

Climate Emergency and Sustainability Policy Development and Scrutiny Panel

Date: Thursday 22nd January 2026

Time: 10.00 am

Venue: Council Chamber - Guildhall, Bath

Councillors: Andy Wait, Eleanor Jackson (for Grant Johnson), Alex Beaumont, Anna Box, Bharat Pankhania (for John Leach), Duncan Hounsell, Hal MacFie, Saskia Heijltjes and Karen Walker



NOTES:

1. Inspection of Papers: Papers are available for inspection as follows:

Council's website: <https://democracy.bathnes.gov.uk/ieDocHome.aspx?bcr=1>

Paper copies are available for inspection at the Guildhall - Bath.

2. Details of decisions taken at this meeting can be found in the minutes which will be circulated with the agenda for the next meeting. In the meantime, details can be obtained by contacting as above.

3. Recording at Meetings:-

The Openness of Local Government Bodies Regulations 2014 now allows filming and recording by anyone attending a meeting. This is not within the Council's control.

Some of our meetings are webcast. At the start of the meeting, the Chair will confirm if all or part of the meeting is to be filmed. If you would prefer not to be filmed for the webcast, please make yourself known to the camera operators.

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The Council has a scheme to encourage the public to make their views known at meetings. They may make a statement relevant to what the meeting has power to do. They may also present a petition or a deputation on behalf of a group.

Advance notice is required not less than two full working days before the meeting. This means that for meetings held on Thursdays notice must be received in Democratic Services by 5.00pm the previous Monday.

Further details of the scheme can be found at:

<https://democracy.bathnes.gov.uk/ecCatDisplay.aspx?sch=doc&cat=12942>

5. Emergency Evacuation Procedure

When the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are signposted. Arrangements are in place for the safe evacuation of disabled people.

**Climate Emergency and Sustainability Policy Development and Scrutiny Panel -
Thursday 22nd January 2026**

at 10.00 am in the Council Chamber - Guildhall, Bath

A G E N D A

1. WELCOME AND INTRODUCTIONS
2. EMERGENCY EVACUATION PROCEDURE

The Chair will draw attention to the emergency evacuation procedure as set out under Note 5.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS
4. DECLARATIONS OF INTEREST

At this point in the meeting declarations of interest are received from Members in any of the agenda items under consideration at the meeting. Members are asked to indicate:

- (a) The agenda item number in which they have an interest to declare.
- (b) The nature of their interest.
- (c) Whether their interest is **a disclosable pecuniary interest or an other interest**,
(as defined in Part 4.4 Appendix B of the Code of Conduct and Rules for Registration of Interests)

Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer or a member of his staff before the meeting to expedite dealing with the item during the meeting.

5. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN
6. ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING

At the time of publication, no notifications had been received.

7. MINUTES (Pages 7 - 12)
8. CABINET MEMBER UPDATE

The Cabinet Member will update the Panel on any relevant issues. Panel members may ask questions on the update provided.

9. AEQUUS BUSINESS PLAN UPDATE (Pages 13 - 36)
10. BUDGET DISCUSSION

The report will be published later in the week.

11. AIR POLLUTION AND HEALTH: EVIDENCE AND TARGETS (Pages 37 - 44)
12. PANEL WORKPLAN (Pages 45 - 50)

This report presents the latest workplan for the Panel. Any suggestions for further items or amendments to the current programme will be logged and scheduled in consultation with the Panel's Chair and supporting senior officers.

The Committee Administrator for this meeting is Michaela Gay who can be contacted on 01225 394411.

BATH AND NORTH EAST SOMERSET

**MINUTES OF CLIMATE EMERGENCY AND SUSTAINABILITY POLICY DEVELOPMENT
AND SCRUTINY PANEL MEETING**

Thursday 27th November 2025

Present:- **Councillors** Andy Wait, John Leach, Saskia Heijltjes, Karen Walker, Duncan Hounsell and Ruth Malloy (in place of Anna Box)

Apologies for absence: Councillors: Grant Johnson and Alex Beaumont

169 WELCOME AND INTRODUCTIONS

The Chair welcomed everyone to the meeting.

170 EMERGENCY EVACUATION PROCEDURE

The Chair drew attention to the emergency evacuation procedure.

171 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillor Anna Box gave her apologies and is substituted by Councillor Ruth Malloy.

Councillor Alex Beaumont gave his apologies.

Councillor Grant Johnson gave his apologies.

The Chair welcomed Councillor Duncan Hounsell who has now joined the Panel.

172 DECLARATIONS OF INTEREST

There were none.

173 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was none.

**174 ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE STATEMENTS,
PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING**

David Redwell (Southwest Transport Network) made a statement in which he raised concerns regarding bus service funding, the need for increased levy to maintain services, and the importance of public transport for climate emergency objectives. He urged the panel to address funding issues in upcoming budget discussions.

Tim Wallace (Locksbrook Road Resident) made a statement on the Bath Recycling Centre relocation, highlighting concerns about the safety of the proposed raised gantry system, lack of published safety analysis, and potential reduction in service capacity. Noted local traffic congestion issues.

Councillor Hounsell stated that this is not a regulatory body and that the decision has been made and discussed at a Planning meeting including health and safety issues. Mr Wallace stated that he did not recall health and safety issues being discussed.

The Chair thanked the speakers.

175 MINUTES

Minutes to be signed at the next meeting following a correction.

176 BATH RECYCLING CENTRE AND LOCKSBROOK RD REFURBISHMENT PROJECTS

Councillor Mark Elliott, Cabinet Member for Resources, introduced the report.

Panel members made the following points and asked the following questions:

Councillor Heijltjes asked about the Environment Agency Permit and how long a flood risk permit would take. The Cabinet Member responded that he did not believe it would be delayed but would come back with exact timing. Demolition at Midland Road will proceed in phases to avoid disruption – September 2026 is a deliverable date.

Councillor Hounsell asked if there will be staff onsite to help people regarding the health and safety issues. The Cabinet Member explained that the new site will be well-staffed, with compliance to all health and safety requirements.

Councillor Leach asked about the concerns raised about a reduction in the range of items accepted (from 31 to 9 categories). The Cabinet Member clarified that while some items (e.g., gas bottles, rubble, soil) will not be accepted, these represent a small proportion of total tonnage. Hazardous waste will be managed at a nearby facility. 80% of the tonnage from Midland Road will go to the new site.

Councillor Heijltjes asked about active travel. The Cabinet Member stated that the new site will offer improved access for walking and cycling compared to Midland Road.

Councillor Leach asked about potential congestion on roads around the site and what would be done if the monitoring showed an issue. The Cabinet Member stated that traffic queuing will be monitored for four months post-opening. The booking system can be adjusted if congestion arises, with minimal expected impact on overall capacity.

Councillor Walker stated that the Midsomer Norton site works well and is closed one day per week, are there any plans to do the same. The Cabinet Member stated that opening times are under review and may change as needed.

Councillor Heijltjes asked how the road safety issues would be addressed. The Cabinet Member explained that road safety at the junction with Upper Bristol Road is being addressed, with some works planned. Main entry and exit will aim to minimise impact on local businesses and residents.

Councillor Wait asked about traffic build up mentioned in the public statement. The Cabinet Member could not comment on a specific case but indicated ongoing efforts to mitigate any issues.

Councillor Wait congratulated the team on achieving a 70% biodiversity net gain.

The Chair thanked the Cabinet Member and officers.

177 **SCHOOL STREETS**

Councillor Lucy Hodge, Cabinet Member for Cabinet Member for Sustainable Transport Delivery, introduced the report.

Panel members made the following points and asked the following questions

Councillor Leach stated that this was a wonderful thing to bring forward and ask how many schools were invited and how many came back. The Cabinet Member reported that all schools were invited to express interest; 18 responded. Reasons for not proceeding included technical challenges and lack of readiness. Clarification was sought on whether secondary schools were included; officers to confirm. The Cabinet Member reported that 9 of the 18 schools are outside Bath.

Councillor Walker asked about exemptions for people such as grandparents who live outside the area. The officer explained that exemptions for residents, blue badge holders, and pupils with specific needs are included. Schools can issue permits for individual circumstances (e.g., carers, temporary injuries).

Councillor Heijltjes asked why this is coming to the Panel when the decision was made 2 weeks ago. The Chair stated that the Panel had the opportunity to input previously and it can be difficult to get the sequence right regarding items. He did not believe the Panel had many objections to this item. The Cabinet Member stated that the process had been followed and work is being shared.

Councillor Heijltjes stated that she had concerns about reliance on school staff and volunteers to manage barriers. Officers acknowledged this and noted that camera enforcement (ANPR) is an aspiration for future phases, subject to funding.

Councillor Hounsell asked about the reliability of future funding. The Cabinet Member explained that the current tranche is funded through one-off capital and grant allocations. There is no secured funding for expansion, but future opportunities are being explored. Initial costs are higher due to setup and development; future schemes may be less expensive, but camera enforcement could increase costs.

Councillor Hounsell asked how it would work when a school is on a residential road. The officer explained that residents and eligible users will receive permits for display. Emergency vehicles and blue badge holders will have access. Officers are also considering the impact on surrounding streets and may introduce additional parking restrictions if needed.

Councillor Heijltjes asked about integration with Liveable Neighbourhood Schemes. She stated that school streets could have been part of the programme to make better use of funds. She gave an example of Charmouth Road. The Cabinet Member stated that parents are positive. The officer stated that extending the school street further along Charmouth Road would mean stewards would be at the junction with the main road. The main aim of school streets is safety outside of the school gates.

The Cabinet Member stated that the schools taking this forward have been asked for this resource for a while. The team are taking a nuanced approach. The programme will be monitored, with a view to reporting back after a term of operation.

