

FINANCE BUDGET MONITORING MONTHLY DASHBOARD - April to September 2021/22

CAPITAL APPENDIX 2 - KEY SCHEME VARIANCE ANALYSIS

Portfolio / Scheme	Commentary	2021/22 Budget £'000	2021/22 Forecast £'000	RePhasing to Future Years £'000	Other 2021/22 Variance £'000
Transport					
Office for Low Emission Vehicles (OLEV) Bid -GULW	EV charging works at Kingsmead Square (2 Nr fast chargers) have been substantially completed and chargers await commissioning. Enabling works scheduled for week commencing 4th October 2021 for five Work Package 1 sites and design work ongoing for KCC. Design work for Work Package 7 site (Charlotte Street rapid hub) is ongoing. The programme remains challenged by supply chain issues and internal coordination issues due to current working arrangements and resource constraints. Funding for the last mile delivery pilot concluded on 31st March 2021. Due to Covid lockdown the service was unable to meet growth targets so additional funding has been received to continue this pilot until March 2022.	1,359	1,359	-	-
Transport Improvement Programme	Programme currently progressing with a signalised pedestrian crossing at Ensleigh, Lansdown Road commissioned and a new zebra crossing completed on Lansdown Lane. Budget rephasing from 20/21 of 1,407k relates mainly to CiL and s106 funded schemes due to complexity and moving staff to work on emergency Covid measures.	3,193	3,193	-	-
Cleveland Bridge Refurbishment	Works started on 4th May 2021 and the repairs have had to be more extensive than previously identified. The bridge will re-open to traffic in Quarter 3, with programmed works continuing thereafter, including footways.	3,553	3,553	-	-
Economic Development and Resources					
Bath Quays Bridge & Linking Infrastructure	The bridge dynamic testing is complete. Engineering works to link this bridge for walking and cycling to the office No 1 Bath Quays expected to complete during 2021/22. The overall public realm work is expected to complete in 2022/23.	2,518	2,518	-	-
Bath Quays North	The Developer has previously obtained approval to S96A and S73 planning applications which enabled the submission of the Reserved Matters Application (RMA) in January 2021. The BQN application was to be decided at an Oct 2021 planning committee meeting but this was suspended pending the submission of two final documents by the Developer. The planning decision is now likely to be rescheduled to December or the early part of 2022. Works are continuing with advanced enabling works to prepare the site for development. The impacts on scheme delivery caused by Covid-19 and lockdown continue to be evaluated, with market risks from occupier interest and construction inflation increasing delivery risk and impacting programme. Options to mitigate the more challenging financial viability arising are being considered to secure the delivery of the scheme.	11,247	11,247	-	-
Bath Quays South	No.1 Bath Quays (new offices) reached practical completion in May 2021 with levels of interest from the occupier market rebounding following easing of lockdown restrictions. Newark Works refurbishment is progressing with significant additional works advancing well to improve energy performance and forecast to complete late 2022. Public Realm works are now being programmed to commence after the engineering work to link the bridge to No.1 Bath Quays completes.	4,516	4,516	-	-
BWR Phase 2	The infrastructure pre-works have completed and the major gas network rationalisation works now commenced with completion in April 2022. Planning consent for residential redevelopment at Midland Road waste site was granted 17 Dec 2020. Cashflow between financial year is being updated to accelerate works as much as possible. Re-profiling will be made by technical adjustment following Homes England (funder) approval.	12,879	8,250	4,629	4,629
Commercial Estate Refurbishment Programme	Programme to ensure key properties are either marketed in a condition that increases the potential rental income or in a more attractive and marketable condition.	2,154	2,154	-	-

