

**FINANCE BUDGET MONITORING QUARTERLY DASHBOARD - April to May 2024**

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

|   |   | 24/25<br>Current<br>Budget £'000 | 24/25<br>Forecast £000 | 24/25<br>Variance -<br>Approved<br>Budget vs<br>Forecast<br>£'000 | Re-phasing to<br>Future Years<br>£'000 |
|---|---|----------------------------------|------------------------|---|--|
| <b>Neighbourhood Services</b>                                     |   |                                  |                        |   |  |
| <b>Parks S106 Projects</b>  | Key S106 Projects: 1) Sullis Meadow on hold pending resource availability. 2) Foxhill, Mulberry Park, open space and allotments options are being prepared 3) Various Keynsham projects improving access, signage and pathways: - Manor Road Woodland, handover from contractors expected August: Abbots Wood, a topological survey to be completed June/July. Teviot Road, on hold pending resource availability. (c/f recovery £4k)   | 777                              | 777                    | -   |  |
| <b>Pixash Site Redevelopment</b>                                  | The Pixash site is open with some final works to complete including permanent base for SEND Passenger Transport and Biodiversity Net Gain(BNG) projects to create and improve local natural habitats. The remaining budget for the site will need to be reviewed as final accounts are finalised. (c/f pending £553K)   | 2,300                            | 2,300                  | -   |  |
| <b>Waste Infrastructure Modernisation</b>                         | Public engagement on proposals commenced in May in readiness to progress plans for the new RRC (Reuse & Recycling Centre) for Bath through to planning and other permissions until mid 2024. Forecast slippage anticipated as bring site recycling proposals to be delivered alongside RRC in 2025 (c/f pending £342k).   | 287                              | 238                    | 49  | 49                                     |
| <b>Resources</b>  |   |                                  |                        |   |  |
| <b>Commercial Estate Refurbishment Programme</b>                  | A programme of works to repair, and improvements where necessary, to prepare vacated commercial properties for letting to new tenants and for landlord repairs. It is under regular review and focus on seventeen key priority empty properties. Five of the priority projects are complete, two are in delivery, one is out to tender, four are currently being scoped to go out to tender and four have been submitted for planning permission. We are currently forecasting an underspend to carry forward to 2025/26 due to difficulties to fully recruit to the project management team, if we manage to imminently resolve the issues we will revisit the forecast activity for the year. (c/f pending £306k) | 5,292                            | 4,000                  | 1,292   | 1,292                                  |
| <b>Property Company Investment - Council (Loan): Developments</b> | The Aequus' loan requirement for 2024/25 is estimated at £2m, mostly being loans repayable from rents on homes which also received Local Authority Housing Fund grants (noting a progress update below in Build Environment and Sustainable Development). This figure may be revised as further business cases are approved and all remaining budget will be rolled forward into future years in line with investment plans. (c/f pending £310K)  | 10,552                           | 1,690                  | 8,862   | 8,862                                  |
| <b>Orange Grove</b>   | This programme is to address and prevent progressive structural decay of the Grade 2 Listed Building in Orange Grove, Bath in a prominent site next to Bath Abbey. The parade of shops with accommodation above requires works to replace non-breathable paints adversely affecting the structure, and numbers 1-2 of the building, which is currently empty, requires significant structural work and total refurbishment. (Carry forward pending 108K)  | 884                              | 884                    | -   |  |

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| <b>Economic &amp; Cultural Sustainable Development</b> |  |                                  |                        |   |  |
| <b>Bath Quays North</b>                                | Bath Quays North is Bath's main regeneration project for delivery of a new innovation and technology employment quarter for the city. On 8th May 2024 the Council's Planning Committee approved reserved matters (details of access, layout, scale, appearance and landscaping) for Plots 1-5 of the Bath Quays North site. Due to the current economic conditions and delay to planning permission we are revisiting the profiling the scheme. (c/f pending £816K)  | 1,000                            | 1,000                  | -   |  |
| <b>BWR Phase 2</b>                                     | Midland Road site: A business case for the housing delivery is currently being reviewed to consider how to maximise affordable housing which will need some updates to the planning permission. We are also exploring options to access grant funding for the next stage of the project.<br>Bath Riverside: An Outline Planning Application has been submitted and we are reviewing the LPA comments and design proposals. We have submitted a grant funding request to support site wide land remediation and infrastructure works with Homes England and expect a decision soon. A land swap is forecast for July/August. (C/f pending of £1,002K) | 3,257                            | 2,157                  | 1,100   | 1,100                                  |
| <b>Corporate Estate Planned Maintenance</b>            | Capital planned maintenance works where priority is to continue compliance with statutory obligations. Projects for 2024/25 include roof repairs to the Guildhall Market, repairs to Keynsham Children's Centre, works to duck ponds at Victoria Park and further upgrades to LED office lighting which will result in lower energy costs. (c/f recovery pending of £620K)   | 5,477                            | 5,477                  | -   |  |
| <b>Somer Valley Enterprise Zone - Infrastructure</b>   | An enhanced Business Case requesting further grant funding for the next phase of delivery has been submitted to WECA for decision. A Local Development Order was approved by Cabinet in January 2024. (c/f pending 348K)   | -                                | -                      | -   |  |
| <b>Midsomer Norton High Street Renewal Programme</b>   | Construction works to create a 1000m2 new Market Square in Midsomer Norton started on site in April 2024 and is due to complete in Jan 2025. The Market Square has been designed for flexibility and once finished will be able to accommodate up to 21 full size market stalls. (C/f recovery of £143K pending)   | 1,015                            | 1,015                  | -   |  |
| <b>Bath City Centre Renewal Programme</b>              | The programme is progressing well, which is demonstrated through completion of many of the milestones. This programme contributes to funding for the scheme to transform Broad Street Place community garden which is due to be completed by quarter 2 of 2024/25. (c/f pending 784K)  | 307                              | 307                    | -   |  |
| <b>Milsom Quarter Masterplan Delivery</b>              | The Milsom Quarter proposals include projects to create new public space in front of St Michael's church, a creative workspace development at Broad Street Yards and progress is being made with developing a new Fashion Museum at the Old Post Office. Initial feasibility work on the Fashion Museum, Public Realm and Broad Street Yards has commenced using revenue grants, with project delivery funded through the capital programme in future. Spend has also commenced for Walcot Gateway on site survey works. (c/f pending of £154K)  | 697                              | 697                    | -   |  |

