

Housing & Major Projects update

27th March 2012

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Housing Services Update – Graham Sabourn**

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Sustainable Development Overview

- The Directorate is responsible for providing a co-ordinated and integrated approach to the provision of Housing, Jobs, Business growth and Economic activity and is focused on delivering Sustainable Economic Growth as set out in the Economic Strategy of April 2010, the Smart Economic Growth Cabinet paper of November 2010 and Delivering Sustainable Economic Growth in B&NES Cabinet paper of November 2011.
- Work continues on Planning and Financing the Future programme (PaFF). This is being carried out to establish the impact of development upon viability and corporate financing.
The outcomes of this pilot programme will inform the regeneration and development agenda and will start to report its initial findings towards the middle of March 2012.
This work is set against a background of significant Government changes to funding and support, continuing macro-economic challenges and increasing pressure on housing; and the aspiration to progress the B&NES Development agenda.
The ability of the Council to deliver its priorities and aspirations in this area continues to depend on the alignment of policies in Planning, Transport and the ability of the Council to influence and encourage growth and development through its asset base and influence.
- There are significant challenges ahead in bringing forward development but there are also major opportunities through our Enterprise Area -Bath City Riverside, Bath Western Riverside, Bath Quays South and Manvers Street. Also Norton Radstock Regeneration, MOD Sites, Keynsham, Somerdale and Temple Street. All of which could and should have significant ability to help the economic growth, development agenda and Housing delivery.
- The Directorate continues to review its capacity and organisation in order to respond to this agenda.
- The Directorate works to ensure that the agenda is rooted in the Administrations requirement to ensure local engagement.

Part 1. Housing

1.1 Housing Delivery

- **Commitment**
 - The Council has published a Core Strategy which seeks to provide 11,500 new homes in Bath & North East Somerset by 2026. This will require a step change in annual delivery rates over the plan period from 393 per annum (2006-2011) to achieve the required average of 575 pa. (Core Strategy Target 2006-2026)
 - The Core Strategy was subject to an Examination in Public in January 2012, The Inspectors findings are due in the spring.
 - Given the scope of the changes and demands of this the Strategic Director for Development & Major Projects has been given the corporate responsibility for developing a Council-Wide action plan to ensure a corporate co-ordinated approach to the delivery of housing, including affordable housing.
 - A review of the current arrangements within the Council has been requested by the Strategic Directors Group. The report covers the capabilities and effectiveness of the organisation and the capacity currently in place to ensure housing delivery meets targets. The report will recommend actions necessary to ensure that there is a co-ordinated approach across the council and accountability to the Strategic Director of Development and Major Projects.

- **Delivery update and targets**
 - Based on demographic, migration, household and housing market indicators the Bath and North East Somerset future housing growth requirements study concluded that in order for housing supply to absorb demographic change and support economic and employment growth potential it would need to increase by 12,000 dwellings to 2026. The Core Strategy plans for 11,500 homes as 12,000 presents unacceptable environmental and Green Belt impacts.
 - Specific priorities are emerging in respect of the needs of older people, including extra-care sheltered, and addressing the accommodation needs of the Gypsy and Traveller communities.
 - Between 2006 and 2011 1967 homes (an annual average of 393 homes were built. This leaves 9,533 homes to be delivered over the next 15 years at an annual average of 635 per annum. This results in a requirement for the next 5 years of 3177
 - The Strategic Housing Land Availability Assessment considers that 3,346 homes could reasonably be expected to come forward between 2011/12 and 2015/16.

- The Council's policy is to focus on brownfield land in delivering these targets in order to protect the quality of life for residents in Bath and North East Somerset.
- Affordability within the market remains critical and Council is bolstering its affordable housing planning policy seeking 17.5% on small sites (5-9 dwellings) and an average of 35% or more on larger sites (10 plus dwellings).
- The Council is working to achieve not less than 25% of the total new housing supply being affordable housing.
- Sufficient brownfield land has been identified to achieve these targets. However there remain some challenges in delivery:
 - § Working with the MOD and other partners to bring forward sites vacated in Bath, although a strong working relationship with the M.O.D has now been forged and the MOD are now working with the Council in the preparation of the Concept statements.
 - § Ensuring infrastructure is in place to allow development in Bath City Centre sites (including Bath Western Riverside)
 - § High land values in Bath and Keynsham in particular
 - § Influencing other land owners to ensure disposal of other key sites (e.g. Somerdale in Keynsham and Polestar in Paulton)
 - § Reluctance of some developers to build, given the on-going uncertainty about house prices and availability of credit.

