

REPORT FROM: DIRECTOR OF PLACE

TO: TOWN DEAL BOARD

DATE: 13 February 2026

Report Author: Richard Savory

Tel. No:

E-mail: richardsavory@raisepartnership.co.uk

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. Vacant possession of PRSC has been secured. All retailers have now vacated the property and removed their goods.

4. Meetings with each tenant and the PBC Estate Team have continued to take place with respect to compensation in line with CPO requirements. These negotiations are commercial in confidence. Any updates on settlement figures reached prior to the Town Deal Board meeting will be provided to the Board verbally in closed session.

5. BPL Limited have now completed their contract as managing agents and the site was passed to the control of the demolition contractor on January 5th 2026. Hoarding has been erected around the entire site.

6. Vinyl artwork is being prepared for the hoarding by local schools in conjunction with In-Situ. This will sit alongside CGI images of the proposed development.
7. With respect to the three telecom companies with equipment on the roof of PRSC, one has relocated permanently, one has relocated temporarily to the Broad Street Car Park, while their permanent location is readied, and the third (Vodafone) has entered into a licence to also relocate to Broad Street temporarily. It is not anticipated that telecoms relocation will delay works.
8. PBC Property Services and Engineering staff have been liaising with utility companies to expedite disconnection of electricity, water and gas. In the meantime, within site disconnections of fuse boxes, distribution boards and meters have been taking place to allow defined areas within the complex to be subjected to the pre-demolition intrusive asbestos survey.
9. This survey is throwing up the presence of more asbestos than previously identified. This will require additional time to remove. The demolition contractor is forecasting a 20-week demolition programme accordingly, subject to review of the final asbestos survey report which is due 13 February.
10. This would take their completion to around the end of June 2026. This is later than the target date of the end of March 2026. However, it is anticipated that Penbrook will take possession of the site immediately upon completion to allow construction of the new development to start straight away – broadly in line with their original anticipated programme - and to avoid any break of continuity of progress on site.
11. Good progress has been made with negotiations with potential anchor tenants for the development and there is potential for a deal to receive an operator's board approval in early February, prior to the Town Deal Board meeting. The project team will provide the Board with a verbal update on this at the February meeting accordingly. This may, or may not, need to be in closed session, depending on the status at the time of the meeting.
12. The budget profile for the PRSC Town Deal funding remains in line with that approved at the meeting of the Town Deal Board in November 2025. More information is provided in the separate Finance Report.

13. Relocation Properties

14. Cash Access UK are temporarily operating a banking hub in PBC Reception in Number 1, Market Street prior to their move to the former Althams property at 1-3 Scotland Road. Works are continuing to ready the premises for the permanent move.
15. At this time no further properties will be acquired pending the outcome of any demand for relocation properties as part of remaining negotiations with ex-PRSC tenants.

16. Trafalgar House

17. Following the decision of the Town Deal Board at its December meeting to approve the proposals for Trafalgar House, the PBC Executive also supported the proposals at its meeting of 27 December.
18. Progress has been made on the planning application accordingly and this is due to be submitted in early February 2026.

