

Single Member Cabinet Decision

**Executive  
Forward Plan  
Reference**

**E3650**

**Estate Rationalisation - Bath**

<b>Decision maker/s</b>	Cllr Roper, Cabinet Member for Economic and Cultural Sustainable Development
<b>The Issue</b>	In February 2024, the Council identified Lewis House in Bath for disposal during the 2024/25 financial year to support its capital programme. As part of a broader estate rationalisation strategy, the report recommends relocating services currently based at Lewis House to other Council-owned properties.
<b>Decision Date</b>	1st October 2025
<b>The decision</b>	<p>The Cabinet Member agrees to the relocation of operational services currently based at Lewis House. The Housing Welfare and Advice Service (HWAS), Safeguarding/Case Conferences, and Youth Justice will move to the Guild Area of the Guildhall. The Mail Room, CCTV, Emergency Planning, and Environmental Protection/Safety Standards will relocate to Parkside. Taxi Licensing will be transferred to Pixash.</p> <p>In addition, the Cabinet Member agrees to approve an increase in the Asset Rationalisation capital programme from £60k to £2.69m. This funding will support refurbishment works at both the Guildhall and Parkside and includes a £140k repayment to the Project Initiation Fund as well as a £50k transfer from the Security Surveillance Hub Plan budget.</p>
<b>Rationale for decision</b>	The decision to relocate services from Lewis House and increase the Asset Rationalisation capital programme is driven by the Council's strategic goal to improve operational efficiency, reduce property-related costs, and support long-term financial sustainability.
<b>Financial and budget implications</b>	<p>The Estate Rationalisation initiative will result in a capital programme uplift from £60k to £2.69m, financed through the sale of Lewis House. This investment will enable necessary upgrades at the Guildhall and Parkside to support the relocation of services.</p> <p>Lewis House currently carries a net revenue budget of £138k for the 2024/25 financial year. Its disposal would eliminate this budget commitment, thereby delivering a revenue saving of the same amount.</p>
<b>Issues considered</b>	Social Inclusion; Customer Focus; Sustainability; Human Resources; Property; Young People; Equality (age, race, disability, religion/belief, gender, sexual orientation); Human Rights; Corporate; Health & Safety; Impact on Staff; Other Legal Considerations

<b>Consultation undertaken</b>	Single Member Report circulated to the consultees.  Lead Cabinet Member: Cllr Paul Roper Head of Legal and Democratic Services: Michael Hewitt Section 151 Finance Officer; Jeff Wring
<b>How consultation was carried out</b>	Internal officer consultation, including with s151 Officer and Monitoring Officer / Cabinet Member for Economic and Cultural Sustainable Development
<b>Other options considered</b>	An alternative option considered was to take no action. However, this would not address the ongoing need for suitable office accommodation. It would also hinder efforts to reduce the costs associated with operating the Council's corporate properties and delay the disposal of assets required to support the capital programme.
<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>	Councillor Paul Roper Cabinet Member for Economic and Cultural Sustainable Development Bath and North East Somerset Council
<b>Date of Signature</b>	1 October 2025

**Subject to Call-in until 5 Working days have elapsed following publication of the decision**