The Chair stated that this was exciting and innovative and making schools safer. He asked that this be reported back to Panel next Autumn. He thanked the Cabinet Member and officer.

178 GREENER PLACES PLAN FOR BANES

Councillor Oli Henman, Cabinet Project Lead for Climate Change, introduced the report.

Panel members made the following points and asked the following questions

Councillor Heijltjes asked about access to play spaces emphasising the importance of safe, high-quality, and accessible play spaces for children, beyond just distance and area metrics. The Cabinet Project Lead stated that Sydney Gardens play area is now more accessible due to the Liveable Neighbourhood Scheme. The officer stated that high quality environments attract people which leads to natural surveillance.

Councillor Wait stated that there have been over 1000 new houses in Keynsham on the greenbelt since 2011 but no improvement to the woodland area. The Cabinet Project Lead agreed with the link of green spaces with new housing. He mentioned Keynsham Riverside.

Councillor Wait asked about the white area in the middle of the map shown. The Cabinet Project Lead stated that the vast majority of BANES has access but we are trying to bring in as many parts as possible.

Councillor Wait stated that he was unsure what benefit a green flag is to a park. The lack of Green Flag parks in some areas was noted; officers will liaise with the parks department to address this.

Councillor Hounsell stated that it was an excellent report. He was conscious of the Local Plan which would likely produce change in BANES – more people would be living in North East Somerset than Bath. He stated that Saltford Parish Council are pushing for land development and that he was reassured that this is the beginning.

Councillor Heijltjes asked if food growing is covered. The Cabinet Project Lead explained that the plan links with the council's food strategy to support community food growing initiatives.

Councillor Walker asked if landowners are approached. The Cabinet Project Lead explained that planning policy and Section 106 agreements are used to secure green spaces in new developments, with ongoing efforts to encourage private landowners and developers to prioritise nature.

Councillor Ruth Malloy asked about Future of Bathscape. The officer explained that the Bathscape programme will continue under the new Landscape City initiative, with ongoing funding bids and integration of green and blue infrastructure.

The Chair asked for a report back in the future and thanked the Cabinet Project Lead and Officer.

179 PANEL WORKPLAN

The Panel noted the future workplan and the following suggestions for future items:

- Draft Air Quality Strategy scheduled for January.
- Budget proposals relevant to the panel to be considered in January.
- Flood risk management and emergency planning to be considered in March.
- Local Plan options report update expected in May.
- RPZ Strategy requested

The meeting ended at 12.00 pm

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services

Bath & North East Somerset Council				
MEETING/DECISION MAKER:	Climate Emergency and Sustainability Policy Development and Scrutiny Panel			
MEETING/DECISION DATE:	22nd January 2026	EXECUTIVE FORWARD PLAN REFERENCE: E		
TITLE:	Aequus Strategic Business Plan 2024-30 refresh (2025-2026)			
WARD:	All			
AN OPEN PUBLIC ITEM				
List of attachments to this report: Appendix 1 – Aequus Strategic Business Plan 2024 – 2030 Refresh (2025-2026)				

1 THE ISSUE

1.1 Aequus is a wholly owned company of Bath and North East Somerset Council and was established in 2017 to develop housing through the use of surplus Council property assets and land. The Council is the sole Shareholder of the wholly owned company.

1.2 In March 2025, The Leader of the Council in their capacity as Shareholder, approved the Company's most recent 5-year Business Plan. In line with the scrutiny reporting requirements, Aequus are required to carry out an annual update of the Business Plan. This year's update is a more extensive refresh due to prolongation of the pipeline.

RECOMMENDATION

The Panel is asked to:

2.1 Review and comment on the Aequus Strategic Business Plan 2024-2030 refresh (2025-2026)

2 REPORT CONTEXT

2.1 The Business Plan for 2024 to 2030 guides the activity and focus of the company and is used for performance and progress reporting to the Board, the Shareholder, and partners. This plan is subject to an Annual Update to reflect the actual progress of the Company, particularly in terms of pipeline progression and financials

2.2 As previously reported to the Aequus Board and the Shareholder, the pipeline progress has been significantly prolonged over the past 12 months for a number of key reasons:

- Changes in council priorities for sites
- Planning issues and delays
- Homes England Funding uncertainty
- Council governance processes

2.3 This BP Refresh now reflects an updated pipeline and related financial projections – it also confirms that the forecast dividend element of the financial return for the 2025/26 financial year is unlikely to be achieved in full to ensure the company cashflow is sustained at a prudent level. The financial return for 2026/27 remains as per the original target and will be revisited as part of next year's refresh.

2.4 The BP Refresh also includes the formation of Aequus Regeneration Bath Quays LLP to deliver the key housing regeneration projects at Bath Quays North and Bath Quays South. As part of this we will be exploring the potential to re-invest profits within the LLP to deliver additional affordable housing and further detailed proposals will be provided as the relevant Business Cases for the projects are finalised.

2.5 The Council has prioritised the delivery of '*the right homes in the right places*' through the adoption of its Corporate Plan identifying housing as one of the nine key priorities to support its one overarching purpose of ***Improving People's Lives***

2.6 The Economic Strategy Decision (E3499) has evidenced clear economic challenges associated with the current housing market, particularly the affordability and availability of homes for local economically active people. B&NES is now one of the least affordable places to live in the UK which affects our resident's ability to live close to where they work. There are multiple factors affecting the supply of homes that are affordable, but the Council has set clear priorities around addressing market failures to supply more affordable homes with a particular emphasis on delivering Council owned social housing. Aequus is one tool the Council has to enable this alongside its regeneration and direct delivery of social housing activity.

2.7 To support the delivery of the adopted Economic Strategy, the Council has published the B&NES Housing Plan which defines the actions the Council will take to achieve the outcomes identified within both its Corporate Plan and Economic Strategy. The plan includes the contribution Aequus will make alongside the other actions of the Council that scale up delivery of social housing.

2.8 The Shareholder appointed independent Board, uses this Business Plan to oversee the Company, the Board only need to come back for the Shareholder to seek approvals where the actions are not covered by the Business Plan or for certain important key decisions set out in the Shareholder Agreement – Reserved Matters.

2.9 The Business Plan provides the basis of ensuring a sustainable company to deliver the Shareholder objectives. This includes providing for appropriate skills and resources to maximise future opportunities as they arise.

3 STATUTORY CONSIDERATIONS

3.1 Aequus is a wholly owned B&NES group of companies, established by the Executive in accordance with the powers set out under S1 of the Localism Act 2011(the general power of competence). The Council approved a Transfer Agreement with Aequus in January 2020 which provides the basis for the transfer of surplus land and development sites from the Council to the Company, to support the delivery of the Shareholder objectives and subject to Shareholder approval of development.

3.2 The Council approved the current Shareholder Reserved Matters on 24th March 2022.

4 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

4.1 The Financial Forecast section of the Aequus Business Plan sets out the Company's financial assumptions and projections, including delivery against the Council's Medium Term Financial plan baseline target of £1M of revenue returns each year, rising with a stretch target to £1.5M from 2026/27 and £2m from 2029/30.

4.2 The Resource Management section of the Aequus Business Plan sets out the resourcing arrangements of the company. All staff are directly employed by Aequus Developments Ltd and all such related costs are met directly by the company.

5 RISK MANAGEMENT

5.1 A detailed risk assessment of the business plan has been undertaken by the company. The main risks to the Shareholder relates to the availability of land to deliver the business plan objectives, supply chain resilience, construction cost inflation and sales values. Risk management measures have been identified to mitigate this to acceptable risk tolerances through the diversification of land supply from the Council Corporate Estate asset review and partnership working. Market forces are managed through strengthening strategic supply chain relationships and continued prudence in cost and sales values on individual site by site business cases.

6 EQUALITIES

6.1 As a business planning decision, equalities impact of the actions flowing from this plan will be subject to equality impact assessments at each business case approval point. This decision has no adverse impact upon individuals with protected characteristics.

7 CLIMATE CHANGE

7.1 The Company is committed to supporting its Shareholder tackle the climate and ecological emergencies by leading on energy efficiency homes and developing highly sustainable communities.

8 CONSULTATION

8.1 Consultation has taken place with the Statutory Officers and Cabinet Members including the Council's Investment Forum and Shareholder Advisory Board in December 2025 and January 2026.

Contact person	Simon Martin, Director Capital & Housing
Background papers	Aequus Strategic Business Plan 2024-2030 refresh (2025-2026)
Please contact the report author if you need to access this report in an alternative format	



Aequus Group

Strategic Business Plan

Annual Refresh 2025-2026

2024-2030



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Foreword from the Chair

I am pleased to introduce this refresh of the Strategic Business Plan for the Aequus Group of companies 1 year into our 5-year business planning period. This plan reflects both our continued commitment to delivering the Shareholder's priorities and the evolving landscape in which we operate.

Since taking on the role of Chair around 18 months ago, I have focused on building on the company's strong foundations to ensure the business is well-positioned to deliver exemplar new homes for local communities. Over the past year we have successfully completed our scheme for 30 sustainable family homes at Manor Gardens in South Gloucestershire, delivered the 100% affordable homes project at Great Hayes Court in Bath and commenced a further 100% affordable homes project at Danes Lane in Keynsham.

We have however experienced a significant prolongation of our development pipeline with council partners. This has been driven by a combination of external factors: uncertainty surrounding Homes England funding, delays in the planning system, increasing governance complexity, and shifting priorities among our local authority stakeholders.

These challenges are expected to impact delivery over the next 18 to 24 months, with a resulting delay in market sales activity. As a consequence, the timing of dividend returns to the Shareholder may be affected during this period. We remain committed to transparency and prudent financial management and will continue to work closely with our partners to mitigate these impacts wherever possible.

