

## FINANCE BUDGET MONITORING QUARTERLY DASHBOARD - April to September 2024

## CAPITAL APPENDIX 2 - KEY SCHEME VARIANCE ANALYSIS

Approval Stage	Fully Approved	24/25 Current Budget £'000	24/25 Forecast £000	24/25 Variance - Approved Budget vs Forecast £'000	Re-phasing to Future Years £'000
<b>Neighbourhood Services</b>					
<b>Parks S106 Projects</b>	Key S106 Projects: 1) Sullis Meadow Works to connect Threeways to the secondary school continue with the design works 2) Foxhill, new allotment provision is being explored 3) Keynsham projects: Manor Road Woodlands - The current phase is now delivered ahead of winter; Abbots Wood - Work has now commenced and will continue into 2025/26; Teviot Road - The team are arranging a site visit	785	548	237	237
<b>Pixash Site Redevelopment</b>	We are working towards final settlement with the contractor with some final works to complete including permanent base for SEND Passenger Transport Fleet for which we are exploring options.	2,853	2,853	-	
<b>Waste Infrastructure Modernisation</b>	A Planning application was submitted in August and an extensive public consultation was carried out. A Decision is expected by the end of 2024, which will allow the Business Case to come forward for full approval.	629	580	49	49
<b>Resources</b>					
<b>Commercial Estate Refurbishment Programme</b>	A programme of works to repair, with improvements where necessary, to prepare vacated commercial properties for letting to new tenants. 36 properties have been identified for improvement of which 10 have currently had works on site. Projects were delayed as we recruited the project management team, but good progress is now being made.	5,597	3,806	1,792	1,792
<b>Property Company Investment - Council (Loan): Developments</b>	The Aequus loan requirement for 2024/25 is estimated at £2m. £1.55m being loans repayable from rents on homes which also receive Local Authority Housing Fund grants. This figure may be revised as further business cases are approved and all remaining budget will be rolled forward into future years in line with investment plans. The balance of £450k is a loan for ADL to purchase a unit from ACL at Malmains Drive for private rental.	10,861	2,000	8,862	8,862
<b>Orange Grove</b>	This programme is to address and prevent progressive structural decay of the Grade 2 Listed Building in Orange Grove, Bath, which is in a prominent site next to Bath Abbey. The parade of shops with accommodation above requires works to replace non-breathable paints adversely affecting the structure, and numbers 1-2 of the building, which are currently empty, require significant structural work and total refurbishment.	992	992	-	
<b>Economic &amp; Cultural Sustainable Development</b>					
<b>Bath Quays North</b>	The Council and the University of Bath have signed a Memorandum of Understanding to consider the development of the riverfront site in the heart of the city for UoB occupation. On 8th May 2024 the Council's Planning Committee approved reserved matters (details of access, layout, scale, appearance and landscaping) for Plots 1-5 of the Bath Quays North site. A planning application for further plots are being prepared by Aequus for delivery of housing via the Council's housing company.	1,816	1,816	-	
<b>BWR Phase 2</b>	BWR - Approval "In principle" for Homes England grant funding to deliver site wide land remediation and infrastructure works has been agreed, subject to finalising contracts. Vegetation clearance works have commenced with remediation planned to start before the end of this calendar year. Midland Road housing (176 homes) is now subject to the determination of the household recycling centre planning application to relocate to Locksbrook Rd. The business case for the housing delivery to maximise affordable housing, is reliant upon future grant funding announcements.	4,259	1,559	2,700	1,600
<b>Corporate Estate Planned Maintenance</b>	Capital planned maintenance works where priority is to ensure compliance and statutory obligations. Projects for 2024/25 include roof investigations to the Guildhall and Guildhall Market, repairs to Keynsham Children's Centre and further upgrades to LED office lighting which will result in lower energy costs and emissions. Drainage and resurfacing works at a few corporate sites is underway including works at Kensington Meadows. Remedial works following bridge inspections are due to start. Around 75 condition surveys are to be carried out to inform the rolling planned maintenance programme over the next 5 years. Staff shortages have delayed placement of works, which we will endeavour to catch up but may now be finished in early 25/26. We will continue to monitor alongside reactive works which are more prevalent in the second half of the year.	4,619	4,119	500	500

