

FINANCE BUDGET MONITORING MONTHLY DASHBOARD - April to December 2021

CAPITAL APPENDIX 2 - KEY SCHEME VARIANCE ANALYSIS

		Sum of 21/22 Aggresso Budget	Sum of 21/22 Forecast	Sum of RePhasing to Future Years £'000	Sum of 21/22 Variance - Budget vs Forecast £'000
<b>Transport</b>					
<b>Office for Low Emission Vehicles (OLEV) Bid - GULW</b>	EV charging works at; Kingsmead Square- chargers ready and bagged, awaiting commissioning. Potential users are signing up to the Revive network. Claverton St, Widcombe- bay selection being reassessed. Pillar installed. WPD to make electrical connection in Jan 2022. Charger and civils work programmed for Jan/Feb 2022. Larkhall- Civil works almost complete, awaiting WPD connection. Pillar installed. Completion scheduled for Feb 2022. South Rd, Midsomer Norton - Civils and WPD connection programmed for Feb 2022. Church St, Radstock- WPD connection offer accepted with civils works programmed for March 2022. Bath Spa Railway Station- Design approved, awaiting revised quote from WPD. Civils works programmed for Feb 2022. Charlotte Street – Civils works programmed for Feb 2022. Civic Centre, Keynsham – this site is currently on hold due to issues with the design. 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.	1,408	1,408	-	-
<b>Transport Improvement Programme</b>	Programme currently progressing schemes completed include signalised pedestrian crossing at Enleigh / Lansdown Road, Zebra crossing serving Oldfield Park Junior School and new and improved zebras on Lansdown Lane. Rephasing to 22/23 relates mainly to schemes needing to secure supporting funding, including Fosseyway Footway ,pedestrian crossing £155k , Somerdale Bridge £46k, Mulberry Park (part of Scholars way) £103k.	2,838	2,045	794	794
<b>Cleveland Bridge Refurbishment</b>	The project team are looking at all options to progress the repairs as safely and quickly as possible but at the time of writing we are unable to confirm when the bridge will be fully opened. The concrete repairs on the bridge are much more extensive than previously identified in the initial surveys carried out by rope access. In the meantime the bridge remains closed to HGVs but will continue to be open for vehicles under two metres in width. Pedestrians, cyclists and cars can use the bridge and an exception has been made for emergency vehicles, which will be able to access the bridge via a gate specifically for their use.	3,553	3,053	500	500
<b>Economic Development and Resources</b>					
<b>Bath Quays Bridge &amp; Linking Infrastructure</b>	The bridge dynamic testing is complete, outstanding works remain to the bridge lighting connection. Engineering works to link this bridge for walking and cycling to the office No 1 Bath Quays expected to complete during 2021/22, with the overall public realm work is expected to complete in 2022/23.	2,518	2,518	-	-
<b>Bath Quays North</b>	Works are continuing with advanced enabling works to prepare the site for development with demolition of Avon St Multi Storey Car Park, scheduled to commence April/May 2022. 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.	11,247	2,106	9,141	9,141
<b>Bath Quays South</b>	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, along with improvements to energy performance, forecast to complete in late 2022. Public Realm works scheme agreed in principle and are programmed to commence soon at time of writing. The bike-store design is agreed and co-ordination of cycle improvements are in progress. Sections of a historic restored crane were delivered in December 2021 ready for installation as a centrepiece to the Foundry Courtyard.	4,516	4,516	-	-
<b>BWR Phase 2</b>	The infrastructure pre-works have completed and the major gas network rationalisation works now commenced with planned completion in April 2022. Following Homes England (funder) approval, an agreed merger of their grant funding will support the waste site and as a result, budget to be re-profiled into 2022/23.	12,879	8,250	4,629	4,629
<b>Commercial Estate Refurbishment Programme</b>	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. Following approval of additional budget in July 2021 a programme of works is underway although much is currently at early stages of procurement.	2,154	954	1,200	1,200
<b>Corporate Estate Planned Maintenance</b>	Planned repairs and preventative maintenance for 2021/22 are well underway with works at Beaumonts Children's home completed, improvements to Lewis House forecourt and One Stop Shop progressing along with repairs to the Laura Place Fountain. Various properties will have upgrades to fire alarm, emergency lighting and building management systems. While much planned work at Haycombe Crematorium will be complete, the Service have requested that work stops during the busy winter season to resume in again in April 2022 and other works such as repairs to the parks will also be carried forward for completion from April 2022.	3,756	2,866	890	890
<b>Property Company Investment - Council (Loan): Developments</b>	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. The loan for Riverside View was repaid in full in November 2021.	12,769	1,000	11,769	11,769
<b>Radstock Healthy Living Centre</b>	There will be some slippage experience, particularly for the Children's Centre fitout works due to shortages of materials and resources. Completion which is now expected for late Spring 2022.	1,495	1,195	300	300