Despite these headwinds, Aequus has responded with agility and purpose. We have actively broadened our strategic reach, developing new partnerships with a wider range of public sector landowners. In particular, our engagement with NHS Property and aligned landowners has opened up promising opportunities to unlock land, deliver housing, and support integrated service provision.

As a result of this expanded engagement, our overall development pipeline now exceeds 1,000 units, with a number of additional opportunities currently being explored. These have the potential to further increase our pipeline to over 1,300 units—representing a significant step forward in our ambition to deliver high-quality, sustainable homes across the region.

Working closely with the Shareholder, we have also established a new Limited Liability Partnership, Aequus Regeneration (Bath Quays) LLP, to deliver housing-led regeneration projects at Bath Quays North and South. This marks a major milestone in our commitment to unlocking strategic sites and supporting the longer-term transformation of Bath Quays, and as part of this we will explore the opportunity to provide additional affordable housing.

We continue to build on our core strengths:

- Delivering homes to good space standards
- Maximising affordable housing delivery wherever possible
- Leading on energy efficiency and sustainability
- Enabling strong public sector collaboration through our Teckal status
- Supporting vibrant, locally responsive communities
- Returning profits to our partners to support frontline services

Our Business Plan continues to respond to the Shareholder's increasing aspirations over the short, medium and long term. Achieving these objectives will require continued support from our Shareholder to bring forward development sites and enable our widening engagement with public sector partners across the region.

Aequus remains committed to delivering homes and places that enhance communities, support local priorities, and uphold the highest standards of governance and stewardship. We thank our partners for their continued trust and collaboration and look forward to building on the progress made to date.



Sally Higham

Chair, Aequus Group



Introduction

This Aequus five-year Business Plan from 2024/25 to 2029/2030 was approved by the Shareholder in February 2025 setting out the company's ambition, growth potential and projected financial returns.

This Business Plan refresh forms part of the company's governance arrangements to provide an annual update of the plan to the Shareholder. This year's refresh is more extensive than planned due to the number of changes needed, including the establishment of Aequus Regeneration Bath Quays Limited and the prolongation of the pipeline from council partners.

This refresh therefore only focusses on the key updates to the approved Business Plan including the changes to our governance structure, the updating of the development pipeline to reflect the revised timelines for progress of council partner sites and, the related financial modelling. We have also incorporated for the details of our social value delivery outcomes.

The Aequus Group continues work in partnership with local authority and wider public sector partners to deliver innovative housing solutions for their surplus land. This model is now also being extended to private landowners whose aspirations for housing delivery in their communities are aligned the Aequus approach and social value objectives.

Aequus is an exemplar housing developer, delivering high quality housing, to meet national space standards and achieve a high level of energy efficiency. We recognise the importance of delivering the right homes in the right place to ensure the homes we build help to develop vibrant communities.

Social Value

As a responsible business, social value forms a key part of everything we do. Our core business, providing high quality, energy efficient market and affordable homes to meet local needs, creates intrinsic social value and we want to do more to capture, report and enhance these important benefits.

To do this, we are keen to ensure that we work in partnership with others to maximise impact and leverage the social value outcomes we can deliver both directly and through our partners and supply chains.

Social value relates specifically to the wider non-financial impacts of programmes, organisations and projects, especially on the wellbeing of individuals and communities and of the environment.

In the simplest terms, we are looking to deliver greater improvement to the economy, society and the environment in neighbourhoods where we deliver new homes and, where we own and manage rental homes. We will do this in a way that supports the priorities of our Shareholder and the overriding purpose to [improve people's lives](#).

Our Social Value Commitments

Social value forms a key part of everything we do as a business and our social value commitments as set out in the approved Business Plan. As part of this we agreed to share our key social value outcomes on a regular basis and highlighted below are few examples of the achievements we have delivered (aligned to the Shareholders Corporate Priorities).

Preparing for the Future

- Right Home in the Right Place** - Delivering family and affordable homes. 38% Affordable.
- Community Centred Design** - Central public space contributing to **community well-being** and enhancing green infrastructure
- Sustainability: Manor Gardens and Argyle Works** designed to AECB and achieved **EPC A**



Delivering for Local Residents

- Charity Donations** - £1800 raised for local homeless charities
- Local Supply Chain** - > 90% within 20 miles
- £1m** - Annual financial return to B&NES Council to support frontline services
- Charity Donations** - Repurposing show home furniture
- Local Opportunities** - Agreed local residents "buy first" exclusivity sales period
- Commitment** - to work placements in partnership

Focusing on Prevention

- Reduction in energy bill at Manor Gardens and Argyle Works - **70%**
- Argyle Works** - Young care leavers
- Tenure Blind developments**
- Diverse Range** - of affordable homes delivered
- LAHF** - support families on resettlement scheme
- 100%** - National Space Standards
- Newbridge Hill** - Social Housing with priority given to key workers

YOUTH GUARANTEE

Funded by UK Government

Next Steps & Social Value Objectives

To enhance our measurability, visibility, and impact of social value reporting, we will be implementing the following actions for continued development and alignment of existing initiatives. These steps aim to maximise outcomes through procurement and organisational collaboration.

Next Steps:

- **Develop and Integrate KPIs:** Establish clear, measurable Social Value KPIs within procurement processes to track and report outcomes consistently.
- **Monitor Local Economic Impact:** Regularly review and report direct spend with local SMEs and VCSEs to evidence support for the local economy.
- **Implement a Volunteering Policy:** Introduce a formal policy allowing staff one paid volunteering day per year to strengthen community engagement and corporate responsibility.
- **Utilise the TOMs Framework:** Embed the use of Themes, Outcomes, and Measures (TOMs) to quantify and assign monetary value to existing and future social value initiatives.
- **Track S106 Contributions:** Record all Section 106 contributions and explore opportunities for additionality and enhanced community benefits.
- **Enhance Project Case Studies:** Integrate quantified social value and “value-added” outcomes into project case studies to demonstrate tangible benefits and continuous improvement.

Governance Update

During 2025, Aequus worked in collaboration with legal advisors, accountants, and Bath & North East Somerset Council to explore the most effective structure for delivering two key regeneration projects — Bath Quays North (Plots 6 & 7) and Bath Quays South (Plot 2). Following this review, it was agreed that progressing these schemes through a Limited Liability Partnership (LLP) would deliver the greatest strategic and financial benefits.

Key Benefits of the LLP Structure

Enhanced Risk Management

The LLP provides a clear separation between the liabilities of the partnership and those of its members. This structure limits financial and operational exposure to the LLP itself, rather than directly to B&NES Council or the Aequus Group.

Efficient Distribution of Returns

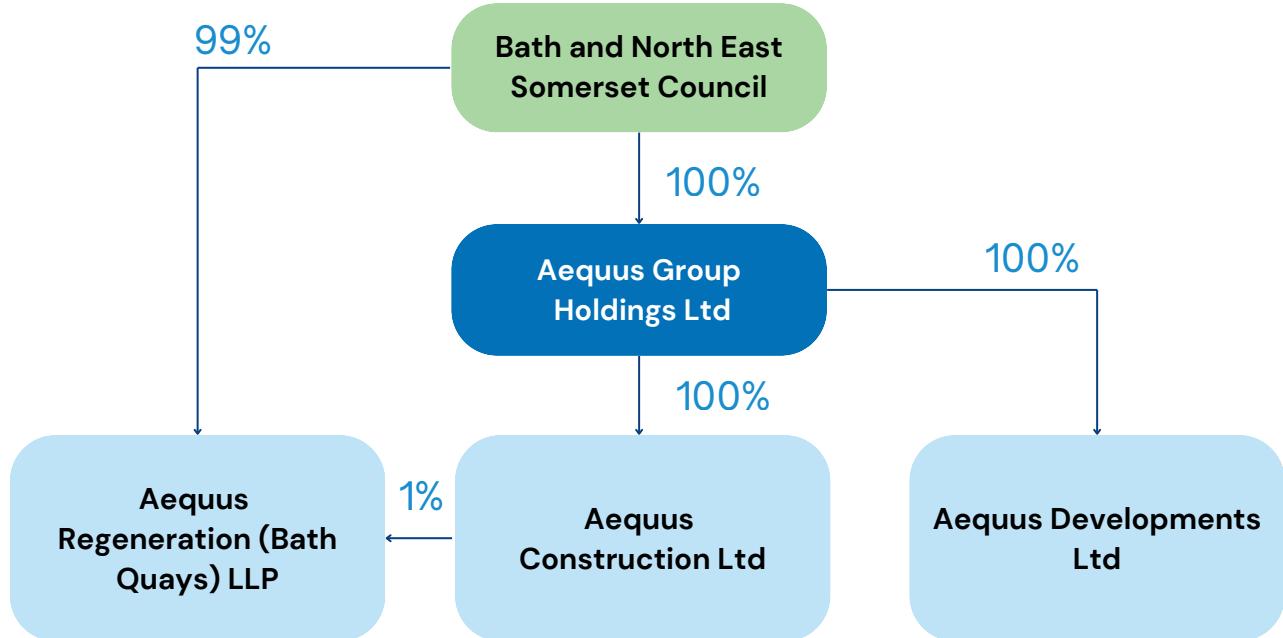
The LLP enables commercial returns to be distributed efficiently between the members and/or reinvested to support agreed regeneration and housing outcomes.

Structure and Governance

The LLP will be established with B&NES Council holding a 99% interest and Aequus Construction Limited (ACL) holding 1%. All financial returns, assets, and liabilities will be shared in line with this ownership ratio.

The LLP will operate under a Members' Agreement, which defines each member's rights, obligations, decision-making processes, and exit arrangements. Designated Members will comprise one representative from B&NES Council and one from the Aequus Group. The Aequus Board will oversee the day-to-day operations of the LLP.

