
Bath & North East Somerset Council

Housing & Major Projects Policy, Development & Scrutiny report

18th September 2012

**Development & Major Projects update- Derek Quilter
Housing Services Update – Graham Sabourn**

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Sustainable Development Overview

- Development & Major Projects is now two separate Divisions within the Directorate of Place: Project Management and Regeneration, Skills & Employment. These divisions are responsible for providing a co-ordinated and integrated approach to the provision of Housing, Jobs, Business growth and Economic activity. It is focused on delivering Sustainable Economic Growth as set out in the Economic Strategy of April 2010, the Smart Economic Growth Cabinet paper of November 2010 and Delivering Sustainable Economic Growth in B&NES Cabinet paper of November 2011.
- Work continues on Planning and Financing the Future programme (PaFF). This is being carried out to establish the viability of developments and the impact of development upon corporate financing.
- This work is set against a background of significant Government changes to funding and support, continuing macro-economic challenges and increasing pressure on housing; and the aspiration to progress the B&NES Development Agenda. The ability of the Council to deliver its priorities and aspirations in this area continues to depend on the alignment of policies in Planning, Transport and the ability of the Council to influence and encourage growth and development through its asset base and influence.
- There are significant challenges ahead in bringing forward development but there are also major opportunities through our Enterprise Area -Bath City of Ideas including, Bath Western Riverside and Bath Quays South. Also Norton Radstock Regeneration, MOD Sites, Keynsham, Somerdale and Temple Street. All of which could and should have significant ability to help the economic growth, development agenda and Housing delivery.
- We continue to review our capacity and organisation in order to respond to this agenda.
- We work to ensure that the agenda is rooted in the Administrations requirement to ensure local communities are involved in our work.

Part 1. Housing

1.1 Housing Delivery

Core Strategy Inspector's Preliminary conclusions

- The examination into the Core Strategy has been suspended in light of the Inspector's preliminary conclusions (refs ID/28 & 29 and BNES/39). The suspension will enable further work to be undertaken to address the concerns raised by the Inspector.
- The most substantive issue set out in ID/28 relates to the housing requirement for the district. For the period 2006-2011 the Core Strategy proposed 11,500 (575pa) homes against a technical requirement of 12,100 (600pa). The Inspector is of the view that the publication of the National Planning Policy Framework (NPPF) during the course of the examination rendered the B&NES methodology for assigning housing need non-compliant with National policy. He therefore states that he could not come to a conclusion on the level of housing. The Inspector states that the concerns he has raised "suggest that the plan should be amended to facilitate more housing than currently planned and/or to enable some of the planned housing to be delivered sooner."

Further work required on the Core Strategy

The Inspector's key issues in respect of housing land are the need for;

- A National Planning Policy Framework compliant assessment of the housing requirement,
- Inclusion of the shortfall from the B&NES Local Plan in the housing figure;
- A 20% buffer to the 5 year housing land supply;
- Flexibility in the events of delay in bringing forward the complex, brownfield
- Further work on the sequential and exception flood risk tests
- A 15 year time horizon from the eventual date of adoption
- Greater consideration of meeting current and projected affordable housing needs

Implications for preparation of other LDF Plans

- The suspension of the Core Strategy has logistical implications for the preparation of other Local Development Framework documents, most significantly the Placemaking Plan, Community Infrastructure Levy and the Gypsy & Traveller Sites Plan. These documents can only be progressed in alignment with the Core Strategy and there are resource implications of the extra workload. Therefore the Council's programme for the preparation of planning documents in the Local Development Scheme (LDS) needs to be reviewed.
- There is considerable benefit to continuing the preparation of the Placemaking Plan alongside the Core Strategy. Not only will the Core Strategy work entail a review of the Strategic Housing Land Availability Assessment (SHLAA) but progressing the Placemaking Plan it will provide the evidence that the development sites are deliverable and that there is a robust assessment of capacity, thereby addressing the Inspector's concerns about housing delivery.

Approach to Core Strategy Review

- A Report to the 12th September 2012 Cabinet meeting from Councillor Tim Ball (David Trigwell) sets out the programme for preparing a National Planning Policy Framework compliant assessment of the housing requirement and for developing subsequent changes to the strategy (if required). This is set out below.