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| <b>Radstock Regeneration</b>   | The acquisition of Trinity Church by Radstock Town Council took place on 31st May 2024 and £250k grant is being paid to the Town Council towards the purchase. Further funding can now proceed for improvements to Trinity Church to create a community hub and event space. (c/f pending £146K)  | 425                              | 425                    | -   |  |
| <b>High Street Recovery</b>  | To redevelop two long-term vacant units in Keynsham Temple Street/Riverside, to bring these Council owned units back into productive use and to support empty units in the area. Project planning has already started. (c/f recovery of £32k)   | 1,261                            | 1,261                  | -   |  |
| <b>Children's Services</b>   |   |                                  |                        |   |  |
| <b>Basic Needs - School Improvement / Expansion</b>  | Scheme Highlights are ; St Keyna Primary expansion by one form entry to a 420 place school, with new 6 classroom block built to Passivhaus standard, kitchen extension and some remodelling of existing accommodation. The contractor appointed and started on site end of May 2024 with target to complete in Summer 2025 ; Oldfield School, a contribution for the Academy Trust to deliver a new design and technology block. Planning permission approved and scheduled completion Winter 2024. (c/f pending £858k)   | 3,549                            | 3,549                  | -   |  |
| <b>Schools Capital Maintenance Schemes</b>   | Schools Condition Grant is received for maintained schools that we as a LA are responsible for. A project budgets for Emergency Works and Minor Works is held to address small and urgent condition issues. Newbridge re-wiring and replacement LED lighting is underway with completion this summer. The 2024 Programme of R&M works recently approved and being programmed for delivery; Newbridge Primary :- Removal of music block to re-provide with external learning space £52K, replacement windows and concrete surrounds repairs £85K, roof covering repairs £10K, external doors replacement £20K; Twerton Infant :- LED lighting upgrade £250K, roof covering replacements including strengthening to allow PVs £375K. St Keyna Primary :- LED lighting upgrade £160K (c/f pending £732k)   | 500                              | 500                    | -   |  |
| <b>SEND (Special Education Needs &amp; Disability) Capital Programme</b>                       | Fully approved projects to provide resource bases and SEND adaptations at schools and colleges to include:<br>Completed Schemes at Hayesfield School, Bath College, MSN Primary.<br>Ralph Allen School - additional £247k has recently been approved for this project (total £2.154m) to reflect increased tender prices. On target to complete by January 2026 if planning consent approved within timescales<br>Peasedown St John Primary - on target to complete for September 2024.<br>St Gregory's School - funding recently fully approved for project delivery to proceed<br>Culverhay SEND & Alternative Provision, the Department for Education (DfE) have now announced funding for the two new schools and Cabinet 6/6/24 confirmed availability of site. Council to fund all additions and abnormalities, including demolition, £200K approval for Project Team to advance proposals.<br>Feasibility studies at Writhlington School commenced<br>(c/f pending of £872k) | 2,938                            | 2,938                  | -   |  |
| <b>Special Education Needs &amp; Disability (SEND) - Residential Provision at Bath College</b> | Full project funding approved by Single Member Decision. The project will be delivered by Bath College. The college have requested that the project is put on hold until the appointment of a permanent new Principal. This has impacted the progress, with carry forward into 2025/26 now expected for delivery of all intended outcomes. (c/f pending £190K)  | 2,300                            | 1,810                  | 490   | 490                                    |