Below is the revised structure of Aequus Group of Companies and the LLP:



Next Steps

The proposal to establish Aequus Regeneration Bath Quays LLP was approved by the ACL Board, the Aequus Shareholder (B&NES Council), and B&NES Council in November 2025. Aequus is now progressing with incorporation of the LLP, with the first project site—Bath Quays South—scheduled to transfer into the LLP in early 2026.

Local Authority Partnership Working

Aequus has been working collaboratively with B&NES Council, North Somerset Council, and the appointed legal teams for both parties to finalise a comprehensive Service Level Agreement (SLA). This agreement will formalise the framework through which Aequus is procured to deliver housing opportunities for North Somerset (and other partner local authorities), while ensuring B&NES Council remains fully compliant with the Goods and Services Act 1970. The SLA will also safeguard Aequus' ongoing Teckal status.

Special Purpose Vehicles

As the Aequus pipeline continues to progress and grow, we will explore the potential benefits of establishing further Special Purpose Vehicles (SPV's) for delivery and governance purposes. SPV's offer legal, financial, and operational advantages that make them especially valuable for complex or phased developments, and this could be either Teckal or non-Teckal as may be appropriate.

Housing Market Outlook (2025-30)

The West of England housing market is showing signs of stabilisation following a period of economic uncertainty, with interest rate reductions helping to ease affordability pressures and support buyer confidence. However, growth remains subdued, and the outlook is tempered by structural risks—particularly the potential for oversupply in certain sub-markets. In Bath, for example, the volume of apartment-led schemes currently in planning or delivery raises concerns about saturation, especially given the city's constrained land supply, heritage sensitivities, and shifting consumer preferences. While average house prices in Bath and North East Somerset remain stable at £416,000 (over 10 times the average income), rental inflation has outpaced wage growth, suggesting affordability pressures may begin to dampen demand.

Looking ahead, national forecasts suggest cumulative house price growth of 22–23% by 2030, but regional performance will depend heavily on local delivery strategies, infrastructure investment, and the ability to match housing typologies to genuine demand. The West of England Combined Authority and local councils continue to prioritise affordable and sustainable housing, with delivery increasingly channelled through SPVs, registered providers, and council-owned housing companies.

For Aequus, it will be critical to work with local agents to monitor market pipeline data and market absorption rates—particularly in urban centres like Bath—to avoid exposure to underperforming unit types. A cautious approach to apartment-led schemes, coupled with flexible SPV structuring and phased delivery, will help mitigate risk and align with evolving national policy and consumer trends.



Project Pipeline Assessment

Aequus Construction Ltd

Following the completion of a number of projects in the year and their subsequent removal of them from the pipeline analysis, the business remains well positioned over the medium term with over 1,000 homes in the project pipeline, 38% of these are some form of affordable tenure. The pipeline will increase further as schemes that are currently being negotiated enter into their exclusivity period and it is anticipated this will reach around 1,300 units. The formation of Aequus Regeneration Bath Quays LLP is also now reflected in our pipeline and we will be exploring the opportunity to provide additional affordable housing within the development.

We continue to define and monitor projects against their status and likelihood of progression through categorisation.

Category Definition		
Secured	Probable	Pipeline
The Final Business Case has been approved and the scheme is either on site or is at the mobilisation stage	We have undertaken the Initial Business Case, and this has been approved. The scheme is progressing through the planning process with the aim of developing a Full Business Case for approval	Projects have been identified and are progressing towards the Initial Business Case proposal or there is a level of uncertainty regarding the ultimate delivery strategy and viability

Secured projects reflect just a single scheme in delivery for 10 affordable homes, and whilst the Business Plan anticipated a slow down over the next 18 to 24 months, this has become more challenging due to changes in council priorities together with regulatory and planning complexity. The priority will therefore be to identify projects in the short term which could be directly delivered under purchase orders to help mitigate this position.

The number of homes classified as 'probable' stands at 407 units, a reduction from previously reported reflecting the challenges on a number of schemes around planning, funding arrangements and increased governance complexity.

Probable Developments in Forecast				
Project	Partner	Affordable Units	Sales Units	Total
Bath Quays North (BQN)	LLP – B&NES and ACL		96	96
Midland Road	B&NES	44	131	175
Keynsham HC	ACL Acquisition		7	7
Charborough Rd	SGC	13	23	36
Walliscote Place	NSC	18		18
Castlewood	NSC	30	45	75
Total		105	302	407
		26%	74%	

Although there have been delays to the pipeline there are positive signs that key projects will now progress to the next development stage.

Two key projects, Bath Quays North and Charborough Road are shortly to progress to the next stage of the development process. BQN has obtained a planning consent, and we are preparing the Final Business Case for approval. Charborough Road is soon to be presented to the SGC planning committee and if approved, will also progress to the Final Business Case stage. The progression of these two schemes will enable 132 homes to move forward.

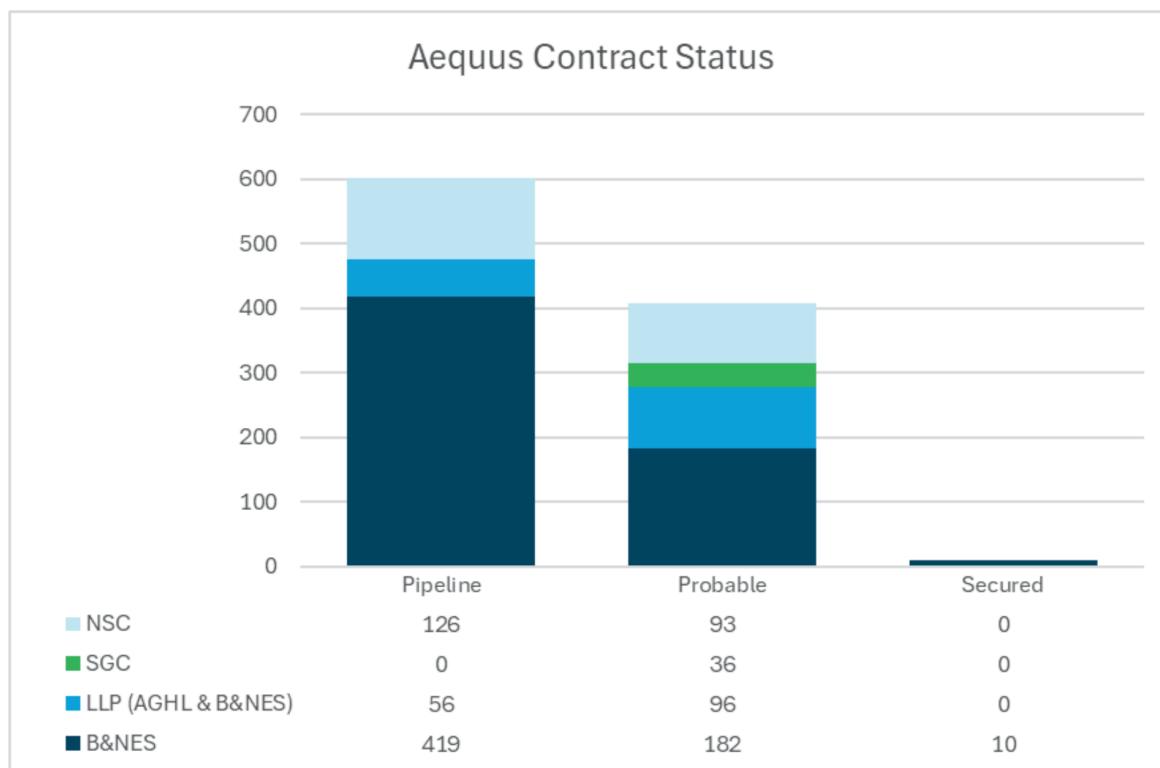
New processes for progressing schemes at feasibility have been developed and this should enable Bath Quays South and Stall Street (62 units) to move through the planning process.

Pipeline Analysis by partner

We are currently working across three local authority areas, namely South Gloucestershire, North Somerset and Bath & North East Somerset and have, as set out in the business plan, engaged with other adjoining councils that may add to this portfolio in future years.

Projects within the B&NES region (including the LLP) at 75% make up the bulk of the pipeline with NSC standing at 22% and 4% for SGC.

Projects that have been acquired from the market or other public sector parties account for around 7% of the total and, this is an area that is very likely to grow over the plan period.

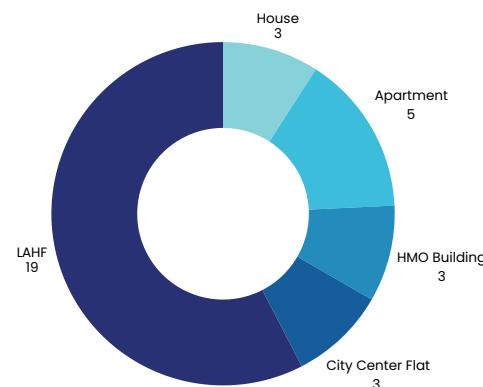


Aequus Developments Ltd (ADL)

We have added 9 new LAHF properties since the Business Plan was approved and the current breakdown is as per the graphs below:



ADL Property Analysis



Compliance with Legislation

We maintain a strong focus on compliance across the portfolio. Internal administration processes and property management activities are routinely reviewed to ensure adherence to current legislation, regulatory requirements, and best practice standards. Regular audits and proactive oversight help us manage risk effectively, protect asset value, and ensure our properties remain safe, sustainable, and well-governed. The top rental risks that have been identified through our review process are non-compliance with legislation which also covers areas such as mould, damp and fire protection.

Renters Rights Act

The Renters' Rights Bill received Royal Assent October 2025 and is now the Renters' Rights Act. The government will set an implementation date, which is expected to be in 2026. Once enacted, it will abolish Section 21 evictions, create a new periodic tenancy system, and introduce new property standards and rules for rent increases. As a responsible landlord, we are prepared for the Bill by keeping informed with legislative updates ensuring property compliance and, keeping our tenancy agreements aligned with the anticipated reforms.

