

**Single Member Cabinet Decision****Executive  
Forward Plan  
Reference****E3613****Re-provide a Recycling Centre for Bath in Locksbrook Road to enable Midland Road Recycling Centre to close and housing development to commence on the site**

<b>Decision maker/s</b>	Cllr Tim Ball, Cabinet Member for Neighbourhood Services Cllr Matthew McCabe, Cabinet Member for Built Environment, Housing and Sustainable Development
<b>The Issue</b>	<ol style="list-style-type: none"><li>1. The council-owned site at Midland Road Depot (MRD) has planning permission for around 176 new homes including affordable housing, delivery of which is a council priority.</li><li>2. The public Recycling Centre is the only remaining function at MRD which needs to close in 2026 to enable the housing development to commence.</li><li>3. The council is committed to re-providing a recycling facility in Bath to serve the residents in the centre and the east of the city and now planning permission has been granted for <a href="#">24/03168/REG03</a>, this will be constructed in Locksbrook Road on the site of the Cleansing Yard and The Old Coal Yard (see Appendix 2).</li><li>4. In order to commence construction of Bath Recycling Centre (RC), Cleansing Services will move out of this site to the Transport Depot recently vacated by Fleet operations, also in Locksbrook Road. This site is currently not fit for purpose and requires remodelling and refurbishment</li><li>5. Reviewing the Transport Depot was part of the Pixash Site Redevelopment Capital Project, as Fleet operations relocated from here to KRH in 2024. Retaining SEND Passenger Transport (SENDPT) operations alongside Cleansing Services at the Transport Depot and upgrading facilities is now proposed to be carried out within this project.</li></ol>
<b>Decision Date</b>	16 May 2025
<b>The decision</b>	<p>The Cabinet Members agree that:</p> <ol style="list-style-type: none"><li>1. A capital budget allocation of £4.554m is approved for construction of a new Recycling Centre in Locksbrook Road on the site of the existing Cleansing Yard and the adjacent 'Old Coal Yard' site; and</li><li>2. A capital budget allocation of £5.543m is approved to refurbish the Locksbrook Road Transport Depot units 1 and 2 to provide fit for purpose facilities for SENDPT Service who remain on this leased site in unit 2 and Cleansing Services who will relocate to unit 1 on this site; and this includes a virement from the Pixash Site Redevelopment budget, of £1.4m. In addition, the abortive cost of £58k from alternative site proposals to revert to revenue.</li><li>3. Officers are delegated the power to appoint contractors and all other matters relating to project delivery and implementation of decisions 1 and 2 above.</li></ol>

<p><b>Rationale for decision</b></p>	<p>Planning permission was granted on 9 April 2025, and this executive decision means that the council can now appoint a construction contractor.</p> <p>The relocation of MRD Recycling Centre is part of the Council's long-standing depot consolidation and modernisation programme.</p> <p>To allow the housing construction to commence, MRD Recycling Centre must relocate in line with the Liberal Democrat commitment at the local elections in 2022 to maintain recycling facilities in Bath.</p> <p>Following exhaustive site searches over several years, the site at Locksbrook Road was chosen as the most feasible and appropriate location to maintain recycling provision for the residents of Bath and aligns with the council's climate and nature priorities and aims to further increase recycling rates across B&amp;NES.</p> <p>Materials accepted will be general waste, bulky waste, wood, garden waste, metals (including large domestic appliances), cardboard and upholstered furniture. There will also be a dry recycling area for paper, glass, cans, plastics (bottles, pots, tubs and trays) and textiles. However, these items will be reviewed periodically to ensure they meet the needs of residents.</p> <p>Cleansing Services currently occupy the site of the proposed recycling centre at Locksbrook Road and will relocate to the Transport Depot site, also on Locksbrook Road (Northside) which enables them to maintain easy access to Bath RC which will house their tipping bays for street sweepings, weed waste and litter bin bags.</p> <p>The Highways Service City Centre team will also share the Cleansing Service facility to maintain efficient operations following their vacation of Argyle Works (also being developed for Housing). The SEND Passenger Transport Team currently occupy the other half of this site and will remain here following the decision not to relocate this service to Odd Down. The whole site requires refurbishment to provide facilities of an acceptable standard for staff and enable efficient operations.</p>
<p><b>Financial and budget implications</b></p>	<ol style="list-style-type: none"> <li>1. Approved budget allocation to date for Feasibility and Development is £840K</li> <li>2. Forecast capital costs are outlined in the following tables:</li> </ol>

