

**FINANCE BUDGET MONITORING MONTHLY DASHBOARD - April to June 2022**

**CAPITAL APPENDIX 2 - KEY SCHEME VARIANCE ANALYSIS**

Project	Project Update	2022/23 Budget	2022/23 Forecast	2022/23 Under / (Over) Spend	Rephasing to Future Years.
		£'000	£'000	£'000	£'000
<b>Economic Development and Resources</b>					
<b>Bath Quays North</b>	Advanced enabling works to continue to prepare the site for development, with demolition of Avon St Multi Storey Car Park scheduled in 2022. The impacts on scheme delivery caused by Covid-19 and lockdown distribution continue to be evaluated. Market risks from occupier interest and construction inflation have increased delivery risk. (c/f pending £1.164m)	8,415	8,415	-	-
<b>BWR Phase 2</b>	The infrastructure pre-works have completed and with expected completion of major gas network rationalisation works in Autumn 2022. Following Homes England (funder) approval, an agreed merger of their grant funding will support the gas rationalisation works and replacement waste site costs in 2022/23. (c/f pending £3.378m)	4,575	4,575	-	-
<b>Commercial Estate Refurbishment Programme</b>	Commercial Property assets are historic and aging with a need for maintenance and refurbishment. Works will be prioritised to reflect project costs, condition surveys, turnover for tenancies and compliance with minimum energy efficiency standards (MEES). (c/f pending £365k)	3,045	3,045	-	-
<b>Corporate Estate Planned Maintenance</b>	Planned repairs, compliance testing and preventative maintenance already underway including upgrades to fire alarm, emergency lighting and building management systems. Work is in progress at Victoria Park for footpath repairs and drainage with more works planned for the nurseries and offices. Other works planned for 2022/23 include replacement of roof glazing for the Victoria Art Gallery and a dome above the Guildhall, repairs and improvements to public areas at the Guildhall and structural repairs to Parade Gardens. (c/f pending £558k)	4,508	4,508	-	-
<b>Property Company Investment - Council (Loan): Developments</b>	An update of Aequus planning for 22/23 anticipates the need for up to £1m of loans for re-purposing of Commercial Estate Properties for private rental. Their Construction Activity Forecast now expects larger schemes, including further Commercial Estate re-purposing, to progress from 23/24 onwards. Existing loans for Sladebrook Road and Newbridge Hill developments of over £3m will be also be fully repaid during 22/23. (c/f pending £382k)	11,769	1,000	10,769	10,769
<b>Radstock Healthy Living Centre</b>	Planned completion of works in June 2022 when the new Children's Centre will be ready for occupation. (c/f pending £256k)	300	300	-	-
<b>Roman Baths Archway Project</b>	The Roman Baths Clore Learning Centre is now complete and open. Total project spend will be managed within 2022/23 Heritage Developments. (c/f recovery of £57K)	-	-	-	-
<b>Somer Valley Enterprise Zone - Infrastructure</b>	Initial Public Engagement commenced in May and will run until the end of June 2022. Transport network modelling is ongoing along with other technical surveys to inform the Local Development Order (LDO) and Full Business Case. (c/f pending £436K)	648	648	-	-
<b>York Street Vaults Phase 2</b>	Work on York Street between Stall Street and Kingston Parade completed in May 2022, involving resurfacing in high-quality natural stone and new drainage to prevent ingress of water into the vaults below. Costs were higher than expected due to technical issues, including the need to ensure access to the Clore Learning Centre and price increases for construction materials as per national trends. A Post project review of final total costs will result in a request for contingency for £128k. (c/f pending £147K)	-	-	-	-
<b>Keynsham High Street Renewal Programme</b>	Phase 1 works for the Public Realm scheme for Keynsham High Street now substantially completed with and we will be looking for corporate contingency support of £250K due to cost inflation during the programme of up to 40% for materials, the new National design policy requiring design refinement and a delayed start/protracted programme following Cov-19 lockdowns. Additional works following the Stage 3 Road Safety Audit are also required. Phase 2 is underway to deliver further public realm, a masterplan, shop front improvements, wayfinding and community engagement a funded by Government Grant funded for Heritage Action Zone (HAZ). (c/f recovery £42K)	591	591	-	-
<b>Midsomer Norton High Street Renewal Programme</b>	Work on the grant funded Heritage Action Zone works continues to budget. In 2022/23 work will focus on the new Market Hall and developing a market place with a further grant offer received and approved. (c/f pending £329K)	382	382	-	-
<b>Bath City Centre Renewal Programme</b>	The Bath High Street Renewal programme is progressing well with good progress against project milestones. Replacement furniture for both Milsom Street and Kingsmead Square was due to be installed for June 2022, which will improve the accessibility and appearance of both these areas, along with an bespoke parklet for Milsom Street. This scheme aims to encourage shoppers, visitors and businesses back to the city centre. (c/f pending £633k)	254	254	-	-