ADL Customer Satisfaction

As part of our commitment to being a responsible landlord and to improve our service we have implemented annual customer satisfaction survey. The survey covered the following areas:

- How do you rate the quality of your property?
- How satisfied are you with our Managing Agent?
- How would you rate (8 items) within your property?
- Is there anything that requires attention or fixing?
- How satisfied are you living in the property?
- Are you aware of your property compliance certificates?
- How likely are you to recommend ADL?

From this survey 87% are satisfied with their property and 80% would recommend ADL as a landlord.

In addition to this survey all new tenants are contacted within a month of moving in to ensure they are satisfied with the property and if not, we will implement any necessary works.

Financial Forecast

ADL 2024/25 Performance Commentary

Throughout this year, our rental income levels have remained healthy, and we regularly review and adjust rents in a fair and proportionate way. ADL disposed of six apartments, at Riverside View, Keynsham to pay down debt and reduce the gearing on the remaining portfolio to improve viability. No new properties were transferred from B&NES Council for private rental this financial year. Independent external valuations have been conducted to reflect the current market values of the property portfolio.

ADL has continued to support B&NES Council with the Local Authority Housing Fund (LAHF) scheme by purchasing 14 properties from the market to provide affordable rental properties for approved refugees.

ACL 2024/25 Performance Commentary

Throughout the year, ACL has continued to build a sustainable business that delivers tangible value to our shareholder. In the financial year 2024/25, ACL achieved a total turnover of £11.8m, this included the handover of the four remaining affordable units and fourteen privately sold units at Manor Gardens, South Gloucestershire.

Shareholder Returns for 2024/25

Returns to the Shareholder include commercial interest £319k and £681k of dividend to achieve the £1m target in full, the fifth consecutive year this has been achieved.



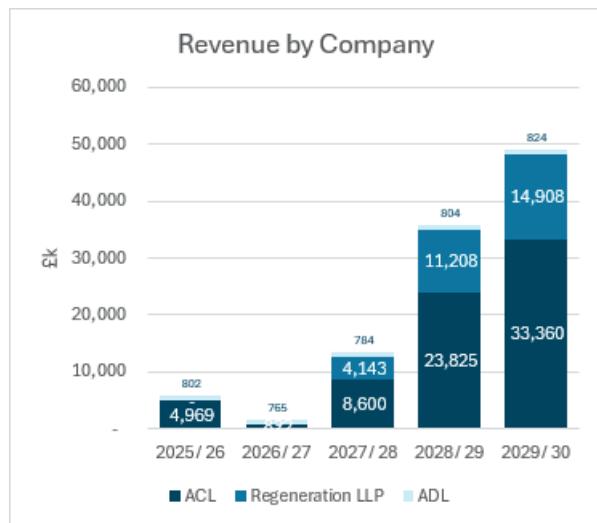
Financial Forecast (2025-30)

Revenue Growth (Group)

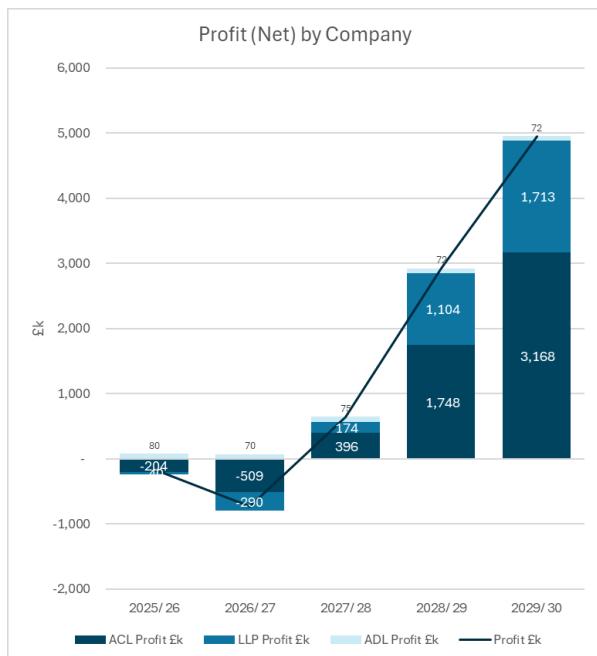
Business revenue remains subdued for 2025/26 and 2026/27 financial years reflecting the lack of secured work due to delays in progressing the pipeline. It is anticipated that subject to the timeline being delivered on key projects, revenue will steadily increase, and as mixed tenure schemes mature, this will accelerate.

From a low point in 2026/27 it is forecast that the business revenues will increase to achieve around £49m in 2029/30.

Revenues within ADL increase marginally tracking inflation forecasts and we remain open to opportunities to expand our rental property portfolio.



Aequus Revenue Growth	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30
ACL	4,969	822	8,600	23,825	33,360
ADL	802	765	784	804	824
Regeneration LLP	-	-	4,143	11,208	14,908
Revenue Total £M	5,771	1,587	13,527	35,837	49,092
Year on year % Increase in Revenue		-73%	752%	165%	37%



Net Profit

The financial forecast refresh reflects the impact of the prolongation of the development pipeline due to funding uncertainty, planning delays and, the increasing governance and decision-making complexity.

Margins associated with our mixed tenure schemes attract a higher return than that of our affordable housing projects, rightly reflecting the nature and risk profile.

As revenue volumes increase with new mixed tenure developments being converted there is a positive impact on the net margin position.

Finance Key Dependencies and Project Timing

Whilst compiling the business plan refresh we have reviewed the projects and their current status. This has resulted in a number of projects and their output being critical for the successful delivery of the plan.

Bath Quays North

Sign-off of the Final Business Case in early 2026 enabling a start on site in the summer of 2026.

Bath Quays South

Council decision to transfer the land in quarter 1 2026 allowing the planning to progress and construction to commence Q2 2027

Charborough Road

Planning consent to be achieved in Q1 2026 allowing a Final Business Case to be developed and a start on site in Q4 2026

Midland Road

Enabling and site wide remediation works are to be completed to allow for a start in Q3 2027 for the new development

Stall Street

Council decision to transfer the land in December 2025 allowing the planning to progress and construction to commence Q2 2027

NSC projects

Instruction to proceed to planning and Final Business Case on all three projects in Q1 2026 enabling a phased start on site in 2027 commencing with Walliscote Place and followed by Castlewood and Dolphin Square

ACL Profit Forecast

A net loss of (£509k) is indicated for 2026/27 due to the development pipeline projects being delayed into delivery. This position is reversed in future years with a steady year on year increase forecast resulting in a net profit for 2029/30 of £3.2m.

ACL Profit (Net)	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30
ACL Revenue £k	4,969	822	8,600	23,825	33,360
ACL Profit £k	-	204	-	509	3,168
Profit % of Turnover	-4.1%	-61.9%	4.6%	7.3%	9.5%

ACL Key Risks

The key risk associated with the ACL development programme is further delay in its progression caused by the protracted planning process, uncertainty in Homes England funding, extended governance complexity and the shifting demands in our partners outcomes. Critical programme activities and decision-making points have been captured on or E26 Action Plan which is regularly reviewed by the delivery team and monitored monthly by the Board and Shareholder.

Other key risks are at a project level and cover the fluctuation and uncertainty in the housing market, construction cost and supply chain insolvency.

ADL Profit Forecast

A net profit of £70k is indicated for 2026/2027, and remains consistent over the business plan period.

ADL Profit (Net)	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30
ADL Revenue £k	802	765	784	804	824
ADL Profit £k	80	70	72	70	71
Profit % of Turnover	10.0%	9.2%	9.2%	8.7%	8.6%

ADL Key Risk

High interest rates remain ADL's greatest financial risk although, in the short term these are now on a downward trend due to the underlying macro-economic factors. We will mitigate this by potentially fixing rates once they have stabilised at a lower level.

LLP Profit Forecast

Aequus Regeneration Bath Quays LLP includes 2 housing regeneration projects, Bath Quays North and Bath Quays South. Both of these schemes were previously covered in the Business Plan within the ACL forecast and it is therefore important, when reviewing or comparing to recognise this significant change to the reporting structure.

A net profit of £174k is indicated for 2027/28 increasing to over £1m from 2028/29 onwards, losses in the early years are attributed to the cost of running the LLP as overhead and although projects will be in delivery, their current tenure mix does not allow us to recognise profit until sales are made.

LLP Profit (Net)	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30
LLP Revenue £k	-	-	4,143	11,208	14,908
LLP Profit £k	-	40	290	174	1,104
Profit % of Turnover			4.2%	9.9%	11.5%

LLP Key Risks

Risk associated with the LLP are similar to those within ACL and mitigated by the E26 action plan.

