund has been identified to support a higher spec finish to the public realm area as detailed in Cabinet report 04/03/2026. Plans and costs are being finalised, Cabinet to approve.</p>			
Digital Skills & Innovation Centre	<ul style="list-style-type: none"> <li>- Building complete</li> <li>- Lease negotiations with college ongoing, including fit out of kitchen.</li> </ul>			<ul style="list-style-type: none"> <li>• Completion of Agreement for Lease &amp; Lease with NW&amp;SLC TBC</li> </ul>
George Eliot Visitors Centre	<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>			Completion target – Q4 2026/27
The Saints	<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>			Regeneration project completed Q1 2025/26
Parks Revival	<p>Tenders returned, evaluation followed and a decision will be made on the appointment of a successful contractor shortly.</p>			<ul style="list-style-type: none"> <li>• Complete procurement of contractor Q1 2026/27</li> <li>• Completion target – Q3 2026/27</li> </ul>

E-Mobility Hub	Evaluation of tenders completed, concession based supplier procured, therefore no capital or ongoing revenue costs. MHCLG funding moved to Grayson Place. Site meeting early June, where mobilisation will be agreed.			Completion target Q3 2026/27
Bedworth Physical Activity Hub	Phase 1 (the new facility) has been handed over to NBBC 9 March 2026, the leisure operator starts operating 10 March.			<ul style="list-style-type: none"> <li>• Project Completed</li> </ul>
Bridge to Living	Contractor has taken over the site. Soft strip out and asbestos removal has taken place. Party wall award in place. Additional 2 planning apps due to be submitted by end of May 2026. Anticipating back on site early June 2026. Final costs for changing the service yard into a car park imminent.			<ul style="list-style-type: none"> <li>• Demolition complete Q3 2026/27</li> </ul>