

FINANCE BUDGET MONITORING QUARTERLY DASHBOARD - April to June 2025

CAPITAL APPENDIX 1 - KEY SCHEME VARIANCE ANALYSIS

		Sum of 25/26 Total Current Budget £'000	Sum of 25/26 Forecast £000	Sum of 25/26 Variance - Approved Budget vs Forecast £'000	Re-phasing to Future Years £'000
Children's Services					
Basic Needs - School Improvement / Expansion	<p>Programme Highlights are;</p> <p>St Keyna Primary; an expansion by one form entry to enable a 420 place school, with new 6 classroom block built to Passivhaus standard: Additional costs have been incurred due to higher specification of sports pitches, additional fire safety and further highways works. £250k further grant has been approved to offset these increased costs.</p> <p>Oldfield School Technical Block: The project is complete and awaiting building control sign off before the accommodation can be occupied. £85k contingency still held within the project budget.</p> <p>Keynsham East towards provision of Two Rivers playing field: This will be delivered in 2025/26. (C/f pending £1,408k)</p>	1,838	1,838	-	-
Schools Capital Maintenance Schemes	Schools Condition Grant provides for a programme of repair and maintenance works to maintained schools. The programme of works identified to be carried out to 2026 include : Newbridge Primary - 1) Re-wiring and replacement LED lighting now largely completed 2) On-going repair to a boundary wall 3) A new external learning space 4) replacement windows 5) roof repairs 6) external doors replacement; At Twerton Infants 1) LED lighting upgrade 2) Roof covering replacements including strengthening; At St Keyna Primary 1) LED lighting upgrades. (C/f pending £692k)	1,310	1,310	-	-
SEND (Special Education Needs & Disability) Capital Programme	<p>Projects to provide Resource Bases and SEND adaptations at schools and colleges across BANES are progressing well. Projects in delivery:</p> <p>1) Autism Spectrum Disorder (ASD) 20 place Resource Base (RB) new build at Ralph Allen, due to complete in August 2025 for the new term. Currently running to programme and budget.</p> <p>2) ASD 20 place RB remodelling at St Mark's - project completed to budget June 2025, ready for September 2025 occupation.</p> <p>3) Abbot Alphege adaptations and remodelling for Alternative Provision (AP) relocation from the Culverhay site - The contractor is due to start on site in June 2025. New leases are being drawn up for two Multi Academy Trusts (MATs) to occupy the remodel the school building. Due to complete for October 2025 half term.</p> <p>4) Social, Emotional and Mental Health (SEMH), 10 place RB new build extension at Mulberry Park Primary. A design team were appointed in April 2025 to progress a detailed design, with stakeholder engagement to be carried out and a full planning application to be submitted in July 2025. Due to complete for Sept26 occupation. (C/f pending £679k)</p>	2,360	2,360	-	-
Small Residential Unit - New Residential & Day School - Charlton House	Utilise £4m grant funding received from Safety Valve plus £2.1m HNPCA grant. We're continuing to assess viability of Children's Homes and small SEND small school (30 places) to be co-located but run separately. Due to Ofsted requirements there is likely to be a delay in planned delivery commencement which will result in a reprofile of the budget, the details of any reprofile will be solidified later in the year. (C/f pending £804k)	3,864	3,864	-	-

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Economic and Cultural Sustainable Development					
Bath Quays North	Progress is ongoing with University of Bath to determine a governance structure and development terms. Analysis of delivery options against the planning objectives is in progress to develop fully worked up scheme. (pending c/f £103k)	1,255	1,255	-	-
Corporate Estate Planned Maintenance	Planned maintenance works prioritise compliance with statutory obligations. Ongoing repairs and maintenance include upgrades to fire alarms, emergency lighting, boilers, and roofs. Retaining wall repairs and pothole resurfacing are in the tendering stage, with appointments expected in the coming months. Completed works in the first quarter include drainage improvements at Kensington and Camden Meadows, Devonshire Tunnels, LED lighting upgrades, and enhancements to Salto systems and lifts at two care homes in Fairfield. The five-year bridge remedial program is also set to begin. (C/f pending £746k)	4,865	4,865	-	-
Somer Valley Enterprise Zone - Infrastructure	The Mayoral Combined Authority approved the Outline Business Case+ in July 2024, which included grant funding for land acquisition, the detailed highway design, and associated costs. This grant funding has been accepted into the Capital Programme. The project is continuing to progress negotiations with landowners as well as a Compulsory Purchase Order to acquire the land. RIBA Stage 3 infrastructure and highways design is complete, with consultants Atkins Realis procured to advance technical design to RIBA Stage 4. (c/f pending £117k)	8,780	8,780	-	-
Midsomer Norton High Street Renewal Programme	The Midsomer Norton Town Square project is now substantially complete with final snagging and associated works underway. Works included creation of new bus interchange, alongside pavement widening. (C/f pending £33k)	224	224	-	-
Bath City Centre Renewal Programme	This programme contains a series of projects and installations in Bath city centre to improve the accessibility of the public realm. This includes works to install electricity points for markets and street traders at Milsom Street, small scale public realm works in the Milsom Quarter and new street furniture in Kingsmead Square. (C/f pending £124k)	1,003	1,003	-	-
Milsom Quarter Masterplan Delivery	This is a package of projects: (i) The Council has progressed a series of technical studies and site surveys of the Walcot Gateway site, de-risking proposals to improve implementation. (ii) The Fashion Museum concept designs have now been completed. (iii) The Milsom Quarter public realm scheme has now been developed to concept stage and includes a new public space in front of St Michael's Church (Northgate Square), with an initial technical approval review by highways has been completed. (iv) A scheme to provide new creative workspace at Broad Street Yards has also been progressed. (C/f pending £67k)	595	595	-	-
Radstock Regeneration	Improvements to create a community hub and event space in Trinty Church have been through detailed design stages and planning consent has been secured. The first two phases of work are currently being tendered with phase 1 to commence on site in June 2025. Priority works include fire safety and works to the roof, including the installation of rooftop solar panels, and other improvements. (C/f pending £134k)	60	60	-	-