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<b>Somer Valley Enterprise Zone - Infrastructure</b>	In July 2024 the Mayoral Combined Authority approved an Outline Business Case for the Somer Valley Enterprise Zone and awarded £9.3m to develop a Full Business Case by September 2025. It also delegated authority to the Chief Executive of the Combined Authority (in consultation with the MCA statutory officers) to work with the Chief Executive of B&NES to develop options for the investment of MCA capital into Somer Valley Enterprise Zone, to include grant funding via B&NES or land acquisition by the MCA of land in Somer Valley to facilitate the creation of a joint delivery vehicle for the Somer Valley Enterprise Zone.	348	348	-	
<b>Midsomer Norton High Street Renewal Programme</b>	Construction works to create the new Market Square in Midsomer Norton are due to complete in January 2025. Strengthening works to the River Somer culvert are making good progress. High Street works now include creation of new bus interchange, alongside pavement widening, following an additional WECA funding award.	972	972	-	
<b>Bath City Centre Renewal Programme</b>	This scheme contains a series of smaller capital projects and installations in Bath city centre to improve the accessibility of the public realm. Planned for 2024/25 are works to install electricity points for markets and street traders at Milsom Street and small scale public realm works in the Milsom Quarter.	1,091	854	237	237
<b>Milsom Quarter Masterplan Delivery</b>	The Council has progressed a series of technical studies and site surveys of the Walcot Gateway site de-risking proposals for the site to improve implementation. Proposals include projects to create new public space in front of St Michael's church and creative workspace development at Broad Street Yards, alongside the Fashion Museum proposals in the Old Post Office.	850	500	350	350
<b>Radstock Regeneration</b>	The acquisition of Trinity Church by Radstock Town Council took place in May 2024. A £250k grant was paid to the Town Council towards the purchase. Improvements to create a community hub and event space are progressing, with surveys and scoping work underway, with a view to starting priority works to the roof, including the installation of solar panels, alongside other repairs before March 2025.	473	473	-	
<b>High Street Recovery</b>	The redevelopment of Council owned vacant units in Keynsham Temple Street/Riverside to bring them back into productive use and employment. An architectural design team has been engaged to refine the designs after discussions with prospective tenants following a marketing period. Tenders for contractors are targeted for early 2025.	1,229	1,137	92	92
<b>Victoria Art Galley Roof Refurbishment</b>	Victoria Art Gallery roof slates are at the end of their life. Works and replacements will ensure that the Victoria Art Gallery property asset remains safe, weather tight and operational. The vented apex of the roof lantern is also in a poor state of repair, with many of the vents not working. Erection of scaffolding was carried out to enable access to the roof and facilitate a full inspection. The inspection has identified the full extent of the works required and the budget required to carry out the works has been fully approved.	855	855	-	
<b>Children's Services</b>					
<b>Basic Needs - School Improvement / Expansion</b>	Scheme Highlights are; St Keyna Primary expansion by one form entry to a 420 place school, with new 6 classroom block built to Passivhaus standard; the kitchen & meeting room refurbishments are complete, the attenuation tank is installed & the playground has been resurfaced. Oldfield School project is a contribution to deliver a new design and technology block; Planning permission has been approved and completion is scheduled by the end of 2024/25. We also retain a general 2024/25 budget for emergency works across all schools.	4,383	3,633	750	750
<b>Schools Capital Maintenance Schemes</b>	Schools Condition Grant is received for maintained schools that we, as a LA, are responsible for. In 2024-25 the grant is funding the following works: Newbridge Primary - 1) Re-wiring and replacement LED lighting largely completed, to be finalised in October half term week 2) Repair to boundary wall is on-going 3) New external learning space, including replacement windows, roof repairs and external doors replacement. At Twerton Infants 1) LED lighting upgrade 2) Roof covering replacements including strengthening to allow PVs. At St Keyna Primary 1) LED lighting upgrades.	2,304	1,804	500	500
<b>SEND (Special Education Needs &amp; Disability) Capital Programme</b>	Projects to provide Resource Bases and SEND adaptations at schools and colleges across BANES. We have completed schemes at Hayesfield School, Bath College, MSN Primary & Peasedown St John Primary. On-going projects are at: Aspire Academy, Mulberry Park and Ralph Allen Secondary, with the latter being for additional facilities for 16 pupils with Autism Spectrum Disorder (ASD), due to open in Sept 25.	3,562	2,062	1,500	1,500