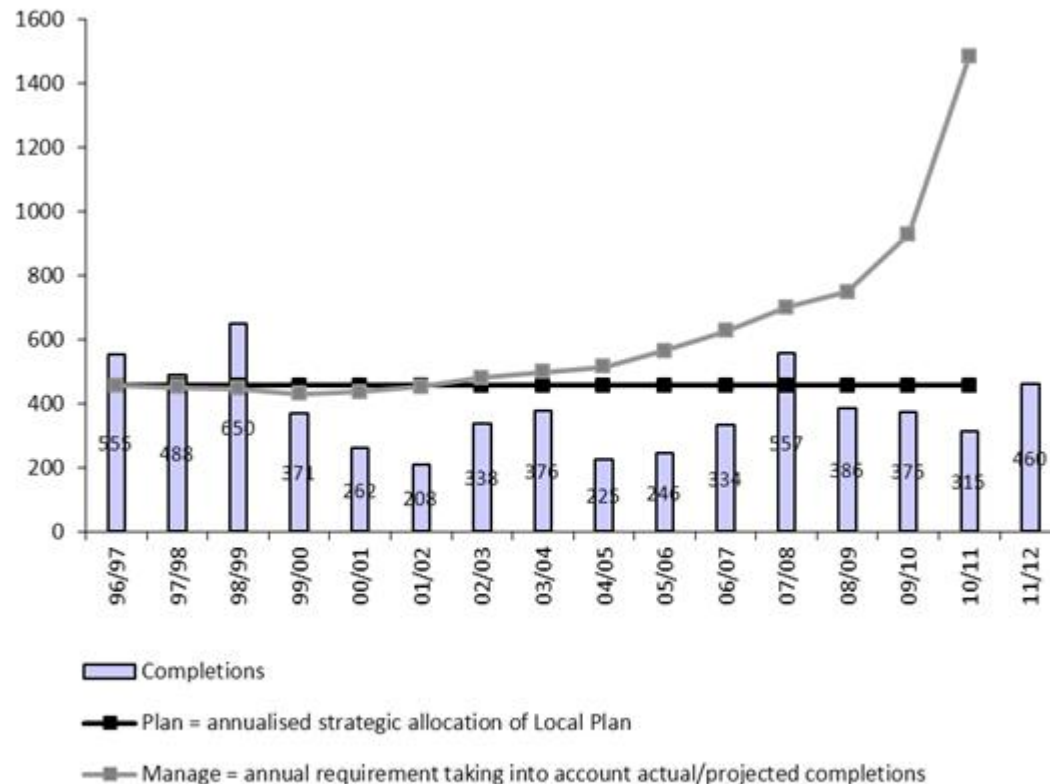
o **Revised Core Strategy timetable:**

Review evidence (SHMA including market, affordable, older person and student housing matters)	Sept to Jan 2013
Develop changes to strategy (if required)	Now to Jan 2013
Update & clarify other matters in Annex to ID/28 (4 months - overlap with 1&2 above)	Now to Dec 2012
Council agrees changes to Core Strategy	Feb-March 2013
Consult & consider comments	April -May 2013
Resume exam & hearings (Confirm date with Inspectorate)	July 2013
Inspector's Report (Confirm date with Inspectorate)	Oct 2013
Adopt	Dec 2013