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Fashion Museum Renovation	Following the confirmation of funding from the National Lottery Heritage Fund, the detailed RIBA 3 design phase of the project has commenced. This work will take place over the next 6 months.	1,923	1,923	-	-
High Street Recovery	The project will redevelop Council owned vacant units in Keynsham Temple Street/Riverside to bring them back into productive use and employment. Extensive discussions with prospective tenants has led to re-design and rephasing. The project is progressing well and currently out for tender. (C/f pending £31k)	1,095	1,095	-	-
Resources					
Commercial Estate Refurbishment Programme	A programme of works to repair and improvement, where necessary, to prepare vacated commercial properties for letting to new tenants. The re-allocation of voids and planned maintenance works into their respective budget areas has been successfully completed. Several projects were scheduled for completion in the first quarter, although slower planning approvals have extended the delivery timescales. Resource challenges remain a key issue and efforts are currently focused on completing high-priority tasks. (C/f pending £173k)	5,775	5,775	-	-
Property Company Investment - Council (Loan): Developments	The Aequus loan requirements arises from business cases from homes for rent. The variance reflects updated forecast of loans aligned to the business plan.	3,350	3,100	250	250
Orange Grove	This programme is to address and prevent further structural decay of the Grade 2 Listed Building in Orange Grove, Bath. We have had to complete detailed surveys and currently procuring works to commence in 2025/26. In the first quarter information was submitted for Planning Condition Discharge, a tender pack prepared and early contractor engagement undertaken. (C/f pending £27k)	892	892	-	-
Pixash Site Redevelopment	Whilst the main project now completed, we continue to deliver final works including Snagging, a Lockout System and upgraded Fire Wall, a new belt and optical sorting, and light bar modifications. (C/f pending £37k)	295	295	-	-
Waste Infrastructure Modernisation	Planning permission has been granted to construct a Recycling Centre (RC) in Locksbrook Road on the site of the Cleansing Yard and The Old Coal Yard to replace the existing site at Midland Rd which will close in 2026 for redevelopment. In order to commence construction of Bath RC, Cleansing Services co-locate with the Transport Depot also in Locksbrook Road. Procurement is underway, with a view to start on site in August. Rephasing into 2026.27 of earmarked budgets for Bring Banks is envisaged as on-going operation costs are assessed. (C/f pending £202k)	5,846	5,797	49	49
Commercial Asset Re-Investment	Repairs to former Jolly's buildings roofing specification has been agreed and Building Control approval granted. The main contractor has been appointed and works commenced on the 12th May 2025. (C/f pending £1,209k)	5,118	5,118	-	-
Commercial Estate Fire Safety Works	Fire risk assessments and fire door inspections have indicated the need to complete work to improve fire safety. This project puts the needs of residents fires, directly improves safety and protects our built heritage assets. (C/f pending £434k)	2,018	2,018	-	-