<b>Bath Recycling Site Works (South)</b>	<b>£'000</b>
F&D - Prior Year spend plus current 24/25 fully approved budget:	495
Project Delivery	3,227
Equipment	372
20% Contingency	720
Staffing - Internal recharges	235
<b>Total Bath Recycling Centre:</b>	<b>5,049</b>
<b>Of which is pending full approval:</b>	<b>4,554</b>
<b>Transport Depot Refurb, Cleansing &amp; SEND PT (North)</b>	<b>£'000</b>
F&D - Prior Year spend plus current 24/25 fully approved budget:	345
Transport Depo Lease Considerations - Based on 20yr term	2,968
Project Delivery	1,959
Equipment	50
20% Contingency	402
Staffing - Internal recharges	164
<b>Total Transport depot Refurb:</b>	<b>5,888</b>
<b>Of which is pending full approval:</b>	<b>5,543</b>
<b>Capital Summary</b>	<b>£'000</b>
Bath Recycling Site Works (South)	5,049
Transport Depot Refurb, Cleansing & SEND PT (North)	5,888
<b>OVERALL TOTAL:</b>	<b>10,937</b>
<i>Of which £840k is already approved for F&amp;D</i>	<i>- 840</i>
<b>TOTAL REQUEST FOR FULL APPROVAL</b>	<b>10,097</b>

3. The provisional budget remaining for the scheme is £13.36m. In addition, within the KRH Site Development Budget £1.4m was reserved for re-provision of SENDPT depot who didn't relocate with other Fleet Operations and are now absorbed into these proposals. Funded by Corporate Supported Borrowing and envisaged revenue repayment of £909k p.a. The "underspend" on capital releases £332k p.a. savings, which is redirected towards additional operational costs of £328k
4. The relocation of SENDPT depot which had envisaged moving to another site, was aborted as relocation of the Cleansing Team could be accommodated from the space vacated by Fleet Operations, now at KRH. Costs of £58k were incurred which will not result in asset improvement and can now be reclassified as revenue costs in 2025-26, with funding provided in the business case. Revenue Costs are outlined in the following table:

<b>Revenue (Transport Depot 20-year lease) 000's</b>	<b>£'000</b>
Current Budget for Cost of Borrowing (Based on £14.2m WM budget and £1.4m to be transferred from Pixash Site Redevelopment)	909
Updated cost of borrowing, per year	577
Additional Operations Costs & Lease	328
<b>Revised Revenue estimate, per year</b>	<b>904</b>
<b>REDUCTION - variance to original costing</b>	<b>- 5</b>

5. Bring Bank proposals are not affordable from the provisional funding envelope.
7. The business case provides the corporate assurance that the investment is justified and financially robust and provides a management tool for evidence-based and transparent decision making and gateway sign-off.

<b>Issues considered</b>	Customer Focus; Sustainability; Property; Equality (age, race, disability, religion/belief, gender, sexual orientation); Corporate; Health & Safety; Impact on Staff; Other Legal Considerations
<b>Consultation undertaken</b>	Ward Councillor; Cabinet colleagues; Overview & Scrutiny Panel; Staff; Other B&NES Services; Service Users; Local Residents; Stakeholders/Partners; Other Public Sector Bodies; Section 151 Finance Officer; Chief Executive; Monitoring Officer, statutory planning consultation
<b>How consultation was carried out</b>	Following positive pre-application advice from Planning Services, a public engagement exercise took place during June 2024. A <a href="#">website</a> was set up to explain the development proposals with information updates. A drop in event on 18th June 2024 was held in Locksbrook Road at the former MOT test centre offices which was attended by circa 100 people and the local Ward Members. Feedback was collected and informed the design of the planning application which was submitted in August 2024. The statutory planning consultation closed on 4 October but following the amended submission was extended to a new date of 27th November 2024.
<b>Other options considered</b>	<ol style="list-style-type: none"> <li>1. Do nothing: This entails a high risk of service failure for Waste Services as the existing MRD site is no longer fit for purpose, on the limit of the tonnage it can manage and has been underinvested for many years. Aside from this, the site has been allocated for housing and the RC must relocate by mid-2026 to bring the much-needed housing forward as a council priority thereby leaving Bath with no household recycling provision which would not support the council's climate and sustainability objectives.</li> <li>2. Lease or purchase sites and re-develop so fit for purpose: This entails high financial and operational risk. There are no suitable, feasible sites of sufficient size and capacity within the district, nor close by in neighbouring districts that will suit objectives. The council would need to invest in purchasing or leasing land for construction and indicative financial and property benchmarking costs show significantly more capital growth would be required.</li> </ol>
<b>Declaration of interest by Cabinet Member(s) for decision:</b>	None
<b>Any conflict of interest declared by anyone who is consulted by a Member taking the decision:</b>	None

<b>Name and Signature of Decision Maker/s</b>	<p>Councillor Tim Ball Cabinet Member for Neighbourhood Services Bath and North East Somerset Council</p> <p>Councillor Matt McCabe Cabinet Member for Built Environment and Sustainable Development Bath and North East Somerset Council</p>
<b>Date of Signature</b>	<p>16 May 2025</p>
<b>Subject to Call-in until 5 Working days have elapsed following publication of the decision</b>	