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| <b>Climate Emergency &amp; Sustainable Travel</b> |  |                                  |                        |   |  |
| <b>Bath River Line</b>                            | There is some slippage to the programme due to the number and complexity of interventions and the majority of capital delivery is planned for 2024/25. We are moving forward with the wayfinding and interpretation strategy, Green Park masterplan and integration of the Pollinator Fund planting project. The Bath River Line aims to create a linear park following the River Avon from Batheaston to Newbridge. This first approved phase is the western section from Newbridge to Bath Quays. (c/f pending of £63K)  | 1,485                            | 1,485                  | -   |  |
| <b>Highways</b>                                   |  |                                  |                        |   |  |
| <b>City Centre Security - Highways Scheme</b>     | Works at Upper Borough Walls works are now completed with sliding bollards, block paving and sleeved static bollards installed. The successful delivery of project to date has ensured we continue to forecast within budget and have commenced works in Lower Borough Walls to complete later in 2024. (c/f pending £894K)  | 1,553                            | 1,553                  | -   |  |
| <b>Clean Air Zone</b>                             | CAZ Queen Square Public Realm projects are now underway with resurfacing works complete, footway improvement works now in the delivery phase and nearing completion. Commissioning to be undertaken for feasibility for green spaces improvements. The Government department the Joint Air Quality Unit (JAQU) have notionally agreed that underspends should re-directed for use with exit plan proposals. (c/f pending £898K)  | 107                              | 107                    | -   |  |
| <b>Highways Maintenance Block</b>                 | Good progress on all schemes and on target for full delivery in 2024/25. Programmes of Carriageway Resurfacing and Machine Laid Patching are underway along with Street Column replacement and Drainage Improvements. Road Marking Refresh and Crack Sealing programmes are completed. North Parade bridge deck waterproofing & repairs commenced on   | 9,508                            | 9,508                  | -   |  |
| <b>CRSTS Liveable Neighbourhoods</b>              | <p>This programme is made up of two themes; the first is a series of 7 residential parking zones, which were delivered in 2023. The second theme is for 15 Liveable Neighbourhoods, which will include a range of traffic-related measures introduced across B&amp;NES. Three trials, focussing on through-traffic restrictions to reduce the dominance of vehicles in communities and promote active travel, were launched in 2022 in Church Street, Widcombe, Southlands, Weston and Queen Charlton Lane, Queen Charlton. Following feedback and analysis, all of these trials have now been made permanent.</p> <p>A further 3 Liveable Neighbourhood areas, featuring 5 shortlisted measures, have been identified as suitable for trialling from Spring 2024. These areas are Lower Lansdown and The Circus, New Sydney Place and Sydney Road and the Lyme Road and Charmouth Road area. The scheme in New Sydney Place was launched from 1 April and the Lower Lansdown schemes will launch in early August. Budget approvals to drawdown £736k of CRSTS grant from WECA to fund these interventions, have been secured.</p> <p>A full business case identifying proposed interventions for the 15 Liveable Neighbourhoods will be submitted to WECA in the summer of 2024, in order to access the remaining CRSTS funding for delivery. A decision on the FBC and commencement of delivery is expected during the latter half of 2024/25. (c/f pending £837k)</p> | 1,234                            | 1,234                  | -   |  |

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| <b>CRSTS Manvers Street Remediation</b>                | CRSTS Capital budget held for a Manvers Street and Pierrepont Street Refurbishment to investigate the cause of deterioration of the road surface, and propose and implement a cost effective, future-proof solution to protect the integrity of the highway. Following the Options Assessment Report further surveys are now being commissioned to gather information required for design work and robust tender documentation. (c/f pending 164K)  | 216                              | 216                    | -   |  |
| <b>Local Highways Improvement</b>                      | The majority of schemes in the programme are progressing with no issues identified and will be delivered in 2024/25 . The following 2023/24 schemes require additional funding from the 2024/25 allocations and are expected to be finalised over the summer. Bathampton Safety Scheme, Parkhouse/St Clements Close link, footpath improvements Keynsham, Widcombe Hill speed measures, Fosseyway South MSN Toucan Gateway and Speed Limit, A368 route review and Bloomfield Road Pedestrian and Cycling safety review. | 3,298                            | 3,298                  | -   |  |
|  |   |                                  |                        |   |  |
| <b>Built Environment &amp; Sustainable Development</b> |   |                                  |                        |   |  |
| <b>Affordable Housing</b>                              | The budget for 2024/25 is half the £195k approved towards the provision of larger sized rented affordable housing in Radstock to support evidenced needs of the local community. (c/f recovery of £69K)   | 97                               | 97                     | -   |  |
| <b>Supported Housing Scheme</b>                        | Refurbishment of Crescent Garden Lodge, Theobald House and Westgate Street is complete with remaining budget carried forward for final costs. We are continuing to develop a pipeline of future projects with some flats in central Bath at early stages of work. (c/f pending £103K)   | -                                | -                      | -   |  |
| <b>Social Rent Programme</b>                           | A planning application was approved in May 2024 for ten affordable, energy efficient, apartments in Dane's Lane, Keynsham to be delivered with Aequus. We are also continuing to develop the site at the former Argyle Works. (c/f pending £104K)   | 3,446                            | 3,446                  | -   |  |