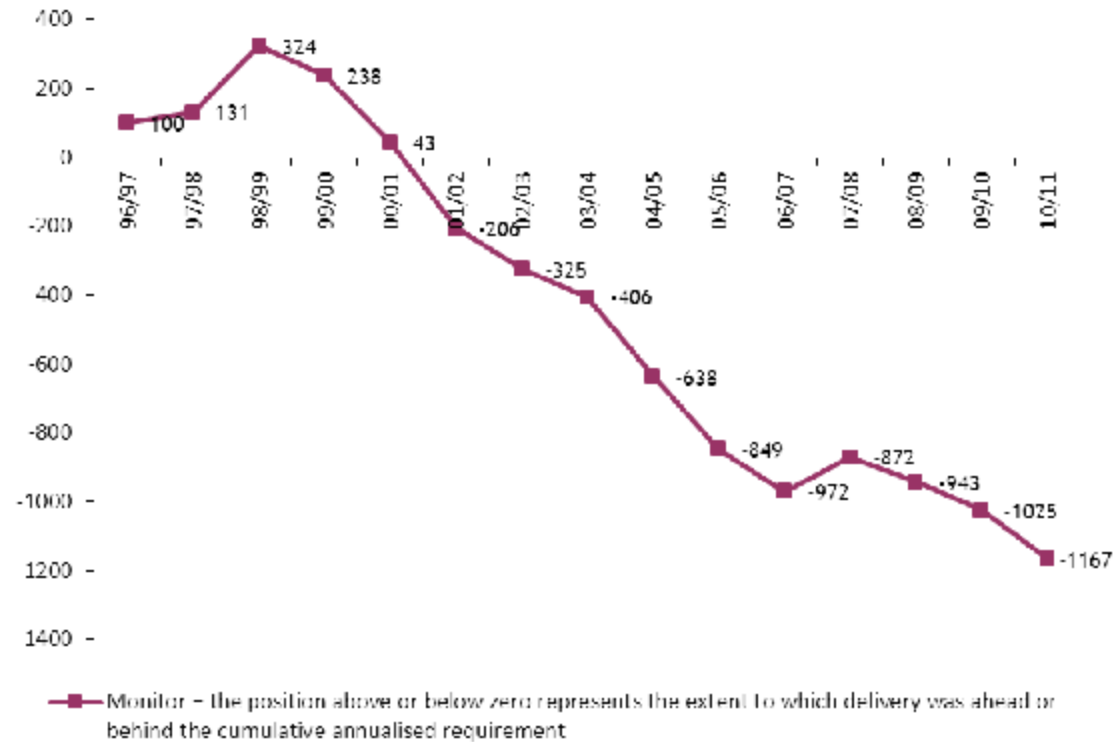
Historic Delivery Performance 1996-2011

- For the period 1996-2011 the target for housing delivery was 6,855. By 2006 delivery was 850 homes behind schedule and by 2011 the shortfall had increased to 1,167 homes. The Core Strategy Inspector has concluded that these shortfalls should be added to any forward looking target. The Council will need to determine whether the base date of plan should remain at 2006 or be updated to 2011 to reflect the passing of time.
- The following graphs set out (1) actual rates of housing delivery against the average annual rate required by the Local Plan of 457 and (2) how delivery fell increasing behind schedule. The shortfall will need to be added to the new Core Strategy housing requirement.

Actual rates of Housing Delivery against average annual rate:



How delivery fell increasing behind schedule:



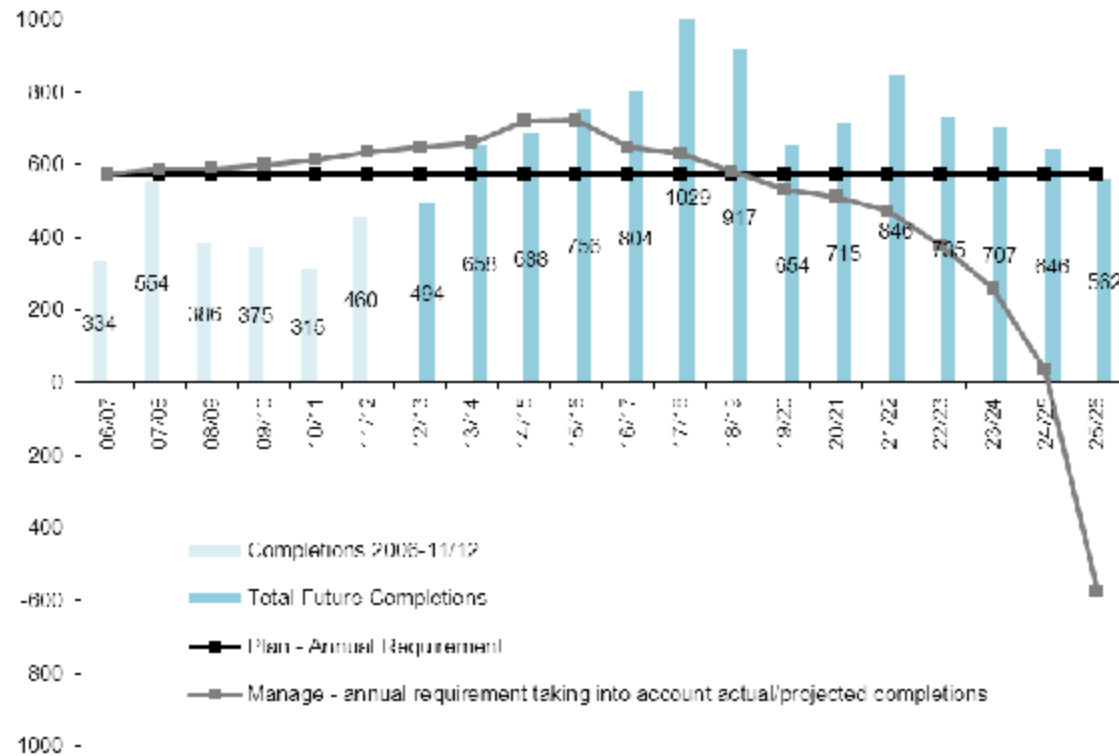
Housing Delivery Performance for 2012 and 5 year Projection