- **Affordable Housing Delivery**

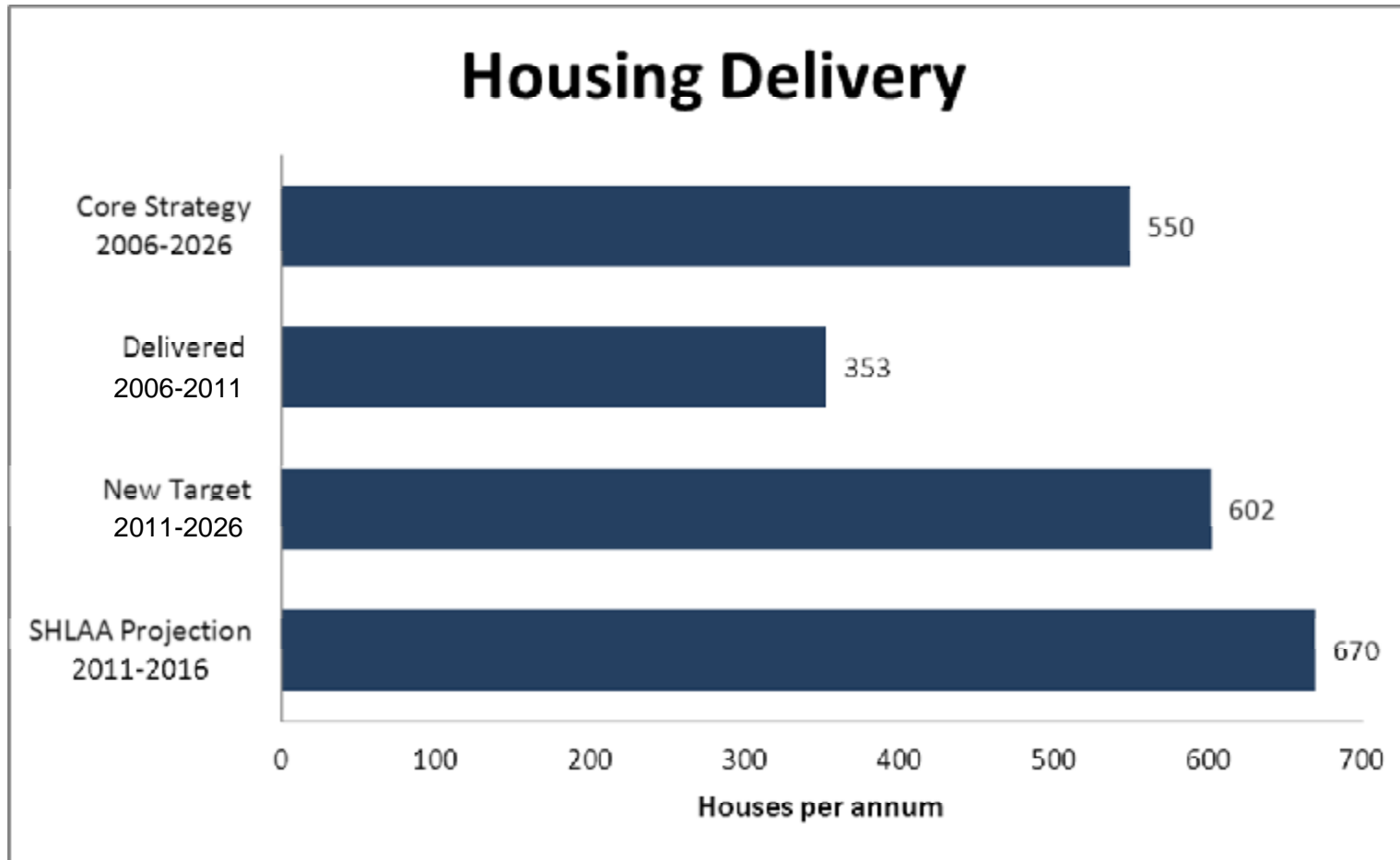
- Previous delivery 2006-2011 (5yrs) 632 (Average pa = 126)
- Target delivery 2011-2015 (4yrs) 610 (Average pa = 153)
- Position to date 2011/12 3rd quarter 217 (Above target) this includes 214 new build.

