

COUNCIL MEETING 16TH MAY 2024

QUESTIONS AND ANSWERS - PUBLIC

P	01	Question from:	Dave Dixon
<p>The council built two new build three-bedroom homes delivered by Aequus construction Limited (ACL), the council's construction and development company, at St Joseph's Terrace, Sladebrook Road which were celebrated as a major accomplishment at the time.</p> <p>The photo of the leader of the council, ex Lib Dem Cllr Davies, ex Lib Dem Cllr Samuel and ex Conservative Cllr Charles Gerrish truly demonstrated the spirit of cross party working to deliver two affordable homes for our district!</p> <p>Can the Council please confirm exactly which two properties they were and the current tenure of those two properties?</p>			
Answer from:			Cllr Matt McCabe
<p>Aequus delivered 9 family homes comprising of 6 semi-detached houses and 3 detached houses on the Sladebrook site. The address of these properties being 1-9 St Joseph's Terrace, Sladebrook Road, Bath. However, two of the homes were sold as shared-ownership homes with the initial rent set at 1.5% of the retained equity (60%). These remain, in perpetuity, as shared-ownership properties. Given the public nature of this meeting, I have not provided the address of the shared-ownership properties.</p>			
P	02	Question from:	Dave Dixon
<p>What concrete plans does the local authority have in place to increase the availability of affordable housing in our area, and what strategies are being implemented to ensure that these housing options remain accessible to residents with varying income levels?</p>			
Answer from:			Cllr Matt McCabe

The Council is fully committed to increasing the availability of affordable housing in our area, including 100's of Council homes. To deliver on this commitment the Council has established B&NES Homes, a Registered Provider and Homes England Investment Partner. B&NES Homes has already delivered 53 units of accommodation, including social rent and shared-ownership homes and various supported housing units. Many more homes are under construction or currently going through the planning process. However, the Council wants to do much more and so is currently producing a Housing Plan to ensure that we have a pipeline of sites and efficient processes in place to support this step change in delivery. This plan will be going through the corporate governance processes, including Policy Development & Scrutiny Panel, where I would welcome the member's input.

The Local Plan, which is currently being prepared, is a key corporate strategy in helping to ensure that through the planning system housing that is more affordable is delivered. This is one of the key priorities underpinning the Local Plan and we are testing a series of site allocations and policy approaches that will be aimed at maximising affordable housing delivery, of various tenures and to meet varying needs. The next stage of the Local Plan is preparation of the Draft Local Plan which it is currently anticipated will be considered by Council in early 2025 for approval to consult.

Finally, we also continue to work with partners to ensure that they also deliver the affordable housing that we need. As part of this collaborative approach we have recently supported a Register Provider to move from a policy compliant scheme of 30% affordable housing to a 100% affordable housing scheme, resulting in an extra 51 affordable homes.

These are all concrete measures that will deliver affordable housing for our residents.

P	03	Question from:	Dave Dixon
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Please advise net costs for tonne detailed for the following household waste and collection types.

- Green Box
- Food waste
- Blue bag
- Black bin/residual waste bags
- Garden Waste

Answer from:	Cllr Tim Ball
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Answer

1. The figures indicated for the Green box material represents an average “basket price for these materials” during 2023/24
2. The blue bag figures indicate an average price for card over the year which is subject to the monthly variability of the markets.
3. * please note the disclaimer below for the contract subject to competitive tender which would otherwise identify the commercially sensitive information

Material type	Annual Tonnage 23/24	Income / cost 23/24	Income / cost per tonne on average
Green Box	9027	£ 1,083,174	£ 119.99
Food waste	6680	please see note *	please see note *
Blue bag	5603.76	£ 431,489	£ 77.00
Black bin/residual waste bags	please see note *	please see note *	please see note *
Garden Waste	please see note *	please see note *	please see note *
Total cost / income		£ 1,514,662	
<p>*Local authorities must ensure they obtain best value for the council taxpayer in the contracts they enter and operate. The pricing information for these items, is commercially confidential and sensitive, and its disclosure would adversely affect the economic interests of the parties.</p>			

4.

*Due to the fixed cost per tonne for recycling food waste and garden waste, as well as the disposal of domestic waste, we are unable to provide the specific income/cost per tonne for those items. Local authorities must ensure they obtain best value for the council taxpayer in the contracts they enter and operate. The pricing information for these items, is commercially confidential and sensitive, and its disclosure would adversely affect the economic interests of the parties.

P	04	Question from:	Chad Allen
Would the Council consider putting in taps to graveyards and public spaces that it owns?			
Answer from:		Cllr Tim Ball	
<p>For the burial grounds that the Council own:</p> <ul style="list-style-type: none"> • Four sites already have a tap – Haycombe, Harptree, St James & Bellotts Road. • Locksbrook Road has three rainwater troughs. • St Michaels and Smallcombe do not have any water supply. <p>Unfortunately, we do not have any funding available to install or operate taps in the sites that currently do not have them.</p>			
P05		Question from:	Matt Corner
<p>I would like to ask this council to consider installing a pedestrian crossing on Weston lane outside the ‘Snapdragons Nursery’ in the Weston area of the city of Bath. This crossing could serve the aforementioned nursery and a nearby school with a joint attendance of over 120 children. Currently, due to an unusual junction nearby, vehicles can drive past the nursery without slowing down and without their indication being visible to pedestrians. Because of this unique issue, it’s an unfortunate and regular occurrence for children and their parents to be at risk when half way across the road as a vehicle passes them at speed. For the safety of those children and their parents, I would like the council to consider the installation of a pedestrian crossing on this part of Weston Lane. I have been in direct contact with Cllr Ruth Malloy who has greater detail on the location of this risk area itself. I am willing to visit the site with engineers and councillors to explain the situation in more detail as I am conscious expressing this concern is difficult in this forum. I trust the council will prioritise local children’s safety and consider this question.</p>			
Answer from:		Cllr Manda Rigby	
<p>The council recognises the importance of providing safe routes to schools and nurseries. In recent years as well as this year we are providing new crossings across B&NES. Our 2024/25 active travel and safety improvements programme is full but we have made a record of this request for Weston Lane so that it can be considered for funding in a future year’s programme. If added to the programme we would</p>			

undertake a feasibility study to determine what type of crossing is feasible, where it should go and to calculate the cost. We receive many requests for these types of improvements and we prioritise them according to factors such as whether they help people walk, cycle and use public transport, how deliverable they are such as considering if third party land is needed, and the estimated cost of undertaking the scheme. Our annual programme is confirmed as part of the February budget-setting process.