- In 2011/12 460 new homes were delivered.
- For the period 2012/13-16/17 the Strategic Housing Land Availability Assessment (SHLAA) identifies that 3,400 could be delivered.
- This is a very substantial uplift in delivery compared to the last 5 and 10 years

- Whether this uplift it is sufficient in relation to the inspectors conclusions will depend on the outcome of the new Strategic Housing Market Assessment SHMA.
- Finally, the need to identify a 20% buffer to the above may signal the need to identify additional land to that already earmarked in the Draft Core Strategy.

Performance Management Summary (QPR):

- Whilst the potential level of housing that could be delivered in 2012/13 is 494, the actual target is for a level of delivery not less than 2011/12 (i.e. 460). This is the NI 154 target.
- It is not possible to calculate the NI 159 target (5 year land supply) until the SHMA has been completed. However, the following observation can be made.
- Against the (defunct) Core Strategy technical requirement of 12,000, a 5 year housing land supply could not be identified. There was a deficit of 10 units. To achieve a 20% surplus, as required by the Inspector, a surplus of 648 would be needed i.e. an additional 700 units.
- This does not take into account the requirement to add on the Local Plan shortfall.
- Even if this were to be redressed over a 20 year period the impact in term of 5 year land supply would be significant, especially in conjunction with the need for a 20% buffer.



Maintaining the Delivery of Housing

- o The delivery trajectory set out above is challenging and if it is to be delivered requires the Council to stay on top of housing delivery, intervening positively where it can do so. As stated previously, even delivering the above may not be sufficient if the new SHMA does not suggest a significantly reduced demand/need for market and affordable housing.

Key Sites

- **BWR**
 - Phase 1 with 299 units under construction. 60 homes (48 affordable) completed in 2011/12.
 - Remaining 240 (including 52 affordable) between 2012/13 and 2014/15.
 - 'Strategic Housing Land Availability Assessment' (SHLAA) expects phase 2 to begin to deliver from 2015/16 subject to removal of the gas holders.
- **MOD Sites**
 - Draft Concept Statements are due to be reported to Cabinet in September 2012 following a period of public consultation (see part 2 Major Projects & Development)
- **South West Keynsham (K2)**
 - Part private, part Council owned site with the potential to deliver over 500 homes (see Part 2 Major Projects & Development)
 - Essential that both parts of the site are contributing to housing delivery within the next couple of years
- **Somerdale**
 - Development & Major Projects are working closely with Taylor Wimpey the preferred developer for Somerdale (see Part 2 of report)
- **NRR** – Linden Homes remain intent on progressing the scheme.
- **Polestar Phase 1** – Site (161 units) will be fully complete this year as final flatted units are built/sold.
- **Polestar Phase 2** – Bovis Homes site (400+ units) – first phase comprising 39 dwellings under construction, first handovers (17 affordable homes) took place in December 2011. Two subsequent phases of c35 units permitted and should delivery this year and next year.
- **Alcan Site** – Linden Homes site (169 units) - residential-led mixed use redevelopment comprising of the erection of 169no. dwellings, community facilities, offices, town centre link, formal green space and associated works.