- **Housing completions 2011/12**

	Total Housing Completions (up to the end of Q2 2011)	Housing Completion Target 2011/12	Housing Completion Forecast 2011/12	Target vs Forecast
	187	449	422	-27
Figures By Tenure				
Affordable Units	94	241	243	+2
Market sale Units	93	208	179	-29

The minus figures shown in the target vs forecast column are as a result of slippage of the 'Rear of Elm tree Avenue ' site at Radstock and Polestar Purnell 1 sites both of which are now likely to complete in Q1 of 2012/13

Target delivery of provision for 2011-15 is 610 affordable homes; at February 2012 - 4th qtr probable outcome is 246; new build =243.



Major sites coming forward (e.g. BWR, MoD, Keynsham) will assist delivery

West of England Housing Delivery Panel (HDP)

- Following an Official Journal of the European Community (OJEC) compliant tender process, initiated in 2010, we have recently signed up to a four year framework of selected housing providers which aims to:
 - § Increase jobs and new homes;
 - § Develop better engagement and collaboration;
 - § Improve quality and innovation;
 - § Maximise investment and delivery;
 - § Assist “state aid” requirements
- This framework agreement replaces the former “HomesWest Partnership” with Sovereign, Sarsen, Knightstone and Somer Housing Associations that officially ended on 30 September 2011;
- The panel comprising 23 member organisations was established from 1st October 2011, marked by an official launch on 18th November 2011. The second panel meeting occurred on Friday 24 February 2012 and discussed Construction Sector apprenticeships, proposed West of England Local Enterprise Partnership Planning Toolkit, and a Communication Strategy Plan.

Homes & Communities Agency Investment Framework 2011-15

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

- **Empty Homes Programme** – The 2012-15 programme involves £100m of investment and a further £50m for community groups and social enterprises as well as Registered Providers. Detailed bids are invited with the deadline date for submission of 23 January 2012. Arrangements are progressing with RP partners in partnership with the Council to tackle long term vacant properties within Bath and NE Somerset.
- The Coalition Government published '**Laying the Foundations: A Housing Strategy for England**' in November 2011. It sets out a package of reforms to:
 - § Get the housing market moving again
 - § Lay the foundations for a more responsive, effective and stable housing market in the future
 - § Support choice and quality for tenants
 - § Improve environmental standards and design quality
- Getting the housing market moving includes several initiatives, including:
 - § £210m FirstBuy scheme – announced in March 2011 budget to help 10,000 first-time buyers
 - § Bringing forward publicly held land to provide up to 100,000 new homes
 - § New Build Indemnity Scheme helping 100,000 homebuyers with up to 95% mortgages
 - § £420m **Get Britain Building Fund** to bring forward or restart stalled housing development sites, requiring delivery from June 2012 and completion of eligible dwellings by December 2014.

- **Positive Key issues in relation to Housing:**

- **BWR**

- Phase 1 underway. 60 homes (48 affordable) expected in 2011/12. Remaining 240 (including 52 affordable) between 2012/13 and 2014/15. 'Strategic Housing Land Availability Assessment' (SHLAA) expects phase 2 to begin to deliver from 2015/16.

- **Somer Schemes in Bath** – progressing well and in line with SHLAA trajectory.

- **MOD**

- The MOD have confirmed that, following the transfer of 1,700 – 2,000 staff currently base in Bath to Abbey Wood in South Gloucestershire they will dispose of their three sites in Bath by March 2013. This will cover 33ha of land in total at Foxhill, Warminster Road and Ensleigh. The Shlaa estimates for all three sites is 1200 homes. D&MP are working with the planning directorate to ensure the SHLAA figures are reached.
- The MOD, in conjunction with the Council and the HCA, are preparing a Project Delivery Plan (PDP) which will cover :
 - § Preparation of concept statements including community consultation and stakeholder engagement for each of the MOD sites
 - § The marketing and disposal of the MOD sites
 - § The relocation programme & procedures for Bath based MOD staff
- The PDP will be finalised and monitored through the Strategic Working Group between the MOD, Council and HCA. The Council is leading on the preparation of Concept Statements, which will include community consultation, with the intention of seeking their adoption by Council in July 2012
- More details on this project are included in Section 2.1 of this report.