<b>Roman Baths Archway Project</b>	The City of Bath World Heritage Centre opened its doors for a testing period in December ahead of the main launch in Spring 2022, which will follow the York Street road works. The Roman Baths Clore Learning Centre is now complete and the team is working towards obtaining permission to occupy from Building Control.	532	532	-	-
<b>Somer Valley Enterprise Zone - Infrastructure</b>	Highways VISSIM modelling is ongoing along with other technical surveys to inform the Local Development Order (LDO) and Full Business Case. Initial Public Engagement was postponed to allow further engagement with key stakeholder and now schedule for quarter 4. Engagement continues with highway officers.	1,052	908	144	144
<b>York Street Vaults Phase 2</b>	In January 2022, new surface treatment of high quality, pennant flagstone will continue into York Street, towards Kingston Parade along with a package of works to reduce the impact of water ingress into the vaults beneath the highway. Swallow St public realm works were completed early Summer 2021, with natural stone finished paving slabs similar to Stall Street and new drainage installed.	855	855	-	-
<b>Keynsham High Street Renewal Programme</b>	Phase 1 works for the Public Realm scheme for Keynsham High Street to promote the High St as a key centre of retail and other economic activity 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 and we continue to monitor the impacts of Brexit and Covid-19, however the scheme should complete during 2021/22. Grant funded Heritage Action Zone (HAZ) works will deliver further public realm, a masterplan, shop front improvements, wayfinding, community engagement and a cultural programme. Both the core High Street and HSHAZ schemes will run concurrently as one programme.	2,411	2,411	-	-
<b>Midsomer Norton High Street Renewal Programme</b>	Work on the grant funded Heritage Action Zone works continues to budget. A Full Business Case was submitted to WECA in November 2021 for Love Our High Street funding for delivery of a new multi-use Market Square at The Island.	599	599	-	-
<b>Bath City Centre Renewal Programme</b>	A scheme which aims to encourage shoppers, visitors and businesses back to the city centre. The Council secured £1.235m WECA Love our High Streets grant funding to be spent over a five year period on improving Bath City Centre, including Milsom Street and Kingsmead Square.	660	660	-	-
<b>Public Sector Decarbonisation Scheme</b>	The Council 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. Works are going well, with PV panels and LED lighting both now complete. Civils work in preparation for the heat pump is due to start in the new year, with installation of the pump at the beginning of March. We have an extension until 31st March 2022 given the long lead for heat pumps. We 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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<b>Climate and Sustainable Travel</b>					
<b>Clean Air Zone</b>	The Clean Air Zone objective is to achieve, as a minimum, compliance with NO2 limit values to discharge the ministerial direction. 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 improvements, weight restriction and idling enforcement and other mitigation measures including an e-cargo bike scheme and a behaviour change initiative for car drivers not penalised by the charging scheme. The roll out of up to £6.7m of financial assistance in the form of grants and interest subsidy on loans also continues with applications being processed by our three specialist finance partner organisations.	7,194	7,194	-	-
<b>Liveable Neighbourhoods</b>	A37 Staunton Lane Junction and Whitchurch Traffic Improvements schemes now incorporated within the Liveable Neighbourhoods programme with implementation in 2022/23. Following Liveable Neighbourhoods public engagement in December 2021, co design will commence in February 2022 for implementation programmed from Summer 2022.	1,346	340	1,006	1,006
<b>Adults and Council House Building</b>					
<b>Affordable Housing</b>	Pemberley Place extra care scheme (72 units of affordable elderly persons accommodation) has been delayed due to construction issues exacerbated by Covid, with completion and final grant payment of £300k to slip to Q4 2022/23.	880	580	300	300
<b>Next Steps Accommodation Programme</b>	The Next Steps Accommodation Programme was approved in January 2021 for the refurbishment of 23 Grosvenor Place. Works are well advanced and being undertaken whilst the building is part-occupied. The Council has now secured Listed Building consent on works where required, including energy efficiency improvements. Expect first phase works to complete in Quarter 4. The purchase of first Platform for Life Property has been completed and currently being used as Covid isolation unit.	1,939	1,939	-	-
<b>Affordable Warmth Grant Scheme</b>	We have 2 grant schemes to improve energy efficiency for homes for low income households with 28 completed. We are also working in partnership with Curo to deliver improved underfloor thermal installation to over 70 properties in 2021/22 with 25 already completed.	625	625	-	-