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Corporate Estate Planned Maintenance	Planned works for 2021/22 include a replacement heat reclaim boiler at Haycombe Crematorium is underway along with refurbishment works to public areas and improvements to the disabled access for the Crematorium chapel. Work is also underway at Beaumonds Childrens Home and for repairs at Royal Victoria Park. Progress to complete statutory compliance testing is being made and upgrading emergency lighting at various properties. A high value of orders are going through tender processes (e.g. lift inspections) and £407k is set aside for commitments not yet on purchase orders.	3,756	3,756	-	-
Property Company Investment - Council (Loan): Developments	During 2021/22 loans will fund the development of Sladebrook Road and the full loan has been drawn down for Newbridge Hill. Both ACL and ADL continue to forecast loan repayments to agreed schedules for 2021/22 and the full loan for Riverside View will have been repaid in November 2021.	12,769	5,600	7,169	7,169
Radstock Healthy Living Centre	Work is on-going on site with an expected completion date in Q4 2021/22, although there is a likelihood of slippage into 2022/23 due to the current shortages for materials.	1,495	1,495		-
Roman Baths Archway Project	The main construction works for the City of Bath World Heritage Centre and Roman Baths Clore Learning Centre are now complete. The team are now working on the exhibition and fit-out; the contracts for this phase of works have been awarded and installation will complete in the Autumn. The new spaces are due to open in 2021.	532	532		-
Somer Valley Enterprise Zone - Infrastructure	Stakeholder engagement on SVEZ proposals commenced in Q2, with the formal Local Development Order (LDO) consultation due to take place in Q4 2021/22.	1,052	1,052	-	-
York Street Vaults Phase 2	Trench tests have been completed to assess causes of water ingress into the vaults. Swallow St public realm works were completed early Summer 2021, with natural stone finished paving slabs similar to Stall Street and new drainage installed. Work to complete the York Street public realm works programmed for after Christmas.	855	855		-
Keynsham High Street Renewal Programme	Phase 1 works for the Public Realm scheme for Keynsham High Street are underway to revitalise the town centre and enhancing the accessibility by alternative modes of travel. There were some delays during the Summer of 2021, however the scheme should complete during 2021/22. Grant funded Heritage Action Zone works will deliver further public realm, a masterplan, shop front improvements, wayfinding, community engagement and a cultural programme.	2,411	2,411	-	-
Midsomer Norton High Street Renewal Programme	Work on the grant funded Heritage Action Zone works is continuing to budget. Detailed design and technical work for a submission of a Full Business Case to WECA for Love Our High Street funding expected for Autumn 2021.	599	599		-
Bath City Centre Renewal Programme	A programme of public realm improvements and enabling infrastructure to support the response to Covid-19 and the re-opening and renewal of the City Centre, utilising a £1,235K WECA Love our High Streets grants to be spent over a five year period in line with concept design approved.	660	660		-
Public Sector Decarbonisation Scheme	The Council has received £442k grant for the Public Sector Decarbonisation Scheme for Charlton House Care Home including re-design for heating and hot water, along with solar PV to power the site and measures to reduce energy demand with better insulation and lighting upgrades. We have also received £557K grant to passport to Cleveland Pools Trust for the installation of a Water Source Heat Pump to provide heat for the pools. Both projects are due to complete in 2021/22.	999	999	-	-

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Climate and Sustainable Travel					
Clean Air Zone	The Clean Air Zone objective is to achieve compliance with NO2 limit values. The charging zone with the sign and camera infrastructure, along with the highway works at Queen Square, is operational. Other "non-core items" of circa £1m are now being progressed including public realm, other air quality and transportation measures. The roll out of up to £6.7m financial assistance grants also continues with applications being processed by our three specialist finance partner organisations.	7,194	7,194	-	-
Liveable Neighbourhoods	The programme aim is to reduce the level of intrusion of vehicles into neighbourhoods, reflecting concerns about the impact of traffic levels, air quality impacts and congestion. Resources have been now been engaged to progress proposals and the next steps will be to undertake consultation in the 15 selected areas and identify schemes for early delivery.	1,000	1,000	-	-
Adults and Council House Building					
Affordable Housing	Pemberley Place extra care scheme has been delayed due to Covid, with grant payment of £300k now expected to slip to 2022/23.	880	580	300	300
Next Steps Accommodation Programme	The Next Steps Accommodation Programme was approved in January 2021 for the refurbishment of 23 Grosvenor Place which is progressing and orders raised. Also the purchase of two Platform for Life Properties was approved and one property transaction completed.	1,939	1,939	-	-
Affordable Warmth Grant Scheme	We have 2 grant schemes to improve energy efficiency for homes for low income households. From the individual applications received, 18 are expected to progress, fewer than anticipated reflecting that many applications faced unsurmountable supplier issues over the summer. We are also working in partnership with Curo to deliver improved underfloor thermal installation to over 70 properties in 2021/22 with 11 already completed.	965	645	320	320
Supported Housing Scheme	Plans to create accommodation at Theobald House progressing with planning permission secured. Expect to complete in 2021/22.	616	616		-
Shared Ownership Housing Programme	Shared ownership units being developed at Sladebrook Road and 117 Newbridge Hill.	1,218	1,218		-
Neighbourhood Services					
City Centre Security - Highways Scheme	Anti-Terrorism Traffic Regulation Orders (ATTRO's) were published in Q2 and the consultation is progressing with drop in sessions taking place. Scheme development continues as we seek to finalise design and cost estimates prior to tendering.	304	304	-	-
Highways Maintenance Block	All workstreams progressing to programme and forecast, no exceptions to report at this stage.	5,841	5,841	-	-
Parks S106 Projects	This relates to a number of projects that are s106 funded, including a completed play area refurbishment at Kelston Road and one at Kensington Meadows, due to open by end of December this year. A consultation has been undertaken at Sullis Meadows to include works to the footpaths and a play area refurbishment; permissions for some of these works are being sought from Historic England but most of the works will complete this financial year. Other works include a survey at Hedgemoad in respect of retaining walls; shrubbery, landscape and improvements at Cappards Farm; and a new gate at Bloomfield Park.	233	173	59	59