- **South West Keynsham (K2)** - Planning permission for 285 homes granted at appeal. Decision received July 22 2011. Essential to SHLAA housing delivery trajectory that the Council now progresses its part of the site and that it begins to deliver within the next couple of years.

- **Somerdale** – Sale of site progressing. Scope for development towards end of current 5 year period. Kraft have announced that Taylor Wimpey has been selected as their preferred developer for Somerdale. D&MP and Development planning are working closely with Taylor Wimpey to agree the consultation process and planning strategy.

- **NRR** – Linden Homes intent on progressing redevelopment after road works have been implemented. Extension to Planning consent currently pending.
- **Polestar Phase 1** – Major elements delivered but development of final quadrant of site (c.30 flats) has been delayed
- **Polestar Phase 2** – Bovis Homes site – first phase comprising 39 dwellings under construction, first handovers (17 affordable homes) took place in December 2011

1.2. Housing Services Update:

Benchmarking

Five service areas were benchmarked against 23 other local authorities participating in a national Housing Quality Network exercise in 2011 based on performance data for the financial year 2010-11. Generally the benchmarking shows that housing services offer good performance and value for money. Performance exceptions have been identified and actions to improve performance are being implemented.

Strategy Costs

Housing strategy – net revenue cost	Low	High	Average(mean)	B&NES
Population numbers	89,400	445,200	215,996	177,700
Household numbers	40666	201561	94925	74713
Net revenue spend	53037	1263468	247281	172192
Staffing (or FTE)	0.6	13.8	4.2	4.71
Staffing per 1,000 households	9	108	34	15.86
Net cost per staff member (or FTE)	11400	108528	57517	36559
Cost per 1,000 population	237	4120	1010	969
Cost per 1,000 households	538	9949	2319	2305

This includes all the costs associated with the development and consideration of housing strategies, including commissioning of evidence.

B&NES has lower than average costs, which in part is thought to be due to the efficiency savings accrued from working in partnership with our West of England partners.

Housing Allocations

Administration of the housing register and enabling letting of homes	Low	High	Average(mean)	B&NES
No. of new homes let per year	301	2938	1065	734
No. of new applications per year	1125	8016	3683	3188
Net revenue cost	36000	1052055	226079	208750
Staffing (or FTE)	1.5	22.8	6.4	5.71
Unit cost per home let	16	843	219	284
Unit cost per new application processed	11	196	65	65
Net revenue cost per 1,000 households	450	8271	2270	2794
Homes let per FTE	36	2778	141	128
Applications processed per FTE	184	2842	780	558
Percentage of homes let first time	34%	91%	71%	70%
Number of days from receipt of application to application 'live'	3	34	13.5	6.85

This includes all the costs associated with administering the Homeseach scheme, including providing advice & assistance.

Benchmarking shows that applications for the housing register are processed very quickly compared to average. The high level of demand for housing and low numbers of new homes let per year means that costs per home let are high as data is based on FTE activity for letting and giving advice and information to applicants.

Action: Housing Services feel that the service is more cost effective than the data suggests. The discrepancy is thought to be due to the fact that in other LAs the cost of allocations is subsidised by the RPs, though charging policies. This theory is currently being tested.

Homeless Decisions

Homelessness decisions – net revenue cost	Low	High	Average(mean)	B&NES
Number of decisions	36	711	273	158
Cost of homeless decisions	1429	1192852	87869	71655
Staffing FTE per homeless decisions	0.1	11	3.1	1.96
Cost per decision	40	1678	438	454
Number of days to reach final decision	5.5	46	23	35
Proportion of reviews where original decision was upheld	0%	100%	80%	80%
Decisions per member of staff or FTE	29	1200	78	81
Decisions made per 1,000 households	0.6	10.8	3.3	2.11

This includes all the costs associated with processing homelessness cases and making formal decisions.

It is important to note that local authorities that make more decisions per capita may also be taking applications before trying to prevent homelessness – where homelessness is prevented, decisions should be easy-to-make 'not homeless' decisions. The unit cost of decisions should also be lower. This is not B&NES practice, and the low number compared to average shows that B&NES has a robust homelessness prevention service and that the quality of homelessness decision making is average (based on 80% reviews being upheld). However the speed of decision making is very slow compared to average.

Action: intensive staff supervision to improve the time taken and considering introducing a more challenging target than the current 33 days which is based on statutory guidelines.