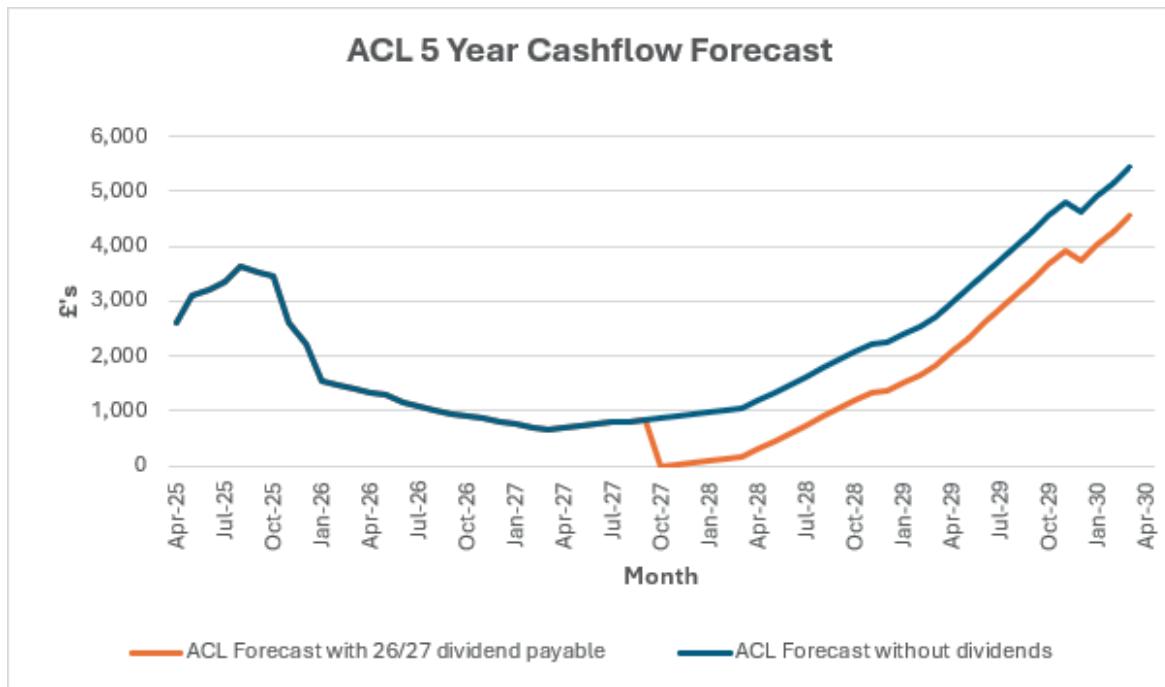
Overheads

The overhead covers all three entities and has been updated and reprofiled to reflect the prolongation of the development pipeline. An element of the overhead is fixed and 2026/27 reflects the subdued revenue position.

Aequus Overhead decrease	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30
Revenue £k	5,771	1,587	13,527	35,837	49,092
Total Overhead	956	967	1,084	1,546	1,598
Total Overhead %	16.6%	60.9%	8.0%	4.3%	3.3%

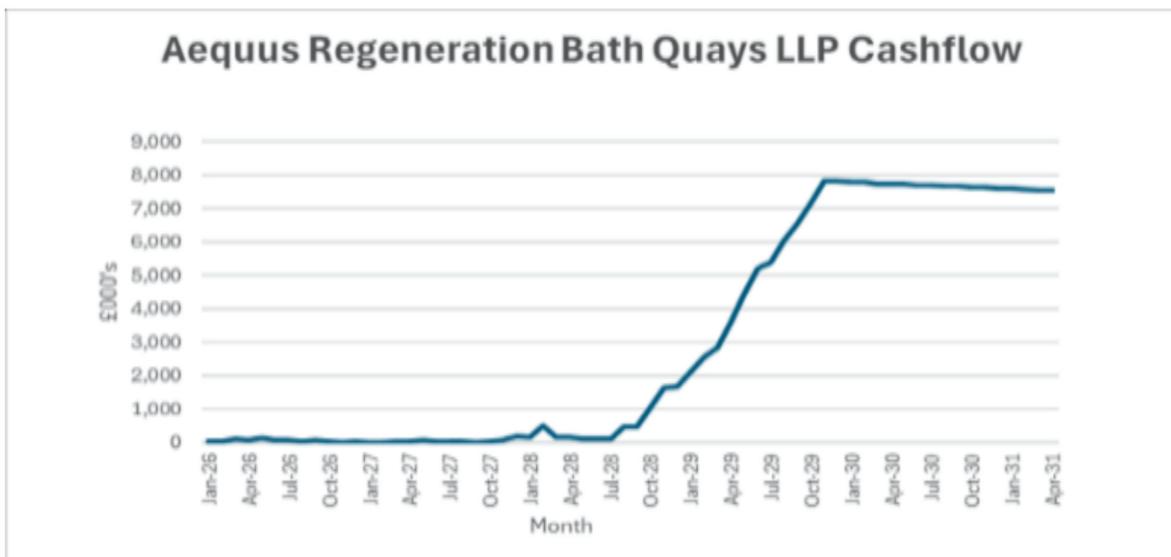
ACL 5 Year Cashflow Forecast

We are mindful of the need to prudently manage our cashflow and, the pressures that may be placed on ACL from market conditions, economic factors and the speed of the pipeline materialising and being delivered. The current cashflow below assumes that the business plan refresh is delivered.



LLP 5 Year Cashflow Forecast

As the LLP will be a newly established entity and a working capital facility of £500k will be utilised to cover overhead costs for both projects for the initial 15 months until revenues are generated. The first BQN sale completion is expected in Jan 2028, after which the LLP is projected to be self-sufficient. The working capital will then be repaid in July 2028.



Council Capital Programme Loan requirements for development

Aequus approved B&NES development loan facility has been increased to £83m and is available to ACL, ADL and LLP. This is indicatively now fully committed to the existing projects identified in the pipeline.

We are working with individual councils and their relevant internal governance process to secure the capital development loan funding required for delivery with a fixed commercial interest rate.

Council Development Loan Funding	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30
B&NES	1,000	15,300	38,800	22,950	5,000
South Glos		4,000	3,000		
North Somerset		5,000	7,000	4,000	

Shareholder Returns

Shareholder revenue returns are a combination of commercial interest from loans provided by B&NES Council for property purchases and development costs along with a company dividends paid the Group.

The Shareholder revenue return has a baseline target of £1m per annum. For 2026/27 there is a stretched target of an additional £500k per year rising to an additional £1m from 2029/30. The overall achievement of these targets is dependent on the progression of the pipeline in accordance with the plan.

As a result of delays to the pipeline set out in this Business Plan refresh, it is now unlikely the target return for 2025/26 will be delivered in full.

Revenue Return to the Council	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30
Baseline Target £k	1,000	1,000	1,000	1,000	1,000
Stretch Target £k	-	500	500	500	1,000
Total Return	1,000	1,500	1,500	1,500	2,000



Aequus Combined Strategic Financial Plan

	Year 2025/26	Year 2026/27	Year 2027/28	Year 2028/29	Year 2029/30
ACL	Forecast	Forecast	Forecast	Forecast	Forecast
Units					
Open Market sales	13	0	7	37	83
Revenue					
Affordable Services	2,405	822	3,200	9,150	7,750
Mixed Tenure	2,564	0	5,400	14,675	25,610
Revenue Total	4,969	822	8,600	23,825	33,360
Gross Margin					
Affordable Services	149	49	309	914	788
Mixed Tenure	403	0	708	1,961	3,669
Gross Margin Total	552	49	1,017	2,874	4,456
Gross Margin %	11.11%	5.98%	11.82%	12.06%	13.36%
Finance Income	39				
ACL Overhead	795	558	621	1,126	1,288
Overhead % of Revenue	16.00%	67.84%	7.22%	4.73%	3.86%
Net Margin	-205	-509	396	1,748	3,168
Net Margin %	-4.12%	-61.87%	4.60%	7.34%	9.50%

ADL	Forecast	Forecast	Business Plan	Business Plan	Business Plan
Revenue	805	765	784	804	824
Cost of Sales	604	575	589	604	619
Gross margin	201	190	195	200	205
Overhead	121	120	123	130	134
Net Margin	80	70	72	70	71
Net Margin %	9.95%	9.20%	9.15%	8.67%	8.56%

Aequus LLP	Year 2025/26	Year 2026/27	Year 2027/28	Year 2028/29	Year 2029/30
	Forecast	Forecast	Forecast	Forecast	Forecast
Units					
Open Market sales			14	73	71
Revenue					
Affordable Services			4,143	11,208	14,908
Mixed Tenure			4,143	11,208	14,908
Revenue Total					
Gross Margin					
Affordable Services			514	1,394	1,888
Mixed Tenure			514	1,394	1,888
Gross Margin Total					
Gross Margin %			12.41%	12.44%	12.66%
Overhead	40	290	340	290	175
Overhead % of Revenue			8.21%	2.59%	1.17%
Net Margin	-40	-290	174	1,104	1,713
Net Margin %			4.21%	9.85%	11.49%

Aequus Combined	Year 2025/26	Year 2026/27	Year 2027/28	Year 2028/29	Year 2029/30
	Forecast	Forecast	Business Plan	Business Plan	Business Plan
Revenue					
ACL	4,969	822	8,600	23,825	33,360
ADL	805	765	784	804	824
LLP	0	0	4,143	11,208	14,908
Revenue Total	5,774	1,587	13,527	35,837	49,092
Gross Margin					
ACL	552	49	1,017	2,874	4,456
ADL	201	190	195	200	205
LLP	0	0	514	1,394	1,888
Gross Margin Total	753	239	1,726	4,468	6,549
Gross Margin %	13.05%	15.07%	12.78%	12.47%	13.34%
Finance Income	39				
Overhead					
ACL	795	558	621	1,126	1,288
ADL	121	120	123	130	134
LLP	40	290	340	290	175
Overhead Total	956	967	1,084	1,546	1,596
Overhead %	16.56%	60.95%	8.01%	4.31%	3.25%
Profit before Tax	-164	-728	642	2,922	4,951
PBT%	-2.85%	-45.88%	4.74%	8.15%	10.09%



Aequus Group

Strategic Business Plan

Annual Refresh 2025-2026

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Bath & North East Somerset Council				
MEETING/DECISION MAKER:	Policy Development & Scrutiny Panel Committee			
MEETING/DECISION DATE:	22nd January 2026	EXECUTIVE FORWARD PLAN REFERENCE:		
TITLE:	Air Pollution and Health: Evidence and Targets			
WARD:	All			
AN OPEN PUBLIC ITEM				
List of attachments to this report: Appendix 1: Listed of relevant air quality and health reports.				