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Sydney Gardens (Round 2)	To date in 2021 the Sydney Gardens Project has made significant progress on the ground. The Upper Tennis Courts have been refurbished and reopened as pay to play courts, with a top quality surface. A Boules Terrain has been opened in the lower Gardens and is available for turn up and play opportunities or for group tournament play. The new Community Pavilion is almost complete and is expected to be open in November, along with a public toilet and a specialist Changing Places Toilet for special needs. The Play Area and Lower Tennis Courts are under construction with all capital works largely complete by the end of 2021 in line with plans and grant conditions, although as a consequence of slippage resulting from COVID 19 delays, we shall be requesting from NLHF an extra season to fully deliver the commitments of the Activity Plan later into 2022.	2,422	2,022	400	400
Pixash Site Redevelopment	The Keynsham Recycling Hub development was granted planning consent at the end of July 2021. The procurement process for the construction phase is in progress with detailed tender analysis and evaluation being carried out, prior to award with a full programme and start on site to be agreed.	9,629	9,629		-
Children and Young People, Communities and Culture					
Basic Needs - School Improvement / Expansion	Programme Highlights are :- - St Nicholas Primary. Works to provide a pedestrian footbridge delayed due to problems with the housing developer and their agreement to a variation of the S106 Agreement for the relocation of the bridge. Further complications around access Licence required from the adopted highway across land owned by Norton Radstock Renaissance (NRR). At October 2021 the variation to the S106 and access agreements are still not achieved and construction of the footbridge cannot proceed until this has been finalised. £174k rephased into 21/22. - Hayesfield School - project to expand the school refectory. At October 2021 the majority of works are complete, awaiting some final works to the outside areas. - Cameley Primary - expansion to a 210 place school by providing a new 3 classroom block and expansion of the hall, kitchen, staff room and reception/entrance. Classrooms were complete for September 2021; hall, reception/entrance and external works due to complete in November 2021. - St Keyna Primary - Feasibility Study to expand to a 420 place school. Project Team appointed and Feasibility Study progressing well.	5,592	5,418	174	174
Schools Capital Maintenance Schemes	Various schools capital maintenance schemes are moving forward including: Twerton Infants School – Replacement windows. Contractor appointed. Phased programme of work to be carried out starting Autumn/Winter 2021, the main works are to be carried out over the summer holidays 2022. Newbridge Primary – Replace boilers and heating system. Contractor appointed. Phased programme of work to be carried out Autumn/Winter 2021 through to Summer 2022.	2,100	2,100	-	-
SEND (Special Education Needs & Disability) Capital Programme	Projects under this scheme are:- - Bath Community Academy - Additional SEN Placements were created during 2020/21. A further feasibility study in underway to explore the options to move current provision at Bath Community Academy to another location on the site. Feasibility study outcomes have raised a number of questions about the scope of this project and best way to deliver accommodation for the AP requirements. - St Mark's – Phase 1 is the creation of an additional 10 places, which completed in September 2020. Phase 2 is the creation of an additional 7-10 places, completed in September 2021. - Aspire Academy expansion to a 120 place special school - construction of a new classroom and adaptation of existing Bath Studio School buildings. Scheme to complete by Spring 2022. The Academy Trust are delivering the scheme and places available from September 2021. Completion has been delayed due to covid, shortage of materials and labour. The WMAT and Aspire Academy have made the places available but the capital project is likely to complete in December 2021.	2,272	2,272	-	-