West of England Housing Delivery Panel (HDP)

- Following an Official Journal of the European Community (OJEC) compliant tender process, initiated in 2010, we have recently signed up to a four year framework of selected housing providers which aims to:
 - § Increase jobs and new homes;
 - § Develop better engagement and collaboration;
 - § Improve quality and innovation;
 - § Maximise investment and delivery;
 - § Assist “state aid” requirements
- This framework agreement replaces the former “HomesWest Partnership” with Sovereign, Sarsen, Knightstone and Somer Housing Associations that officially ended on 30 September 2011;

Homes & Communities Agency Investment Framework 2011-15

- National Affordable Housing Programme (NAHP) - 17 investment partners (Registered Providers) have been approved with bids proposing new supply within the West of England. The 17 include 14 housing associations and 3 house-builder developers; nationally there are 146 approved bidders. Detailed contracts are agreed with the 14 HAs and one developer; the other two remain pending.

Empty Homes Programme

- The 2012-15 programme involves £100m of investment and a further £50m for community groups and social enterprises as well as Registered Providers. West of England bids received some success with allocations secured by Jephson Homes and Knightstone but focussed on Bristol City.
- The Coalition Government published ‘Laying the Foundations: A Housing Strategy for England’ in November 2011. It sets out a package of reforms to:
 - § Get the housing market moving again
 - § Lay the foundations for a more responsive, effective and stable housing market in the future
 - § Support choice and quality for tenants
 - § Improve environmental standards and design quality
- Getting the housing market moving includes several initiatives, including:
 - § £210m FirstBuy scheme – announced in March 2011 budget to help 10,000 first-time buyers
 - § Bringing forward publicly held land to provide up to 100,000 new homes
 - § New Build Indemnity Scheme helping 100,000 homebuyers with up to 95% mortgages

§ £420m Get Britain Building Fund to bring forward or restart stalled housing development sites, requiring delivery from June 2012 and completion of eligible dwellings by December 2014.

1.2. Housing Services Update:

- **Customer Service Excellence Standard**

- Housing Services retained the Customer Service Excellence Standard for public services for the second consecutive year after having taken part in an external assessment in June 2012. This government standard tests in great depth those areas that research has indicated are a priority for customers, with particular focus on delivery, timeliness, information, professionalism and staff attitude.
- For the past year the Housing Services has been utilising an online assessment tool to develop its capacity for continuous service improvement of customer-focused delivery and engagement. The cultural shift towards customer service becoming even more integral within the various teams and our inclusive consultations and customer profiling evidence were given particular recognition of excellence by the assessor.

- **Performance Update (Quarter 1)**

- Housing Services has 27 performance indicators for 2012/13. Performance to date has generally been positive. The table below details the full list of indicators, target, year to date actual and RAG assessment. It can be seen that the number and percentage of green; amber & red RAG assessments were 21 (78%); 3 (11%) & 3 (11%) respectively. In this scenario Amber refers to a narrow miss, that is, achieved in excess of 95% of the target.
- Of the three red indicators Housing Services is primarily concerned with item 5. This target is fully within our control and should be achievable. The performance for item 24 has dropped by 50% due to the recent House Condition Survey revealing that the number of private rented properties has almost doubled since the last survey 5 years ago. Whilst item 13 continues to improve it is significantly below target. This is a demand led indicator which Housing Services can influence but not control. It relates to the bidding habits of clients on Homesearch.

	<u>Performance Indicator</u>		<u>YTD Actual</u>	<u>YTD Previous</u>	<u>YE Target</u>
	Customer focus				
1.	Customer Service Standard: Overall satisfaction with the service % (Q)	↑	92.7%	90.7%	90%
2.	Customer Service Standard: Complaints responded to within 20 working days % (Q)	↑	100%	66.7%	85%
3.	Customer Service Standard: Letters responded to within 20 working days % (Q)	→	100%	100%	85%
4.	Customer Service Standard: Telephone calls answered with 20 seconds % (Q)	↓	87.7%	92%	90%
5.	Undisputed invoices paid within 30 days % (Q)	↓	75.9%	84.5%	90%
6.	Equalities Impact Assessments - % of services covered by current (4yr) EIA (Q)	→	80%	80%	100%
7.	Housing Condition requests from private rented tenants investigated within 5 working days % (Q)	↑	99%	96.8%	90%
8.	Average time for major adaptations to be completed from initial enquiry to B&NES Access Team (weeks) (M)	↓	35	32	46
9.	Housing Multiple Occupation licences issued within 12 weeks of valid application % (M)	→	100%	100%	85%

