

**FINANCE BUDGET MONITORING QUARTERLY DASHBOARD - April to December 2023**

**CAPITAL APPENDIX 2 - KEY SCHEME VARIANCE ANALYSIS**

		23/24 Budget £000	23/24 Forecast £000	23/24 Variance - Budget vs Forecast £'000	Re-phasing to Future Years £'000
<b>Neighbourhood Services</b>					
<b>Parks S106 Projects</b>	Smaller projects are all on track and will come in on budget. Key S106 Projects: 1) Sullis Meadow budget rephasing to 24/25. 2) Foxhill, Mulberry Park, open space and allotments, £528k budget. The project manager now appointed and results of further consultation analysed in 'Draft Finds' report, currently being reviewed by Steering Group. There is good public support for proposed plans across all 5 green spaces. Prioritisation of which green spaces to focus on for Phase 1 is required and works are now expected 2024/25 subject to approval. 3) Parks Pollinator, the final work will be carried out in February. This project is mainly WECA funded. 4) Keynsham projects: The 3 sites of Manor Road Woodlands, Abbots Wood & Teviot Road have a total budget from 2023/24 to 2025/26 of £518k, with the 2023/24 budget is £84k fully assigned to Manor Road Woodland, with improving accessed, signage and pathways (the new boardwalk work has now commenced).	788	239	549	549
<b>Pixash Site Redevelopment</b>	The main focus over recent weeks has been to complete the MOT centre and offices. The MOT centre is now open. The fleet workshops and main first floor offices completed in December 2023 and completion of the remaining site is expected in January 2024. Tree planting continues.	21,202	21,202	-	-
<b>Resources</b>					
<b>Commercial Estate Refurbishment Programme</b>	This programme of works is under regular review and prioritisation with renewed focus on seventeen key priority empty properties. Eight priority projects are currently being scoped to go out to tender and two are out to tender. Four projects have work being completed on site and two have been completed this quarter. For each asset included within the capital programme, an assessment is undertaken to ensure the investment in that asset delivers value for money and a return on investment.	8,494	2,110	6,384	6,354
<b>Property Company Investment - Council (Loan): Developments</b>	Requirement for 2023/24 of £1.6m is predominately for the Local Authority Housing Fund and to be rolled forward into 2024/25 for future loan requirements.	5,200	1,600	3,600	3,600
<b>Economic &amp; Cultural Sustainable Development</b>					
<b>Bath Quays North</b>	Due to the current economic conditions we are re-phasing the scheme. We aim to deliver plots six and seven as the first phase and have instructed Aequus to secure a reserved matters application for residential development. We are working through viability challenges with our delivery partner on plots one to five.	15,785	785	15,000	15,000
<b>BWR Phase 2</b>	Midland Road site: Aequus are developing a Business Case for phased delivery of housing and are updating the planning permission. We are exploring options to access grant funding for the next stage of the project.  Bath Riverside: An Outline Planning Application was submitted and Aequus are managing its revision. Gas rationalisation is complete and an old pipe bridge removed. A land swap is expected in January 2024. We plan to access grant funding for costs of further land remediation.	6,633	3,376	3,257	3,257