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<b>Public Sector Decarbonisation Scheme</b>	The Council received £442k grant for the Public Sector Decarbonisation Scheme for Charlton House Care Home which we match funded by £84k to enhance the scheme. Works are going well, with PV panels and LED lighting both now complete with commissioning and final invoicing in 2022/23. 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 which should be mostly complete in June 2022 (c/f pending £188k)	-	-	-	-
<b>Corporate Property Acquisition</b>	New approval in May, to secure a property for the Fashion Museum and one of the world's great museum collections is a key part of the strategy for regenerating the Milsom Quarter.	8,068	8,068	-	-
<b>Bath Quays Bridge, Linking Infrastructure &amp; South</b>	The bridge is planned to open in 2022/23 with remaining works for lighting and access. More generally, current works focus is on the completion of public realm works and office fitouts, including for tenants to occupy No.1 Bath Quays (new offices) and Newark Works in 2022. (c/f pending £5.902m)	-	-	-	-
<b>Climate and Sustainable Travel</b>					
<b>Clean Air Zone</b>	Scheme continues into 2022/23 so all unspent budget from 21/22 of c£1.3m to be rephased. 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. Other mitigation measures include 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. (c/f pending £1.355m)	1,350	1,350	-	-
<b>Liveable Neighbourhoods</b>	Progress towards developing programme delivery continues as officers carry out scheme design along with extensive community consultation. (c/f pending £142k)	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, final grant payment now due in Q4 2022/23. (c/f pending £382k)	300	300	-	-
<b>Next Steps Accommodation Programme</b>	The final stages of work for the refurbishment of 23 Grosvenor Place is nearing completion, with occupants already living in some newly refurbished accommodation. (c/f pending £306k)	-	-	-	-
<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. A decision to refurbish Crescent Gardens Lodge for £255k was also recently approved. (c/f pending £762k)	-	-	-	-
<b>Social Rent Programme</b>	Scheme development work is taking place on several sites. Newbridge Road refurbishment is due to complete in Q3 2022/23 and a planning application has been submitted for a scheme for the former Argyle Works. (c/f pending £246K)	11,741	11,741	-	-
<b>Neighbourhood Services</b>					
<b>Highways Maintenance Block</b>	All workstreams now progressing well with many resurfacing sites on this programme already completed. Payments to follow subject to agreement of interim payments with the external contractor. The programme consists of £5.9m for Resurfacing, £0.9m Stabilisation and Structures, £0.5 Street Lighting, £0.4m Footways plus £0.3m Drainage. (c/f pending £0.529m)	8,044	8,044	-	-
<b>Parks S106 Projects</b>	This relates to a number of projects that are s106 funded, including Weston Rec / Archery fields and wall repairs at Hedgemoor Park. 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 may continue into 23/24. Other works include a consultation for Brickfields Linear park project and signage at Freefields. A masterplan is in progress for Foxhill and a landscape architect has been commissioned; this will then go out for public consultation. The delivery of the project itself will complete in 2023/24. (c/f pending £599k)	76	76	-	-