Homeless Prevention

Homeless prevention – net revenue cost	Low	High	Average(mean)	B&NES
Total net costs	45526	1699628	355056	129052
Staffing and FTEs	0.2	26	7	3.53

This includes all the costs associated with preventing households becoming homeless.

Unit costs are low & the number of preventions per officer is high compared to other LA. In addition since the data was collected for the benchmarking exercise

Cost per prevention/relief	209	1129	505	353
Proportion of cases successfully prevented/relieved	41%	100%	88%	88%
Number of successful prevention/relief cases	158	4620	462	366
Preventions per 1,000 households	2.5	36.3	8.3	4.9
Preventions per member of staff or FTE	30	2765	94.3	103.7

there has been a significant increase in the demand for homelessness prevention advice which has resulted in the service managing an 80% increase in successful prevention cases.

Action: maintain the focus on high quality and efficient prevention advice and housing options and work more closely with other prevention services such as CAB to ensure customers receive the most effective and quick resolutions.

Disabled Facilities Grants (DFGs)

Private sector housing DFGs capital and gross revenue spend	Low	High	Average(mean)	B&NES
Gross revenue from Disabled Facility Grants	12334	1246484	170640	93686
Capital Disabled Facility Grants	317000	3655551	1418215	844521
Staff or FTE working on Disabled Facility Grants	0.4	15.6	4.7	2.01
Revenue cost per Disabled Facility Grants delivered in the year	268	3269	1113	389
Capital cost per Disabled Facility Grants – spend per home	3276	10604	6768	3504
Calendar days from referral received (from OT) to grant approval	41	436	166	78

This includes all the costs associated with the processing of DFGs

B&NES processes higher than average numbers of DFGs much more quickly than average and at lower cost than average. The service compares very well to others and is providing excellent value for money.

Actions: Further improve performance delivering DFG funded adaptations by reducing the number of days taken to complete an adaptation from the time of referral receipt in Housing Services by: carrying out a LEAN review of the Disabled Facility Grant (DFG) process with the Councils Occupational Health Service and working with Housing Association partners to reduce the time to give a decision on consent for DFG funded adaptation works.

issued				
Calendar days from referral received (from OT) to completion of work	96	643	258	154
Disabled Facility Grants – number of adaptations delivered in year	46	580	225	241
Disabled Facility Grants – average capital spend on adapted home	3276	10604	6768	3504
Disabled Facility Grants per FTE	23	140	63	120
Disabled Facility Grants per thousand households	0.7	7.6	2.4	3.23

Part 2.

Major Projects & Development

2.1 Development & Regeneration

- **Somerdale**
 - Kraft have announced that Taylor Wimpey has been selected as their preferred developer for Somerdale. An initial meeting between officers, Taylor Wimpey and Kraft has taken place and working arrangements are being established with Taylor Wimpey & B&NES. Taylor Wimpey will be consulting with stakeholders and the public will be submitting a planning application by the end of November 2012. New accommodation for the Fry Club will be first to be delivered.

- **Planning, Delivering & Financing the Future**
 - The Council has commissioned the “Planning & Financing the Future” (PaFF) project to gain a better understanding of the issues and constraints surrounding the delivery of development sites linked to a financial model which will assess the impact on the Council’s income and expenditure streams over time.
 - The project is a response to the new and emerging income streams available to local authorities such as New Homes Bonus (NHB), Tax Increment Finance (TIF), Community Infrastructure Levy (CIL) and the potential for retention of Business Rates which are linked to the delivery of housing and employment growth
 - The PaFF project will initially consist of a pilot study to develop a delivery and funding model based on the Bath City Riverside “City of Ideas” Enterprise Area that has the potential for rolling out the project across the whole of B&NES. The pilot will start to report its initial findings towards the middle of March 2012.