10.	Homesearch applications entered on the system within 10 working days % (M)	↑	96.2%	95.5%	90.5%
11.	Medical priority decisions made within 30 working days (M)	↑	97%	96.7%	90.5%
	Access to affordable housing				
12.	Client nominations to Registered Providers within 20 working days of property advert deadline (M)	→	100%	100%	95%
13.	General needs properties secured by Group A and B clients (M)	↑	63.6	60%	80%
	Preventing homelessness				
14.	Households in temporary accommodation (M)	↓	26	22	37
15.	Potential homeless cases where our intervention has prevented homelessness and/or the need to secure temporary accommodation (M)	↓	25.4%	28.2%	22%
16.	Homeless applications determined made within 33 working days (M)	↑	96.8%	94.1%	85%
17.	Supported Lodgings clients, whom when moved on, did so in a planned manner % (Q)	↑	100%	87.5%	70%

18.	Homefinder tenancies that are successfully* sustained % (Q) (*Successful = in place for 1 year or more)	↓	79.7%	93.2%	60%
	Delivering new affordable housing				
19.	NI 155 - Affordable homes delivered against the 4 year cumulative target % (Q)	↑	46.7%	40.3%	50%
	Affordable Warmth				
20.	Number of properties in B&NES receiving one or more energy efficiency measures (Q)	↑	61	54	300
21.	Properties receiving one or more energy efficiency measure that are occupied by residents vulnerable to excess cold hazards % (Q)	↓	80.3%	91.8%	80%
	Private sector renewal				
22.	Number of properties made safer and healthier - properties where a health and safety improvement has been made=Community safety measures, enforcement, adaptations, HIA, energy efficiency improvements (Q)	↓	173	175	700
23.	Properties made safer and healthier that are occupied by vulnerable residents (this estimate assumes properties improved by accreditation and enforcement are not vulnerable) % (Q)	↓	74%	77.7%	75%

	Performance Indicator				
24.	Private rented homes accredited with B&NES property accreditation scheme % (Q)	↓	13.3% ¹	24.5%	20%
25.	Empty properties brought back into use *Cumulative over financial year (No.) (Q)	↑	24	0	45
	Staff				
26.	Performance development reviews completed % (Q)	↑	45%	25%	100%
27.	Staff sickness (excluding long term) % (M)	↑	1.8%	2.3%	4%

Part 2.

Major Projects & Development

2.1 Development & Regeneration

- **South West Keynsham K2B**
 - Planning permission for 285 homes granted on appeal in July 2011.
 - Taylor Wimpey are the developer and are currently undertaking work to satisfy the pre-commencement conditions in the planning consent.
 - Taylor Wimpey are actively marketing new homes on their website.

- **South West Keynsham K2A**
 - This is a council-owned site which is earmarked in the SHLAA for 235 homes.
 - Marketing of the K2A housing site, through specialist consultants, has resulted in a number of offers for the K2A site.
 - Detailed discussions are in course with shortlisted firms.
 - The results of the marketing suggest that there is good interest in the market in building the full potential of the site

- **Somerdale**
 - Discussions continue with Taylor Wimpey, the preferred developer, and Kraft on the consultation process and planning strategy for the site.
 - Highway modelling work underway.
 - Further public consultation scheduled for October'12 in advance of an anticipated planning application by the end of November 2012.

- **Riverside**
 - The Council is moving forward with options and negotiations for the demolition and redevelopment of the Riverside Building.
 - Once determined, the Council will start consulting with the community in the Autumn before any decision on the future of this site.
 - The ideas being considered indicate that there could be a range of uses for the site and particularly housing, including town houses and retirement living for older people.

- **Planning & Financing the Future**

- The Council has commissioned the “Planning & Financing the Future” (PaFF) project to gain a better understanding of the issues and constraints surrounding the delivery of development sites linked to a financial model which will assess the impact on the Council’s income and expenditure streams over time.
- The project is a response to the new and emerging income streams available to local authorities such as New Homes Bonus (NHB), Tax Increment Finance (TIF), Community Infrastructure Levy (CIL) and the potential for retention of Business Rates which are linked to the delivery of housing and employment growth
- The PaFF project will initially consist of a pilot study to develop a delivery and funding model based on the Bath City Riverside “City of Ideas” Enterprise Area; the pilot study will establish whether the PAFF model has the potential to be rolledout across the whole of B&NES.
- The regeneration and finance teams are now working through specific development site examples in order to inform decision making ahead of the councils budget making process.