1 THE ISSUE

- 1.1 To brief Scrutiny Panel on (i) the current UK health-related research on air pollution and (ii) the targets that apply or are emerging nationally, in the EU, and from the World Health Organisation (WHO) for nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}) to inform policy choices, programme priorities and communications.

2 RECOMMENDATION

The Panel is asked to:

- 2.1 Note the consolidated UK evidence base and endorse its use across B&NES programmes (Local Air Quality Management (LAQM), Clean Air Zone (CAZ), planning, public health messaging).
- 2.2 Consider whether to recommend that the Council should identify and adopt local targets for nitrogen dioxide and particulate pollution.
- 2.3 Comment on whether to recommend that the Council should prepare a Clean Air Strategy that sets out what the local target should be, and what regulatory powers there are to help protect people's lives.

3 THE REPORT

Part 1 – Air Quality and Health

- 3.1 There is overwhelming evidence to demonstrate that poor air quality leads to adverse health outcomes. Appendix 1 provides a list of air quality documents that support this report.

3.2 There are overarching themes amongst these reports:

There is no safe level for PM_{2.5}

There are adverse effects of PM_{2.5} on health observed from low concentrations and therefore reductions below current UK guideline levels are required for improved population health benefits.

(Committee on the Medical Effects of Air Pollutants (COMEAP), Royal College of Physicians (RCP) and Chief Medical Officer (CMO)).

Children and vulnerable groups

There is robust evidence identifying the disproportionate impacts on children, older adults, and people with existing conditions. Recommendations conclude that priority actions should reduce exposures where vulnerable groups live, learn and work. (COMEAP, RCP, University of Cambridge (UoC), & CMO)

Air pollution and health

The impact of air pollution on human health is significant from pregnancy and throughout the life span highlighting air pollution as both an environmental and public health challenge. There are considerable impacts experienced from both short and long-term exposure including contributing to significant mortality and economic costs requiring increased action to reduce pollutant concentration and exposure levels.

(COMEAP, RCP, UoC, & WHO).

3.3 Description of Key Pollutants

Pollutant	Description
Nitrogen Dioxide (NO ₂)	Nitrogen dioxide is a gas which is generally emitted from high temperature combustion processes such as road transport, domestic boilers and other energy generation.
Particulate Matter (PM ₁₀ and PM _{2.5})	Particulate matter is everything in the air that is not a gas. Particulate can come from natural sources such as pollen, as well as human made sources such as smoke from fires, dust from tyres and brakes, emissions from industry and agricultural processes. Particulate matter can travel large distances from within the UK and Europe, which can contribute to our local concentrations.

3.4 We currently undertake monitoring for nitrogen dioxide, moving forward we would look to increase our monitoring of particulate matter to enable us to understand concentrations and sources across the district.

Part 2 – Air Quality Targets and Standards

3.5 There are three different sets of targets and standards set by UK, EU, and World Health Organisation (WHO) which are presented in the table below.

3.6 Where the UK objectives are exceeded an Air Quality Management Area (AQMA) is declared. There are three AQMAs (Bath, Farrington Gurney and Temple Cloud) in BANCES which have been declared for exceedances of the nitrogen dioxide objectives. In 2024 the objective was met across the district. In the same year we revoked the AQMAs in Keynsham and Saltford. Monitoring is continuing to ensure we demonstrate on-going compliance before revoking further AQMAs.

3.7 EU set air quality standards; the standards show that our neighbouring countries have tighter regulations than the UK which we could use as benchmarking and reviewing our own ambition.

3.8 The guidelines produced by the World Health Organisation (WHO) are not statutory but are based on scientific and health data. They acknowledge that lower pollution levels are better for health.

Air Quality Standards and Targets				
Pollutant	Averaging period	UK Objective	EU limit (To be achieved by 2030)	World Health Organisation Guideline
Nitrogen Dioxide (NO ₂)	Hourly	200 µg/m ³ not to be exceeded in an hourly period more than 18 times a year	200 µg/m ³ not to be exceeded in an hourly period more than 3 times a year	200 µg/m ³
Nitrogen Dioxide (NO ₂)	Annually	40 µg/m ³	20 µg/m ³	10 µg/m ³
Nitrogen Dioxide (NO ₂)	Daily	/	50 µg/m ³ not to be exceeded more than 18 times a year	25 µg/m ³
Particulate Matter (PM ₁₀)	Daily	50 µg/m ³ not to be exceeded within a 24hour period more than 35 times a year	45 µg/m ³ not to be exceeded more than 18 times a year	45 µg/m ³
Particulate Matter (PM ₁₀)	Annually	40 µg/m ³	20 µg/m ³	15 µg/m ³
Particulate Matter (PM _{2.5})	Annually	20 µg/m ³ 10 µg/m ³ by 2040	10 µg/m ³	5 µg/m ³
Particulate Matter (PM _{2.5})	Daily	/	25 µg/m ³ not to be exceeded more than 18 times a year	15 µg/m ³
Particulate Matter (PM _{2.5})	Exposure	35% reduction in concentrations at an urban background.	/	/

3.9 To set local targets for both pollutants, the Council would review the EU limits and WHO guidelines. We would consider what other local authorities have done, some examples of local targets are provided in the table below. We would also review all the current monitoring data and use forecasting tools available to estimate concentrations in future years. Targets selected would be ambitious be achievable.

Examples of LA's with Local Targets:

	NO₂	PM₁₀	PM_{2.5}
Camden	20 µg/m ³ by 2030 10 µg/m ³ by 2034	15 µg/m ³ by 2030	10 µg/m ³ by 2030 5 µg/m ³ by 2034
Cambridge	20 µg/m ³ by 2029 10 µg/m ³ no date	20 µg/m ³ by 2029	10 µg/m ³ by 2029
Oxford	30 µg/m ³ by 2025	N/A	N/A
Newcastle	30 µg/m ³ by 2030	N/A	N/A

4 STATUTORY CONSIDERATIONS

4.1 Under Part IV of the Environment Act 1995 as amended by the Environment Act 2021, and the relevant Policy and Technical Guidance documents, local authorities are required to review and assess air quality within their authority area.

4.2 The Council's monitoring programme is compliant with the guidance provided in '*Local Air Quality Management Technical Guidance 2022*'.

The Council is meeting the annual UK objective standards for nitrogen dioxide and particulate pollution (*Annual Status Report 2025*). Reports on progress made in terms of monitoring and implementing actions identified in the air quality action plans annually in the annual status report (copies of these reports can be found on our website - <https://www.bathnes.gov.uk/document-and-policy-library/annual-air-quality-reports>).

The Council currently has three air quality management areas these are reviewed each year and should be considered for revocation if concentrations are below 36 µg/m³ for 3 consecutive years. Each AQMA has an Air Quality Action Plan which focuses on reduction of nitrogen dioxide within the specific area. This doesn't include particulate matter or nitrogen dioxide across the wider district which would be included in an Air Quality Strategy.

Within the UK Government's "Air Quality Strategy framework for local authority delivery (2023)", there is an expectation that local authorities take proactive and preventative action to improve air quality reflected in their air quality strategy. Since 2023, the policy guidance '*Local Air Quality Management Policy Guidance 2022*' requires a local authority that has revoked its AQMAs to develop a district wide Air Quality Strategy to ensure air quality remains a high-profile issue and to ensure that they can respond quickly to a deterioration in concentrations.

Although the Council still has AQMAs, there are areas of the district which have been revoked or have not been included in an AQMA which would benefit from the development of a local Air Quality Strategy.

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 5.1 The officer resource to continue to monitor, evaluate and report on nitrogen dioxide is met from existing revenue budgets.
- 5.2 Should the recommendation to determine a local target and/or the production of a Clean Air Strategy be recommended, there may be some capital outlay required to purchase additional monitoring equipment specifically relating to monitoring particulate matter, as well as additional revenue outlay for associated data ratification, forecasting, ongoing maintenance and servicing associated with additional monitoring. Any additional capital or revenue could not be incurred until a budget has been identified to fund the additional expenditure and any request for additional budget would need to be approved through the Council's budget setting processes.

6 RISK MANAGEMENT

- 6.1 A risk assessment related to the issue and recommendations will be undertaken, should the recommendation to determine a local target and/or the production of a Clean Air Strategy be recommended in compliance with the Council's decision-making risk management guidance.

7 EQUALITIES

- 7.1 Air pollution affects children, older adults and those with existing conditions more severely; lower-income areas often experience higher exposure. Any new local targets or Clean Air Strategy will undergo an Equalities Impact Assessment to assess impacts and mitigations.

8 CLIMATE CHANGE

- 8.1 The Council declared a Climate Emergency in March 2019, resolving to provide the leadership to enable the Bath and North East Somerset Area to be carbon neutral by 2030. This was followed by the Ecological Emergency, which was declared in July 2020, recognising the severity of the degradation of the natural environment and loss of wildlife, the consequences of this, and the urgency with which we need to take action to restore nature. The Council resolved to be nature positive as an organisation by 2030.

Should the recommendation to determine a local target and/or the production of a Clean Air Strategy be recommended, this would aim to reduce pollutant concentrations across the district, which would also lead to a reduction in carbon dioxide emissions, supporting the Council's climate commitments.

9 OTHER OPTIONS CONSIDERED

- 9.1 None, this is an evidence and targets briefing.

10 CONSULTATION

- 10.1 We work in partnership with Public Health.