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Sustainable BANES					
Bath River Line	Bath River Line aims to create a linear park following the River Avon. Phase 1a has been on site since April 25 with good progress being made and we continue works following delivery of street furniture and Environment Agency Flood Risk Activity Permit (FRAP), to complete rain gardens. Detailed plans for Phase 1b and wayfinding gateway 4 are being prepared, with approval scheduled for July 25. (C/f pending £261k)	1,281	1,281	-	-
Parks Improvements Programme	Various Projects : 1) Weston: at Feasibility & Development (F&D) stage to procure basket swing & play equipment. 2) Hedgemead: F&D linked to works to the wall. 3) Foxhill: At detailed design stage. 4) Manor Rd Woodlands: Further scoping works for Phase 2. 5) Abbots Wood: paused after planning delay 6) Teviot Rd: Grant paid to Keynsham Town Council to carry out works. 7) Allotments: Investigating site options. 8) Paulton Parish Council: Grant paid for works to be carried out by the Parish Council. (C/f pending £141k)	881	881	-	-
Sustainable Transport Delivery					
CAZ - Clean Air Zone	CAZ Queen Square Public Realm projects are underway. Resurfacing works and footway improvements have now been completed with the focus of the remainder of works, green space improvements and wayfinding upgrades. (C/f pending £14k)	813	813	-	-
Highways Maintenance Block	All workstreams across Highway Maintenance Block Programme 2025/26 are progressing well with some schemes delivered and others in preparation. The largest resurfacing scheme A4 Saltford to Corston, circa 19,000sqm, was completed successfully in May. (C/f recovery of £11k)	10,069	10,069	-	-
CRSTS Liveable Neighbourhoods	<p>A full business case fully identifying proposed interventions for 11 Liveable Neighbourhood (LN) areas was approved by WECA in September 2024, releasing the remaining CRSTS grant to deliver these schemes before 31 March 2027.</p> <p>Schemes trialled under an ETRO (Experimental Traffic Regulation Order) in 2022 in Church Street (Widcombe), Southlands (Weston) and Queen Charlton Lane, (Queen Charlton) have now been made permanent. A further four trials have been delivered in 2024, at Lower Lansdown and The Circus (specifically in Winifred's Lane, Catharine Place and Gay Street) and New Sydney Place and Sydney Road. The decisions on these trials and whether they should be made permanent, will be made in 2025.</p> <p>Progress is being made on the detailed design and delivery of interventions. Delivery will be staggered, with the majority of schemes being delivered throughout 2026, whilst accommodating other projects and interventions on the traffic network. (C/f pending £704k)</p>	2,602	2,602	-	-
CRSTS Manvers Street Remediation	A CRSTS funded budget held for Manvers Street and Pierrepoint Street Refurbishment. The preliminary design is now complete following a series of surveys. A decision will be taken during Q2 regarding how to proceed, including scope and phasing of delivery. (C/f pending £147k)	-	-	-	-

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CRSTS Cycling and Walking - Scholars Way	This budget is for delivery of Scholars Way for active travel walking, wheeling and cycling improvements. This is made up of £2m CAZ funding for the Western section of the route and £370k LATS funding for the Eastern section (Oakley Copseland crossings, and £20k feasibility budget for a Ralph Allen school (RAS) crossing.) Delivery and construction have now commencing. A funding application for the full implementation of Eastern section is currently with Combined Mayoral Authority . (C/f pending £120k)	2,085	2,085	-	-
CRSTS Somer Valley Links (SVL)	This project aims to improve travel between Midsomer Norton, Radstock, Westfield and Bath via the A367 and Bristol via the A37; and the A362 link road between them, through better bus infrastructure and enabling more walking and cycling. It is currently in the business case stage scheduled for submission to the Combined Mayoral Authority in September 2025. (C/f recovery £249k)	727	727	-	-
Local Active Travel Safety Programme (LATS)	All schemes on the 2025/26 programme are currently expected to progress. At this early stage in the year, design work is largely underway and any no issues that may potentially affect deliverability are known. (C/f pending £43k)	3,134	3,134	-	-
Built Environment, Housing and Sustainable Development					
BWR Phase 2	Currently on budget and programme for site wide remediation and infrastructure, utilising Home England Grant Funding for both Council and St Williams Homes' land, to complete 2026/27. Housing delivery will then commence with current forecast completion of 2033/34. (C/f pending £671k)	17,889	17,889	-	-
Disabled Facilities Grant	Grant providing funding for home adaptations to enable residents to live independently, including further minor adaptations to assist Adult Services provision. Demand is increasing significantly and is expected to exceed the annual Central Government Grant Allocation, but forecast to still be within budget for 2025/26 as we use prior year carry forwards. (C/f recovery of £75k)	2,359	2,359	-	-
Englishcombe Lane Supported Housing	Scheme to provide 16 homes for neurodivergent clients with Learning Difficulties and Autism. Work continues on discharging pre-commencement conditions with a start on site anticipated late summer 2025 after the final investment decision. (C/f recovery of £100k)	161	161	-	-
Local Authority Housing Fund (Ukrainian/Afghan homes)	The Council is on track to meet the required number of properties for the Local Authority Housing Fund (LAHF) programme. Round 1 delivery has been completed, with 22 properties purchased and allocated. Delivery of LAHF Round 3 is on track, with 2 properties purchased and allocated and a further 2 properties in conveyancing. This MHCLG programme is due to complete by March 2027. (C/f pending £342k)	839	839	-	-
Social Rent Programme (Phase 1 of BANES Homes)	Work continues on eight new affordable homes for social rent on the former Argyle Works site (now called Great Hayes Court) which will complete this summer. Works continues on site and on schedule to deliver ten affordable, energy efficient, apartments in Dane's Lane, Keynsham, with completion expected by end of 2025/26. (C/f pending £150k)	4,511	4,511	-	-

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Communications and Civic Services					
Bath City Centre Security	The final stage of all security works have commenced at Beau Street. Unless there are unforeseen site costs, the overall project is expecting to come in under budget. (C/f pending £1,035k)	-	(300)	300	