- **Bath City of Ideas - Enterprise Area**

- In November 2011 a paper was passed by the B&NES Cabinet approving the Bath City Riverside Enterprise Area.
- The financial model being developed as proof of concept for the Bath Enterprise Area is being completed and is being reviewed against a series of scenarios and sensitivities.
- Work is continuing on the Competitive Identity project with key members of the local business community to better promote the area, and Bath in particular, as a vibrant and active location for business and lifestyle.
- Bath Riverside, within the Enterprise Area, has already delivered 48 affordable units and 34 private units within the first 12 months. Sales for these are on target and occupations commenced in July 2012.
- Work is continuing to identify further flood alleviation measures to facilitate development of key sites in the Area. In consultation with the Environment Agency the next stage of the Compensatory Flood Storage Study is being prepared which identifies the size of upstream compensatory flood storage area needed.

- Developer interest in the Enterprise Area is increasing and initial discussions regarding various sites as well as more detailed discussions for a few priority sites are being held.
 - An interdepartmental officer working group is developing development criteria for priority sites. These will be used to inform the development process and as a basis for planning policy development.
 - The LEP's Revolving Infrastructure Fund is being finalised. A Council decision (13th Sept 2012) is being sought to agree the process for principles for Revolving Infrastructure Fund together with seeking permission to add the flood alleviation scheme to the Capital programme.
 - The bids will allow infrastructure projects to be brought forward to release key development sites within the Enterprise Area.
- **London Road:**
 - A decision on the preferred bidder for 3 & 4 Longacre has been made. Property services are negotiating with the preferred bidder and are expected to instruct solicitors within the next few weeks.
 - The future of Caroline House is still being discussed between PfP and the Council and an update will follow in due course
 - London Road budget to deliver physical regeneration £750k for 2012/13 was approved by Cabinet 13th June 2012 for delegated officer decision on individual budget elements once the Project Initiation Document /Capital Strategy Group process has been completed.
 - A new community group 'The Gateway Group' has been formed to make recommendations to the Sponsoring Cabinet Member of projects to be tested and assessed against agreed criterion. If and when approved, projects will be delivered by a delivery team headed by Development & Major Projects.
 - A landscape architect was appointed in July 2012 to develop proposals for a public realm scheme. The first workshop with the Gateway Group, to gather initial ideas, took place on 13th August 2012.
- **MOD Sites:**
 - The M.O.D has announced that its sites at Ensleigh, Foxhill, and Warminster Road are surplus to requirements for military use and the relocation of staff to M.O.D Abbey Wood has already commenced. It is intended to dispose of the sites by March

2013, although a portion of the Ensleigh site is anticipated to remain in active M.O.D use until approximately 2018, and the M.O.D intends to start marketing the sites from September 2012.

- The three M.O.D sites are of significant importance to Bath and North East Somerset in terms of housing delivery. The sites are identified within the Strategic Housing Land Availability Assessment (SHLAA) as providing circa 20% (1,200 homes) of Bath's housing units as set out in the Council's Draft Core Strategy in the period up to 2026. The sites provide a significant opportunity to address housing need issues within Bath, together with having the potential to create strong vibrant communities.
- A Steering Group, includes senior representatives from the M.O.D, Bath & North East Somerset Council and the Homes and Communities Agency, has prepared a Project Delivery Plan which covers :
 - The preparation of Concept Statements including community consultation and stakeholder engagement for each of the MOD sites. These are about to be finalised after a useful consultation period in April and May 2012
 - The marketing and disposal of the MOD sites
 - The relocation programme & procedures for the transfer of Bath based MOD staff
- Draft Concept Statements have been developed and set out in a concise manner:
 - The aspirations for each site,
 - The key planning priorities and requirements for new development,
 - The process setting out how developers (once the sites have been sold) should engage with local communities
- The Concept Statements have undergone a period of public consultation ahead of being submitted for approval by Cabinet in September 2012. Following this the Council will continue to work proactively with the MOD and partners through the Steering Group to implement the Project Delivery Plan.