- **Bath City Riverside - City of Ideas Enterprise Area**
 - In 2011 the West of England Local Enterprise Partnership (LEP) determined that Bristol Temple Quarter would be given a new designation as an Enterprise Zone. The LEP also agreed the establishment of 4 Enterprise Areas within the West of England. One of these is Bath City Riverside. This designation means that the area will be one of the first to benefit from some of the financial gains from business rate retention accrued from the Bristol Temple Quarter Enterprise Zone. A MoU between the Local Authorities is currently being prepared to articulate exactly how this will work.
 - Work continues to articulate the scope of the Bath City Riverside Enterprise Area. Key activities have been:
 - § A study has been commissioned to identify options for the delivery of up-stream flood storage as part of a Strategic Flood Risk Management Strategy for the river corridor in Bath

- § Work will begin on a Competitive Identity project with key members of the local business community to better promote the area as a business location. In addition the Council is about to award a contract to re-design the business facing website so that it promotes the district more effectively to businesses
- § Within the Enterprise Area Bath Western Riverside phase 1 will deliver climate change adaptation through flood alleviation measures, sustainable transport routes and a district heat grid ready to use when the first homes are occupied in January 2012

- **London Road:**

- Informal Cabinet have now made a decision on the preferred bidder for 3& 4 Longacre. Property services have notified the successful and unsuccessful bidders and are expected to instruct solicitors within the next few weeks.
- The future of Caroline house is still being discussed between PfP and the Council and an update will follow in due course
- London Road budget to deliver physical regeneration £750k for 2012/13 has been provisionally approved by Council, subject to a detailed project plan being developed and taken through the standard capital approvals process (PID Group / Capital Strategy Group / Cabinet).
- A community meeting is taking place on the 8th March to launch the new Gateway Group – the new community based group that will identify project the community wish to see delivered. This new group will make recommendations to a Council project Board that will decide on how Council monies are spent. If and when approved projects will be delivered by a delivery team headed by Development & Major Projects.

- **MOD Sites:**

- The M.O.D has announced that its sites at Ensleigh, Foxhill, and Warminster Road are surplus to requirements for military use. Relocation of staff to M.O.D Abbey Wood has already commenced with the M.O.D expecting to have vacated the sites by March 2013, although a portion of the Ensleigh site is anticipated to remain in active M.O.D use until approximately 2018. The M.O.D intends to start marketing the sites from September 2012.

- The three M.O.D sites are of significant importance to Bath and North East Somerset in terms of housing delivery. The sites are identified within the Strategic Housing Land Availability Assessment (SHLAA) as providing circa 20% of Bath's housing units as set out in the Council's Draft Core Strategy in the period up to 2026. The sites provide a significant opportunity to address housing need issues within Bath, together with having the potential to create strong vibrant communities.
- A steering group has been formed that includes senior representatives from the M.O.D, Bath & North East Somerset Council and the Homes and Communities Agency. The role of the Steering Group is to provide overall project direction to the project and to make or ratify key project decisions. A cross -service project team has been created to co-ordinate the preparation of a Concept Statement for each site.
- For sites such as these, the Council would normally prepare formal planning policy through a Development Plan Document (DPD) but because there is insufficient time in the disposal timescale to complete this statutory process, the Concept Statements are being prepared instead. However, the Concept Statements are the first stage in the preparation of the Council's Placemaking Plan (Site Allocations DPD) and their preparation will be subject to the initial stages of statutory Plan preparation, including public consultation. This will provide sufficient planning weight to provide a basis for on-going discussions with developers.
- The concept statements will set out in a concise manner:
 - The aspirations for each site,
 - The key planning priorities and requirements for new development,
 - The process setting out how developers (once the sites have been sold) should engage with local communities.

- A project plan has been agreed with the M.O.D that will enable the three Concept Statements to be prepared and by the Council to meet with MoD's disposal timescales.

Key dates taken from the more detailed project plan are:

- Currently: Evidence collation and options testing
- April: Cabinet considers draft Concept Statements for public consultation
- April to May: Public consultation (Including consideration by PTE Policy Development & Scrutiny Panel in May 2012)
- May to July: Revision and finalisation
- July: Cabinet endorsement of Concept Statements

Other Council projects:

- **Radstock Infrastructure Project:**
 - Traffic Regulation Orders were approved at Cabinet 11th January 2012.
- **River Group**
 - A briefing note has been produced for the PDS Panel Chair's to decide which Panel the River Corridor Group Report recommendations should be referred to for review and discussion.
 - The River Corridor Group has now been operating for over 12 months and has produced the report *Bath Avon River Economy (2011)* that evaluates the river economy, identifies potential improvements and outlines recommendations.