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<b>Corporate Estate Planned Maintenance</b>	The annual programme of planned work to ensure continued compliance with statutory obligations is well underway despite limited staff resources to complete the work and slippage on some major projects such replacement of roof glazing at Victoria Art Gallery and several parks maintenance projects. Work has been re-prioritised to include urgent health and safety repairs for Carrswood and Connections Day Centres and resurfacing work for Odd Down Playing Fields, BMX Cycle Track which are all due to complete by the end of the financial year. Repairs to Parade Gardens and external repairs to the café at Royal Victoria Park are also due to complete by the end of the financial year. Works at Fairfield House phased over three years, are in progress and continue in 2024/25. Early work is underway to update surveys of non-highways bridges which will result in additional maintenance work in future years.	5,097	2,630	2,467	2,467
<b>Somer Valley Enterprise Zone - Infrastructure</b>	An enhanced Business Case requesting further grant funding for the next phase of delivery is planned to be submitted to WECA in January 2024, with a Local Development Order to be taken to Cabinet for Approval elsewhere on the Agenda.	382	382	-	-
<b>Keynsham High Street Renewal Programme</b>	Delivery of both the Phase 1 (High Street Core) and Phase 2 (Temple Street) projects are due to be completed in 2023/24. The final stage will be evaluation and monitoring during 2024/25.	420	420	-	-
<b>Midsomer Norton High Street Renewal Programme</b>	The High Street Action Zone project work continues to budget. The Town Hall transformation project is on site with good progress being made, phase 1 completion is now due in March 2024. Technical approval was received in draft in November 2023 for the new Town Square. Shopfront improvements continue with planning and listed building consent sought.	1,466	723	743	743
<b>Bath City Centre Renewal Programme</b>	The programme is progressing well, which is demonstrated through completion of many of the milestones. In quarter 3 we upgraded street lighting in Kingsmead Square. This programme contributes to funding for the scheme to transform Broad Street Place community garden which is due to be completed by the end of spring 2024	1,049	1,031	18	18
<b>Milsom Quarter Masterplan Delivery</b>	Initial project work on the Fashion Museum, Public Realm and Broad Street Yards has commenced. Compliance works for the meanwhile uses at the Old Post Office were progressed during the summer with completion in Nov - this £60k project budget is fully committed. Capital spend has commenced for Walcot Gateway on site survey works. This forms part of £2.475m WECA grant to support the Milsom Quarter Masterplan Delivery, £808.5k capital funding and £1.6665m revenue funding.	785	262	523	523
<b>Radstock Regeneration</b>	A Changing Places toilet opened in November in Tom Huyton Park in Radstock and works were carried out for improvements for the entrance, pathways, drainage, resurfacing and fencing. The acquisition of Trinity Church by Radstock Town Council has been delayed by the vendor and this has resulted in a relatively low level of spending to date.	340	240	100	100

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<b>Children's Services</b>					
<b>Basic Needs - School Improvement / Expansion</b>	<p>Scheme Highlights are:</p> <p>1) St Keyna Primary - Expansion by one form entry to a 420 place school. A new 6 classroom block built to Passivhaus standard, kitchen extension and some remodelling of existing accommodation. Subject to Planning consent being confirmed soon, the expected project completion by Spring 2025. A contractor is appointed and a cost review undertaken which was confirmed current total estimates but rephased £4,406k into future years</p> <p>2) Oldfield School - Contribution for the Academy Trust to build a new design and technology block. A planning application has been submitted pending decision, after which a review of project timescales will be completed.</p> <p>3) The £150k Feasibility Study provision rephased into future years.</p>	5,986	1,430	4,556	4,556
<b>Schools Capital Maintenance Schemes</b>	<p>Schools Condition Grant is received for maintained schools that we as an LA are responsible for. General project budgets for Emergency Works and Minor Works are included to address small and urgent condition issues. The Condition Surveys and Radon Monitoring will inform future capital spend on identified projects.</p> <p>Current specific projects are;</p> <p>1) Newbridge Primary, Roof Repairs. Initial works completed but ongoing monitoring throughout the winter months to manage any further leaks or issues.</p> <p>2) Newbridge Primary Temporary Building Removal and establishment of external classroom area. Demolition of old structures and making good of ground, levelling and seeding completed in the October Half Term. Further works to add outdoor furniture to create an external classroom teaching space to be undertaken in the coming months after finalising details with the school.</p> <p>3) St Martins Garden Primary, maintenance to the caretaker's bungalow. Glazing works completed. Repairs to bathroom floor to be undertaken.</p> <p>Emergency Works (£300k) and Minor Works/DDA (£200k) provisions to be rephased into 24/25 for future schemes.</p>	1,516	1,016	500	500
<b>SEND (Special Education Needs &amp; Disability) Capital Programme</b>	<p>The programme focus is on various feasibility studies for additional SEND placements to bring forward new proposals later in the year and then deliver on those proposals, such as Resource Bases at schools across BANES. Scheme highlights include:</p> <p>1) Aspire School Remodel has been completed .</p> <p>2) Midsomer Norton Primary has been completed.</p> <p>3) Ralph Allen Resource Base, recent approval given for Palladian Academy Trust to deliver capital project to build a resource base and we hope to complete a funding agreement soon.</p> <p>4) Bath College Wellow Centre Adaptations work carried out.</p> <p>5) Somervale School SEND Resource Base ( Part funded by Basic Need) with the Council to deliver the project. Currently at feasibility stage we anticipated to start on site July 2024 with completion by May 2025. £250k is being rephased into 2024/25 due to delays from finding a new location for the site of the building.</p> <p>6) Resource Base at Westfield Primary. Fully approved with target completion February 2025.</p>	1,521	1,271	250	250
<b>Special Education Needs &amp; Disability (SEND) - Residential Provision at Bath College</b>	<p>Full project funding approved by Single Member Decision. The project will be delivered by Bath College, with anticipated completion for the project is September 2025. We are waiting for the College approval of the Council Funding, to be followed by planning submission, contractor appointment and project programme for full delivery of the project, largely expected to be during 2024/25.</p>	1,025	225	800	800