Other Council projects:

- **River Group**

- A scrutiny inquiry, led by the 'Economic & Community Development' (Policy Development & Scrutiny) Panel is scheduled for the end of October 2012, to look at the River Corridor Group report in detail.
- All stakeholders in relation to the River Corridor will be invited to join the workshop.
- The outcome of the day will be recommendations for the council – and all stakeholders involved – on how the report recommendations should be taken forward.

- **Flood Mitigation**

- Work continues on the hydrological assessment of the proposed site for upstream storage. Work is not due to complete until the end September. The results and recommendations will be the subject of consultation prior to the development of detailed scheme proposals.

2.2 Council Direct Projects

- **Keynsham New Build & Regeneration**

- Project remains on budget
- A new Transport Assessment has been submitted and accepted by the Local Highways Authority
- Service disconnections are currently being arranged
- Following the decision by the Development Control Committee to date, the application to allow for design concerns to be reconsidered the project programme is now under review.

- **Southgate**

- Station works are progressing well and open to the public- anticipated in the autumn 2012
- Practical completion under the Development Agreement Act anticipated October 2012
- Land transfer registration is anticipated end of November 2012

- **Public Realm**

- **Preparatory Projects -City Info, Street Furniture & Pattern book**

- § All elements are on programme
- § Monoliths installation commenced spring 2012 will complete final September 2012
- § Printed artwork & maps are completed and have been distributed–talks are taking place with Bath Tourism & Future Bath Plus for leading going forward.
- § Street Furniture – Invitation to Tender have been issued - Contractor appointment due 19th November 2012
- § Pattern Book aim to complete April 2013.

- **High Street**

- § Construction works to Northumberland Place completed 19th July 2012.
- § Works to the High Street commenced 8th August 2012 and are on programme and within budget.
- § Traffic management by The Abbey will commence to initiate new paving by The Guildhall.
- § Traders have been consulted and are continuing to communicate with.
- § Planned completion March 2013.

- **Guildhall Tech Hub**

- Scheme agreed and does not require formal approval (planning and listed building) as it does not alter the original structure
- Due to commence works October 2012.
- Occupation scheduled for early December 2012
- Procurement will utilise local construction companies
- Security access will be installed to separate the Hub from Council operations

Children's Services

- **Ralph Allen School Applied Learning Centre and all weather pitch**

- Project is on programme and within budget
- Construction to start on site 28th August 2012
- Construction aim to complete July 2013

- **St Gregory's & St Mark's**
 - Project remains on programme and budget
 - Tenders are due back 23rd August 2012
 - Alternative structural frame solutions have been requested from the tenderers
 - Reptile translocation works are nearly complete.

- **Wellsway Sports Centre**
 - Project remains on budget
 - Building completion date & Handover anticipated October 2012.
 - Main Contractor will stay present on site after building handover date to ensure turf and tree planting is completed.

- **Bath Western Riverside**
 - **Residential occupations**
 - § First private residents moved into houses in April 2012
 - § Affordable units now fully occupied
 - § Shared ownership occupations increasing with strong market interest for the shared ownership product

 - **Phase 1b**
 - § Residents have taken occupation & sales are all let.

 - **Phase 2**
 - § Occupation due 2013

 - **BWR Main scheme**
 - § Crest are progressing terms with Wales and West to decommission the gas holders subject to funding.

- **Victoria Bridge**

- **Temporary works (Phase 2)**

- § Temporary crossing will need to be closed again when phase 3 works commence, (early 2013).

- § Periodic monitoring of temporary works is ongoing.

- **Permanent works (Phase 3)**

- § Approval received from June 2012 Cabinet meeting to deliver phase 3 of project.

- § Tender evaluation for phase 3 designer completed and contract package being put together.

- § Designer appointment awarded to Aecom -design work commenced August 2012

- § Planning application to be submitted March 2013

- § Completion June 2014.

- **Bath Transport Package**

- On budget and on programme

- Contractor Alun Griffiths have been appointed to deliver Lot 1 Odd Down park & Ride

- Contractor Balfour Beatty have been appointed to deliver Lot 2 Lansdown Park & Ride