- Following the publication of *Bath Avon River Economy (2011)*, the Council will need to respond to the River Corridor Group under the direction of the Strategic Director of Major Projects following the agreed rating of the recommendations.
 - The River Corridor Group is currently proposing to form as a Trust. This will confirm the group as an organisation and a stakeholder of the river (The Trust will be separate to that of the Council and will act as an organisation to co-ordinate some of their recommendations).
- **Flood Mitigation**
 - In 2010 the Council commissioned a Flood Risk Management Strategy report which identified the provision of upstream flood water storage, combined with on-site flood defences, as the strategic solution to facilitate development of sites in the river corridor in Bath
 - A Bath Compensatory Storage Study has been commissioned which is being undertaken in conjunction with the Environment Agency. The stage 1 report investigated eight potential sites along the river corridor east of Bath for the provision of flood storage and recommended three sites, at Kensington Meadows, Mill Lane Bathampton and at Bathford, for further technical investigation. This work is being undertaken, along with a detailed hydrological assessment, as part of stage 2 of the study. The results and recommendations will be the subject of consultation prior to the development of detailed scheme proposals.

2.2 Council Direct Projects

- **Keynsham New Build & Regeneration**
 - Project remains on programme and on budget.
 - A Planning application was submitted during w/c 20th February 2012
 - 'Key Transport' has been appointed as Client Advisor for the Highways works.
 - Start on site mid-August 2012 for site set up.

- **Norton Radstock Public Infrastructure**
 - Procurement exercise is still on-going
 - Tenders have been returned for the main scheme and are currently being reviewed.

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

- **Public Realm**
 - **Preparatory Projects -City Info, Street Furniture & Pattern book**
 - § Monoliths installation commence spring 2012.
 - § Printed artwork/map distribution –talks are taking place with Bath Tourism & Future Bath Plus for leading going forward.
 - § Pre-Qualification Questionnaire stage for Street Furniture – Tender documents are complete and are being reviewed.
 - § Pattern Book aim to complete in next quarter.

- **Transforming Spaces, High Street, Union/Stall St, Street Furniture**

- § Construction works are due to commence May 2012.

- § It is noted the Olympics Torch route is likely to be within the High Street area therefore causes delay to programme.

- § Planned completion November 2012.

Children's Services

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

- Project still within budget and programme
- Anticipated completion date is scheduled end January 2013.
- Tenders for main contractor have been issued end of February 2012 and will be returned in 6 weeks' time.
- Planning decision anticipated at the end of March 2012

- **Wellsway Sports Centre**

- Project is within budget.
- A BREEAM Workshop took place 31st January 2012. Currently the credits are above 'Good'. The contractor is looking to see if additional credits can be achieved.
- Completion Date due end September 2012.

- **Oldfield School Bath**

- Project is within budget and on programme
- Sub Structure slab works are now complete
- MUGA design / access route progressing - discussions on going concerning tree root protection and highways
- School completion – July 2012.

- **BWR**
 - **Residential element** is on programme and not critical to any programme delay.
 - **Phase 1b**
 - § All affordable units have been handed over to Somer Housing.
 - § Tenants have taken occupation & sales are going well.
 - § There is a need to sort out the Construction access re-Midland Road
 - **Phase 2**
 - § Occupation due 2013.
 - **Main scheme**
 - § BWR road expected to open March 2012
 - § Contractor in discussions with Supermarket chain on removal on Gas holders.
 - § A proposal is expected to come to B&NES at a later date.

- **Victoria Bridge**
 - **Temporary Works**
 - § **Phase 2**
 - Emergency works completed before Christmas 2011.
 - River tow path re-opened January 2012.
 - Installation of ramps expected March/April 2012
 - Temporary Pedestrian route to open anticipated April 2012.

- **Permanent works**
 - § **Phase 3**
 - Design team in and Tender issue anticipated April 2012
 - Works due for completion 2013

- **Bath Transport Package**
 - DfT approval is in place to complete all remaining legal and procurement processes prior to submitting the scheme for Full Approval by the end of May 2012.
 - An initial meeting was held with DfT 23rd January 2012 to run through the documentation needed for Final Approval Stage in May 2012. With regard to cash flow, DfT explained that from all the applications received their difficult year for funding could be 2013/14. Therefore, the team were asked to consider accelerating the works programme. To date, bus stops and upgrades been accelerated.

Planning Conditions and Approvals

§ Relocation of reptiles from Newbridge site will commence in March 2012.

Consultation

§ Good responses received to date re the Bus shelters consultation and we are beginning to have a clearer understanding of the preferred options.