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<b>Climate Emergency &amp; Sustainable Travel</b>					
<b>Bath River Line</b>	There is some slippage to the programme due to the number and complexity of interventions. The technical designs are almost complete with contractor engagement anticipated later in 2023-24 and the majority of capital delivery likely to be 2024/25. An old Pipe Bridge next to Windsor Bridge has been successfully removed so the landscaping of the north bank where the bridge footings have been removed will be completed as part of this project. We are also moving forward with the wayfinding and interpretation strategy, Green Park masterplan and integration of the Pollinator Fund planting project. The Bath River Line aims to create a linear park following the River Avon from Batheaston to Newbridge. This first approved phase is the western section from Newbridge to Bath Quays.	1,438	170	1,268	1,268
<b>Cleeve Court and Combe Lea Heating Upgrades</b>	These measures are part of a decarbonisation package which follows the Charlton House example. Air source heat pumps have already been installed during 2023/24 to replace the existing heating systems for these two care homes. Although some costs are still due to be paid the project is expected to complete within budget.	680	680	-	-
<b>Highways</b>					
<b>City Centre Security - Highways Scheme</b>	Protective measures including sliding/ static bollards in York Street were completed in May 2023. Works in Cheap Street and Hot Bath Street now operational with x3 bollards left to install in January at Cheap Street (there are concrete blocks in place as a temporary measure to reduce the gap). Gas mains diversion complete at Upper Borough Walls & prelim undertakers work is underway. The trail excavations are complete to ensure sufficient foundation depth for feed and control pillar on union street. Works were paused for the Christmas embargo period. Works will continue at Upper Borough Walls in January 2024 with completion anticipated in July 2024. Works at Lower Borough Walls are planned to commence in 2024. Potential cost pressures on contingency are being continuously monitored.	5,064	3,511	1,553	1,553
<b>Clean Air Zone</b>	CAZ Queen Square Public Realm projects are now underway with resurfacing works complete, footway improvements works about to commence at the time of writing and commissioning to be undertaken for feasibility for green spaces improvements. The Financial Assistance Scheme is largely complete, although we're still progressing transactions for late Light Goods Vehicle (LGV) applications. The Government department the Joint Air Quality Unit (JAQU) have notionally agreed that underspends should re-directed for use with exit plan proposals.	1,679	1,572	107	107
<b>Highways Maintenance Block</b>	The Resurfacing programme is substantially complete, with the schemes in Ashton Way, Keynsham to be delivered in March 2024 and A37 Temple Cloud South scheme summer 2024. The Highway Structures Programme will largely be completed, despite of staff issues, with North Parade, Grosvenor Footbridge and some landslips investigations needing to be scheduled into 2024/25. Street Lighting Column Replacements are 90% completed at time of writing and final delivery is expected by end of February 2024. The Footway Surfacing Programme is fully completed. The Drainage programme is also substantially completed, with the exception of East Harptree Recreation Ground Highway Drain Improvement to be completed in 2024/25 in collaboration with Wessex Water. An overall slippage relating to delivery in 2024/25 of £550K is forecast.	9,118	8,569	550	550