Contact person	Michelle Tett, Environmental Protection Manager – Public Protection michelle_tett@bathnes.gov.uk
Background papers	None
Please contact the report author if you need to access this report in an alternative format	

Appendix 1 – List of air quality and health reports

(1) Statutory expert advice from Committee on the Medical Effects of Air Pollutants (COMEAP) | [Annual Report 2024](#)

The COMEAP annual report provides a robust overview of committee work in 2024 across multiple health topics including: adverse birth outcomes; cardiovascular morbidity; indoor air quality; childhood asthma; and air pollution. The committee's study and advice is utilised to support and inform Governmental Departments and local authorities in developing policy, undertaking analysis and providing advice to members of the public.

(2) COMEAP | [Air pollution and adverse birth outcomes \(2025\)](#)

This report reviews and weighs existing and emerging evidence regarding maternal exposure to air pollutants and the associated outcomes such as low birth weight and pre-term birth. Whilst there is emerging evidence to support the association between air pollutants and maternal exposure to birth outcomes, the report identifies the need for increased study in the area to improve understanding and strength of associations.

(3) University of Cambridge (UoC) | [Long-term exposure to outdoor air pollution linked to increased risk of dementia \(2025\)](#)

Research from an [analysis study](#) carried out by UoC has identified strong associations between air pollutants and cognitive decline. Three pollutants of note with significant association include PM_{2.5}, NO₂ and soot (from sources such as vehicle exhaust and wood burning). Research established an individual's relative risk of dementia would increase by 17% for every 10 µg/m³ (micrograms per cubic metre) of PM_{2.5}. The study highlights the significant role that urban planning, transport policy and environmental regulation have in both reduction and exposure to key pollutants with the aim of improving public health, specifically dementia prevention.

(4) Chief Medical Officer (CMO) | [Annual Report: Air pollution \(2022\)](#)

The CMO's independent report synthesises the life course harms of air pollution, from pregnancy and childhood to older age. The report outlines actions to improve outdoor air quality with practical, local actions such as with increased active and public transport options supported by urban planning, and increased awareness of the significant impact of domestic burning on local air quality. Additionally, the impact on health of indoor air quality is acknowledged alongside the need for increased study in this area and supporting regulation to improve ventilation in private and public buildings.

(5) The Royal College of Physicians (RCP) | A breath of fresh air: responding to the health challenges of modern air pollution (2025)

The report acknowledges the links between air pollution and health, identifying air quality as both an environmental and public health issue. RCP has estimated that the significant health implications of air pollution contributed to the equivalent of 30,000 deaths in the UK in 2025, costing over £27 billion annually. Encouraging the recognition of air quality as a public health issue, RCP supports the World Health Organisation (WHO) more stringent global air quality guidelines. The report provides insights into the dangerous short and long-term impacts of air pollution and presents cross-governmental policy action and recommendation to support reduction in concentration levels and exposure to harmful air pollutants.

(6) World Health Organisation | Health risks of air pollution in Europe (2025)

WHO identifies air pollution as the largest environmental risk factor for health, acknowledging the wide-ranging impacts air pollutants cause to human health. The report provides guidance on concentration-response functions and associated information for key pollutants (PM_{2.5}, O₃ and NO₂) and health-outcomes to support the assessments of effects from different exposure durations. Guidance is provided for mortality and morbidity outcomes enabling comprehensive health risk assessments.

(7) Public Health England/ National Institute for Health and Care Excellence: Air Pollution: Outdoor air quality and health (2017)

The report focuses on road traffic air pollution and associated ill health. With an aim to improve air quality to prevent health conditions and deaths.

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CLIMATE EMERGENCY AND SUSTAINABILITY

This Forward Plan seeks to anticipate all the Cabinet decisions to be made by the Cabinet, or by individual Cabinet members (and occasionally key decisions by officers) over the next four months.

The printed version of the Forward Plan is re-issued on a monthly basis.

Inevitably, some of the published information may change; Government guidance recognises that the plan is a best assessment, at the time of publication, of anticipated decision making. The online “Emerging” Forward Plan is updated regularly and can be seen on the Council’s website at:

<http://democracy.bathnes.gov.uk/mgListPlans.aspx?RPlId=122>

The Forward Plan goes beyond the minimum legal requirement for only key decisions to be published over the coming four month period, and demonstrates the Council’s commitment to openness and participation in decision making. It also assists the Council’s Policy Development & Scrutiny Panels in planning their input to policy formulation and development, and in reviewing the work of the Cabinet.

Should you wish to make representations to the decision taker, please contact the report author or , Democratic Services (). For Cabinet meeting items, a formal agenda will be issued 5 clear working days before the meeting. For individual (Single-Member) Cabinet member decisions, a Weekly List, with the details of the proposed decision, will be published and a decision will not be made until 5 clear working days have expired from the date of publication, to allow for representations.

Cabinet agenda papers and the Weekly List can be inspected on the Council’s website and at the Guildhall (Bath), Hollies (Midsomer Norton), Riverside (Keynsham) and at Bath Central, Keynsham and Midsomer Norton public libraries.

Key to Codes used in the Forward Plan

Decision Types

KEY	This item is a Key decision. It is one which will have significance in terms of budget impact (spending or savings) or its impact on a community that is wider than a single electoral ward. There is no set financial threshold above which a decision is regarded as Key.
PBF	This item is part of the Council's Policy and Budget Framework. This is the list of and contents of plans and strategies agreed by the Council as being those that collectively form the framework and which are determined by the Council. The current list of such plans and strategies can be accessed on the Council's website.
TRO	This item is a Traffic Regulation Order which by statute must be advertised by the Council for public consultation, giving a date by which any objections must be received. If objections are received, then the Order cannot be implemented but a Cabinet decision is required. If no objections are received, then the Order can be implemented without the need for a Cabinet decision.
BRT	Decisions to be made by the Bath Recreation Ground Trust Board
HWB	Issues which have been referred by the (Shadow) Health & Wellbeing Board
RVW	Cabinet Response to Policy Development & Scrutiny Panel Review Recommendations
WoE	Decisions which will be taken by the West of England Joint Transport Committee or the West of England Joint Waste Committee

Directors Group Lead

JF	Jo Farrar – Chief Executive, Bath & NE Somerset Council
AA	Ashley Ayre – Strategic Director, People and Communities
AP	Andrew Pate – Strategic Director, Resources
LF	Louise Fradd - Strategic Director, Place
VH	Vernon Hitchman – Council Solicitor

Access to Information

The majority of the Cabinet's business listed in this Forward Plan will be open to the public to attend. There will inevitably be some business which contains, for example, confidential, commercially sensitive or personal information.

This is formal notice under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that parts of the Cabinet Meetings listed here may be held in private because the reports will contain exempt information under Part 1 of Schedule 2A to the Local Government (Access to Information) Act 1985 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it.

Members of the public may make representations about why the meeting should be open to the public. The Cabinet will then make a statement of response to such representations.

Climate Emergency and Sustainability

Bath & North East Somerset Council

Anticipated business at future Cabinet meetings and Single-member decisions anticipated in each month

The Council's Consultation Policy may be viewed at: www.bathnes.gov.uk/Bathnes/councilinformation/consultation/default.htm

Ref Date	Dec'n Type	Title Precis	Lead Decision Maker/s	Report Author Contact	Background Papers	Strategic Director Lead	Date First Notified
22 JANUARY 2026							
Page 45 19 Jan 2026 22 Jan 2026		Budget discussion	Children, Adults, Health and Wellbeing Policy Development and Scrutiny Panel Climate Emergency and Sustainability Policy Development and Scrutiny Panel Cabinet Member for Resources	Simon Parker		Director of Adult Social Care, Director of Children's Services & Education Executive Director - Resources	
		Aequus Business Plan Update	Climate Emergency and Sustainability Policy Development and Scrutiny Panel Council Leader			Simon Martin	

Ref Date	Dec'n Type	Title Precis	Lead Decision Maker/s	Report Author Contact	Background Papers	Strategic Director Lead	Date First Notified
22 Jan 2026		Draft Air Quality Strategy	Climate Emergency and Sustainability Policy Development and Scrutiny Panel Cabinet Member for Sustainable Bath and North East Somerset			Executive Director - Sustainable Communities	

26 MARCH 2026							
Page 4		Climate Report Update	Climate Emergency and Sustainability Policy Development and Scrutiny Panel Cabinet Member for Sustainable Bath and North East Somerset	Jackie Clayton		Executive Director - Sustainable Communities	

21 MAY 2026							
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Ref Date	Dec'n Type	Title Precis	Lead Decision Maker/s	Report Author Contact	Background Papers	Strategic Director Lead	Date First Notified
21 May 2026		Local Plan	Climate Emergency and Sustainability Policy Development and Scrutiny Panel Cabinet Member for Built Environment, Housing and Sustainable Development	Richard Daone Tel: 01225 477546		Executive Director - Sustainable Communities	

Ref Date	Dec'n Type	Title Precis	Lead Decision Maker/s	Report Author Contact	Background Papers	Strategic Director Lead	Date First Notified
29 JULY 2026		Movement Strategy TBC	Climate Emergency and Sustainability Policy Development and Scrutiny Panel Cabinet Member for Sustainable Transport Strategy	Louise Morris		Executive Director - Sustainable Communities	

Ref Date	Dec'n Type	Title Precis	Lead Decision Maker/s	Report Author Contact	Background Papers	Strategic Director Lead	Date First Notified
		Flooding Strategy Update TBC	Climate Emergency and Sustainability Policy Development and Scrutiny Panel Cabinet Member for Sustainable Bath and North East Somerset			Executive Director - Sustainable Communities	

24 SEPTEMBER 2026

26 NOVEMBER 2026

FUTURE ITEMS

		CRSTS (City Region Sustainable Transport Schemes)	Climate Emergency and Sustainability Policy Development and Scrutiny Panel Cabinet Member for Sustainable Bath and North East Somerset	Tom Foster		Executive Director - Sustainable Communities	
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The Forward Plan is administered by **DEMOCRATIC SERVICES:** Democratic_Services@bathnes.gov.uk