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<b>Special Education Needs &amp; Disability (SEND) - Residential Provision at Bath College</b>	The works are planned to be delivered by Bath College, but are pending College Board approval to progress. Once confirmed we can finalise plans and more accurately forecast delivery timescales. There are expected to be revenue savings linked to this project .	2,490	1,000	1,490	1,490
<b>Climate Emergency &amp; Sustainable Travel</b>					
<b>Bath River Line</b>	Bath River Line aims to create a linear park following the River Avon from Batheaston to Newbridge. We are currently working on Phase 1 which is the western section from Newbridge to Bath Quays. Slippage is due to the number and complexity of interventions, which will be refined in a change request to be submitted to WECA. We are moving forward with the Wayfinding and Interpretation Strategy, Green Park masterplan and the integration of the Pollinator Fund planting project.	1,548	748	800	800
<b>Highways</b>					
<b>CAZ - Clean Air Zone</b>	CAZ Queen Square Public Realm projects are underway. Resurfacing works and footway improvements have now been completed with the remainder of works now focussing on green spaces feasibility improvements together with wayfinding upgrades. £400k slippage is predicted for delivery into 2025/26 as we are still pending determination of finalised concept designs prior to procurement which is unlikely to be completed by the year end.	1,005	605	400	400
<b>City Centre Security - Highways Scheme</b>	Works at Lower Borough Walls are programmed to complete October 2024 and the successful delivery of project to date has ensured we continue to forecast within budget. We are developing options for the measures required for the junction of Beau Street and Stall Street.	2,448	2,448	-	
<b>Highways Maintenance Block</b>	Good progress on all schemes and nearly all on target for delivery in 2024/25. Programmes of Carriageway Resurfacing and Machine Laid Patching substantially completed, Street Lighting Column replacement and Drainage Improvements programmed through to December 2024. Road Marking Refresh and Crack Sealing programmes are completed. Footway Paving works underway on Bathwick Hill for November completion and Asphalt Concrete Paving programme due to be completed end of October 2024. £100k to be rephased into 2025/26 for A37 Temple Cloud works, which needs a diversion order which is unlikely to happen in 2024/25.	9,695	9,595	100	100
<b>CRSTS Liveable Neighbourhoods</b>	A full business case fully identifying proposed interventions for the 11 Liveable Neighbourhood areas was approved by WECA in September 2024, releasing the remaining CRSTS grant to deliver these schemes before March 2027.  These include the trial areas which are underway for Church Street, Widcombe, Southlands, Weston, Queen Charlton Lane, Queen Charlton plus a further three Liveable Neighbourhood areas. Shortlisted locations identified were Lower Lansdown and The Circus, New Sydney Place and Sydney Road and the Lyme Road and Charmouth Road area. The scheme in New Sydney Place was launched April 2024 and the Lower Lansdown and Lyme Road schemes will be implemented in due course.  Liveable Neighbourhoods programme has also included 7 residential parking zones which were delivered in 2023.	2,072	1,028	1,044	1,044
<b>CRSTS Manvers Street Remediation</b>	CRSTS Capital budget held for Manvers Street and Pierrepoint Street Refurbishment to investigate 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. Following the Options Assessment Report, further surveys are now being undertaken to gather information required for preliminary design work and robust tender documentation.	530	530	-	

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<b>Local Active Travel Safety Programme (LATS)</b>	The majority of schemes in the programme are progressing with no issues identified and will be delivered in 2024/25. There is a number of schemes that will move into 2025/26 currently forecast at £303k: •A S106 funded scheme for a pedestrian crossing at Fosseyway, which is awaiting Somerset approval. •Feasibility studies for Redlinch Lane junction with Charlton Road show a likelihood to require 3rd party land which is extending delivery date. •Feasibility and design for Whiteway Road requires top up funding in 2025/26 to complete delivery	3,531	3,228	303	303
<b>Built Environment &amp; Sustainable Development</b>					
<b>Social Rent Programme</b>	Work continues on the construction of eight new affordable homes for social rent on the Argyle Works site to provide affordable, energy efficient apartments to help meet the demand for low-cost homes in the area. These consist of three one-bedroom apartments and five two-bedroom duplexes. In addition, ten affordable, energy efficient, apartments in Dane's Lane are expected to be contracted imminently, with main delivery expected in 2025/26.	4,015	3,115	900	900
<b>Englishcombe Lane Supported Housing</b>	Scheme to provide 16 much needed homes for neurodivergent clients with Learning Difficulties and Autism. The scheme recently secured planning permission and we are currently working through planning conditions and pre-commencement works with start onsite expected to be summer 2025, subject to final business case agreement.	438	438	-	
<b>Local Authority Housing Fund (Ukrainian/Afghan homes)</b>	In 2023 the Council agreed a Memorandum of Understanding with DLUHC to provide 22 units of accommodation, with £3.04m of funding as part of the Local Authority Housing Fund (LAHF), Round 1 funding agreement. Working with Aequus this programme has progressed positively and to date 22 units have been purchased and deployed or are progressing through conveyancing. On the 7th March 2024 DLUHC (now MHCLG) launched LAHF Round 3 and in July B&NES received an offer of an additional £938k of capital funding to provide a further 5 properties.	3,133	3,133	-	