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<b>Sydney Gardens (Round 2)</b>	Since April 2022 the park restoration project has seen the opening of a new play and sport area, a completed pentaque court, new public toilet and the new Changing Places facility. The community pavilion is complete and it is hoped that it will be fully operational later in the year. Landscaping and planting are complete in the wider gardens and the new northern entrance off the Warminster Road is open, providing additional step free access to the park. The team are working on interpretation and orientation panels to go into the Temple of Minerva and Network rail are currently on site installing new fencing, due for completion by end of June. (c/f recovery £50k)	128	128	-	-
<b>Pixash Site Redevelopment</b>	The contractor was appointed and formally under sealed NEC4 contract dated May 2022, although they started onsite on 15th February 2022 to provide continuity of works for just over 3months. Phase 1 handover is due for November 2022, with planned completion of works July 2023. (c/f pending £2.786m)	24,025	24,025	-	-
<b>Cleveland Bridge Refurbishment</b>	Inspections only possible after works had commenced identified repairs to the concrete trusses and soffits over a larger area, as well as severe corrosion to structural hanger bars, which support the main trusses of this 200-year-old bridge. Finding a technical solution without radically altering the Grade II* listed structure is being assessed with computer modelling, although Bridge safety has been assured for the current traffic arrangements. The phase 1 works will be completed in summer 22 and results of engineering design work for phase 2 (hanging bars) are expected in June. The council will then consult with DfT on the options. (c/f pending £67k)	500	500	-	-
<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 as the variation to the S106 and access agreements are still to be achieved. Construction of the footbridge cannot proceed until this has been finalised. - St Keyna Primary - Expansion to a 420 place school. A new 6 classroom block, kitchen expansion and slight remodelling of existing buildings to complete by September 2024. The new classroom block will be built to Passivhaus standard. Full project funding approved and the Project Team appointed. A planning pre-application has been submitted for early planning advice. Programme to be issued with completion to be achieved by September 2024. (c/f pending £2.445m)	2,630	2,630	-	-
<b>Schools Capital Maintenance Schemes</b>	Various schools capital maintenance schemes are moving forward including: - Twerton Infants School – Replacement windows. Contractor appointed and work started May 2022. There is a phased programme of work throughout 2022 with the main works to be carried out over the summer holiday period. - Newbridge Primary – Replace boilers and heating system. Contractor appointed and work progressing well, expected to complete by the end of August 2022. - Newbridge Primary – Replace boilers and heating system. Contractor appointed and work progressing well to complete by the end of August 2022. (c/f £140k pending)	990	990	-	-
<b>SEND (Special Education Needs &amp; Disability) Capital Programme</b>	Bath Community Academy continues into 2022/23 with rephasing of c£400k to follow. This project has created additional SEN Placements with an initial feasibility study to look at moving the current SEN alternative provision to another location on the site by remodelling existing buildings. This has raised a number of questions and a second feasibility study is underway to look at the option of building new bespoke accommodation on site instead. Feasibility study outcomes are expected by the end of June 2022. (c/f pending £412k)	-	-	-	-

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<b>Transport Services</b>					
<b>City Centre Security - Highways Scheme</b>	<p>The project will deliver enhanced security for priority high footfall areas within the city centre in accordance with the recommendations of the NaCTSO report from the Police.</p> <p>Anti-Terrorism Traffic Regulation Orders (ATTRO's) have been implemented for the scheme, with the exception of York St that has been subject to a Public Inquiry. Following the Inquiry the transport inspector has made the decision to recommend the plans to close York Street for anti-terrorism purposes and the Council will implement the making of the order.</p> <p>The single tender was received for the delivery of the scheme but not pursued as it was deficient in several key areas. We are now pursuing delivery through our Term contractors Volkers with an aim to complete within 2022/23. We are looking for a project funding of up to £1.5m from corporate contingency, if it does not prove to be possible to engineer the project within the original scheme parameters. (c/f recovery £66k)</p>	1,507	1,507	-	-
<b>Office for Low Emission Vehicles (OLEV) Bid -GULW</b>	<p>26 new charging bays are being installed at seven locations across the district including 12 rapid (50kW) and 12 fast (22kW) public charging bays will be operational by the time of this report - Kingsmead Square car park, Bath: 4 x fast (22kW) bays. Charlotte St car park, Bath: 2 x fast (22kW), 6 x rapid (50kW). Larkhall car park, Bath: 2 x fast (22kW) bay. Claverton Rd car park, Widcombe, Bath: 2 x fast (22kw) bays. Railway Place, Bath (adjacent to Bath railway station): 2 x rapid (50kW). South Road car park, MSN: 4 x fast (22kW) bays. Church Street car park, Radstock: 2 x rapid (50kW) bays. The Keynsham Civic Centre: 4 x rapid (50kW) and 2 x fast (22kW) bays will be installed later this year. (c/f pending £530k)</p>	-	-	-	-
<b>Transport Improvement Programme</b>	<p>The 2022/23 programme is currently progressing to plan with no issues anticipated. Budgets are held for schemes including Pedestrian Crossings (£366k), Managing Congestion (£153k), Safe Routes to School (£176k), Traffic Management (£198k), Local Safety (£681k), Public Rights of Way (£165k), Cycling (£162k), Public Transport (£40k), and Other (£90k.) (c/f pending £751k)</p>	1,957	1,957	-	-