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<b>CRSTS Liveable Neighbourhoods</b>	<p>This programme is made up of two themes; the first is a series of 8 residential parking zones, all of which are now operational. The second theme is for 15 Liveable Neighbourhoods, which will include a range of traffic intervention measures. Three of these have been piloted resulting in no-through traffic restriction trials in Church Street, Widcombe, Southlands, Weston and Queen Charlton Lane, Queen Charlton.</p> <p>A further 3 Liveable Neighbourhood areas, featuring 5 shortlisted measures, have been identified as suitable for trialling from Spring 2024. These areas are Lower Lansdown and The Circus, New Sydney Place and Sydney Road and the Lyme Road and Charmouth Road area. Budget approvals to drawdown £736k of CRSTS grant from WECA to fund these interventions, are being sought as of December 2023.</p>	2,040	806	1,234	1,234
<b>CRSTS Manvers Street Remediation</b>	CRSTS Capital budget held for a Manvers Street and Pierrepoint Street Refurbishment project to investigate and confirm the cause of deterioration of the road surface, and propose and implement a cost effective, future-proof solution to protect the integrity of the highway. A draft Options Assessment Report has been provided to the Council at December 2023; further surveys are needed to finalise this ahead of a Gateway decision on how to proceed during Q4.	662	446	216	216
<b>Local Highways Improvement</b>	The majority of schemes in the programme are progressing with no issues identified and will be delivered in 2023/24 . However, the following 7 scheme require additional funding from the 2024/25 allocations and are expected to be finalised over the summer. Bathampton Safety Scheme, Parkhouse/St Clements Close link, footpath improvements Keynsham, Widcombe Hill speed measures, Fosseway South MSN Toucan Gateway and Speed Limit, A368 route review and Bloomfield Road Pedestrian and Cycling safety review.	2,107	1,665	442	442
<b>Built Environment &amp; Sustainable Development</b>					
<b>Affordable Housing</b>	£300k has been paid in 2023/24 towards Pemberley Place extra care scheme (72 units of affordable elderly persons accommodation) which is now complete. We are experiencing high customer demand for this service. £195k was also approved towards the provision of larger sized rented affordable housing in Radstock to support evidenced needs of the local community.	801	398	403	403
<b>Supported Housing Scheme</b>	Refurbishment of Crescent Garden Lodge and Westgate Street is complete. Theobald House refurbishment is due to complete in quarter four of 2023/24 and it will have a significant impact on temporary accommodation revenue spending by providing an additional eleven units of accommodation under direct Council control. We are continuing to develop a pipeline of future projects with some flats in central Bath at early stages of work.	716	716	-	-
<b>Social Rent Programme</b>	We have now achieved start on site at the former Argyle Works, removed contamination and stabilised the boundary walls. Works have also been progressing at 19 Westgate Street, with completion expected in March 2024. The budget forecast reflects expected delivery of work for this year.	2,878	1,966	912	912
<b>Local Authority Housing Fund (Ukrainian/Afghan homes)</b>	The scheme is delivering twenty-two homes for Ukrainian and Afghan families. We have legally completed the purchase of seven properties, with the first families moved in during December and offers to purchase have been accepted on a further seven properties and are progressing through conveyancing. The programme had envisaged refurbishment of commercial estate properties, but with timescales not matching grant conditions, we will now be seeking a further eight market properties.	2,062	2,062	-	-