<b>Supported Housing Scheme</b>	Plans to create temporary accommodation at Theobald House progressing with planning permission secured. Works were delayed due to use of building for temporary housing of rough sleepers. However, pre-building works now initiated, including securing site, strip-out works etc. Waiting for updated main contractor costs. Now aim to complete in Q2021/22. A decision to refurbish Crescent Gardens Lodge for £255k was recently approved. Now working up refurbishment plan.	616	616	-	-
<b>Shared Ownership Housing Programme</b>	Shared ownership units being developed at Sladebrook Road and anticipate handover of the units in Q4 2021/22.	781	781	-	-
<b>Social Rent Programme</b>	Cabinet approval was gained in November to progress scheme development work on five sites. A planning application for first scheme expected to be lodged in Q4 2021/22.	413	413	-	-
<b>Neighbourhood Services</b>					
<b>City Centre Security - Highways Scheme</b>	Anti-Terrorism Traffic Regulation Orders (ATTRO's) have been implemented for the scheme, with the exception of York St that will be subject to a public Inquiry.	304	304	-	-
<b>Highways Maintenance Block</b>	All workstreams progressing to near to programme with slippage of only £210K forecast (3.7%).	5,841	5,631	210	210
<b>Parks S106 Projects</b>	This relates to a number of projects that are s106 funded, including access improvements and bench repairs at Weston Rec / Archery fields. The play area refurbishment project at Kensington Meadows is now complete and was opened in December. 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 and the works will fall into next financial year. Other works include a survey at Hedgemead in respect of retaining walls and shrubbery, landscape and improvements at Cappards Farm. In addition a consultation has been commissioned for Brickfields Linear park project; any works will fall into 22/23.	233	156	76	76
<b>Sydney Gardens (Round 2)</b>	The Sydney Gardens Project has been granted an extension as a consequence of losing a full season of its activity programme to COVID and then delays to the capital programme in 2021, due to ground clearance and discovery of Roman era archaeology. The overall project envelope has been extended by 9 months to end of December 2022 (from an original end date of 31st March 2022). This allows the team to implement an extra season of activities and deliver all the key elements of the Activity Plan. Work will continue on finishing the play area and wider landscaping into February 2022, but the bulk of the existing works are complete. The extension also allows for a better integration of our capital works with the Network Rail fencing alongside the railway line. Current estimates for the carry over into 22/23 is approximately £950k to be spent over a 6-7month period.	2,422	1,472	950	950
<b>Pixash Site Redevelopment</b>	The Keynsham Recycling Hub construction contract is progressing through a limited letter of intent following detailed analysis and due diligence. The target for completion and relocation is Autumn 2023 subject to a full programme and start on site to be agreed. Advance site preparation works are planned from February 2022.	9,629	4,029	5,600	5,600
<b>Children and Young People, Communities and Culture</b>					
<b>Basic Needs - School Improvement / Expansion</b>	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 December 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. Complete at December 2021. - 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 complete December 2021 with re-seeding of the playing field to be carried out in Spring 2022 growing season. - St Keyna Primary - Feasibility Study to expand to a 420 place school. Project Team appointed. At December 2021 initial draft Feasibility Study received. The draft Feasibility Study has raised further questions around sustainability, Passivhaus accreditation and ecology requirements to be answered. Updated Feasibility Study expected mid-January 2022.	5,273	4,567	706	706
<b>Schools Capital Maintenance Schemes</b>	Various schools capital maintenance schemes are moving forward including: Twerton Infants School – Replacement windows. Contractor appointed. There will be a phased programme of work throughout 2022 with the main works to be carried out over the summer holiday period with £500k rephased into 2022/23. Newbridge Primary – Replace boilers and heating system. Contractor appointed. There will be a phased programme of work throughout 2022 with £140k rephased into 2022/23.	2,100	1,460	640	640
<b>SEND (Special Education Needs &amp; Disability) Capital Programme</b>	Projects under this scheme are:- - Bath Community Academy - Additional SEN Placements were created during 2020/21. An initial Feasibility study looking at moving the current SEN alternative provision to another location on the site and remodelling existing buildings has raised a number of questions. A second Feasibility Study is underway to look at the option of building new bespoke accommodation for Alternative Provision and other SEN services on the BCA site. Feasibility Study expected by the end of March 2022. - Aspire Academy expansion to a 120 place special school - construction of a new classroom and adaptation of existing Bath Studio School buildings. The Futura Partnership Academy Trust are delivering the scheme and places were available from September 2021 even though project completion was delayed due to covid and the shortage of materials and labour. The project is due to complete for full occupation in January 2022.	2,272	2,272	-	-