

**REPORT FROM: DIRECTOR OF PLACE**

**TO: TOWN DEAL BOARD**

**DATE: 14 November 2025**

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## **REVITALISE NELSON – PROGRAMME UPDATE**

### **PURPOSE OF REPORT**

To update the Town Deal Board on progress with the Revitalised Nelson Programme

### **RECOMMENDATIONS**

(1) To note the report.

### **REASONS FOR RECOMMENDATIONS**

(1) For information.

1. The report provides updates on Pendle Rise Shopping Centre (PRSC), Relocation Properties and Trafalgar House.
- 2. Pendle Rise Shopping Centre**
3. At the last Board Meeting in September 2025, it was confirmed that the vesting date would be the 11<sup>th</sup> November 2025.
4. As the Board will meet just three days after the vesting date, a verbal update will be provided to the Board in respect to achieving vacant possession on the vesting date. At the time of writing, arrangements are being made to ensure this.
5. A demolition contractor has been selected with a budget compliant tender.
6. The final timeline for demolition is under discussion with the successful contractor. It is still intended to aim for completion around the target date of end of March 2026.

7. Pre-commencement planning conditions associated with the demolition methods will be discharged by the appointed demolition contractor.
8. Meetings with each tenant and Axis and/or the PBC Estate Team have continued to take place with respect to compensation in line with CPO requirements. These negotiations are commercial in confidence and will be covered in a separate report.
9. Further progress has continued to be made by PBC property services and the utility consultant in ensuring all utilities are identified, change of tenancy notices completed and billing transferred to PBC; all to allow for the supplies to be de-energised, decommissioned and stripped out ready for demolition. Depending on the nature of the supply some of this work will form part of the demolition contractor's scope of works; other supplies will be shut down in advance.
10. The current budget profile for the PRSC Town Deal funding remains unaltered as follows:

<b>Item</b>	<b>£</b>	<b>Notes</b>
Acquisition	£ 4.3 million	Spent
CPO and Professional Fees	£ 1.2 million	Based on advice from Axis and Eversheds. Accurate estimate.
Demolition and Clearance	£1.5 million	Appointed contractor under budget allowance.
Compensation	£2.5 million	Based on initial estimate of compensation liability following tenant and telecom meetings
Upkeep, Accessible Nelson, Other, Contingency	£0.8 million	To allow for contribution to Accessible Nelson and other costs incurred including as PRSC operator pre-demolition
<b>Total</b>	<b>£10.3 million</b>	

11. There may be further adjustments upwards and downwards on these budgets as details continue to be defined on compensation agreements, and demolition costs, but any requisite adjustments are expected to balance out within the available budget.
  12. There is a proposal to divert potential savings against budget on the PRSC demolition and clearance costs to contribute to the costs of the Trafalgar House project. This option is considered in a separate report – see paragraph 19.
- 13. Relocation Properties**
14. Good progress continues to be made with the Telecommunication installations. All telecommunication companies have secured permanent sites. Where temporary relocation to the Broadway car park has been required, licenses are in place. A further verbal update will be provided to the Board.
  15. Heads of Terms have been agreed, and contracts are currently being finalised to allow for the former Althams property at 1-3 Scotland Road to become premises for Cash Access UK.
  16. Specsavers are now open and trading at their new premises in Manchester Road.
  17. At this time no further properties will be acquired pending the outcome of any demand for relocation properties as part of negotiations with the remaining PRSC tenants.

**18. Trafalgar House**

19. Trafalgar House is subject to a separate report, which outlines the option to use a potential saving against the PRSC demolition budget to contribute to the Trafalgar House project costs.