

FINANCE BUDGET MONITORING QUARTERLY DASHBOARD - April to September 2025

CAPITAL APPENDIX 2 - KEY SCHEME VARIANCE ANALYSIS

		Sum of 25/26 Forecast £'000	Sum of 25/26 Total Current Budget £'000	Sum of 25/26 Variance £'000	Re-phasing to Future Years £'000
Children's Services					
Basic Needs - School Improvement / Expansion	Programme Highlights: St Keyna Primary - An expansion by one form entry to enable a 420 place school, with a new 6 classroom block built to Passivhaus standard: Delay to completion is due to the building control sign off for the cavity walls and fire stopping. Planned completion is December 2025. Oldfield School Technical Block - The project is complete and occupied from June 2025. Keynsham East towards provision of Two Rivers playing field - This will be delivered across 2025/26 and 2026/27. A feasibility budget will be rephased into 2026/27 to fund future studies.	3,196	3,246	50	50
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 in 2025/26 include : On-going programme of repairs at Newbridge Primary: 1) Re-wiring and replacement LED lighting – complete; 2) On-going assessment and repair to a boundary wall; 3) Removal of old music block and re-provide new external learning space 4) repairs/replacement to windows and concrete window surrounds 5) roof repairs 6) external doors replacement – rephase £20k budget to 2026/27. Twerton Infants 1) LED lighting upgrade – complete with a few final elements to be finalised in October half term. 2) Roof covering replacements including strengthening – contractor appointed, programme to be advised. At St Keyna Primary 1) LED lighting upgrades to be carried out on completion of the Expansion project – rephase £100k budget to 2026/27. Paulton Juniors – works to a retaining wall in the playground. Rephasing includes Radon works will continue into 2026/27 £36k, contingency £50k, minor works £226k and Emergency Works £147k.	1,422	2,002	580	580
SEND (Special Education Needs & Disability) Capital Programme	Projects to provide Resource Bases and SEND adaptations at schools and colleges across BANES are progressing well. Projects in delivery are: 1) Autism Spectrum Disorder (ASD) 20 place Resource Base (RB) new build at Ralph Allen, completed August 2025 for September 2025 occupation. 2) ASD 20 place RB remodelling at St Mark's - project completed to budget June 2025, ready for September 2025 occupation. 3) Abbot Alphege separation works, adaptations and remodelling for Alternative Provision (AP) relocation from the Culverhay site. The contractor started on site June 2025. As the school building is returning to the Council following the closure of Abbot Alphege Primary, new leases are being drawn up for two Multi Academy Trusts (MATs - AP on the ground floor and HERs will continue to occupy the first floor) to occupy the building. Due to complete for October 2025 half term occupation. Currently on time and within budget. 4) Social, Emotional and Mental Health (SEMH), 10 place RB new build standalone building at Mulberry Park Primary. Planning submitted with a target date for determination October 2025 and the contractor tender specification will be published in Quarter 3. Completing for September 2026 occupation. £54k to be rephased into 2026/27.	3,210	3,262	52	52
Small Residential Unit - New Residential & Day School - Charlton House	Due to Ofsted registration requirements the project was paused while further research and development was carried to determine the number of bedrooms that could be provided for the children's home; now confirmed that the project will provide two separate homes, each for 4 children whilst the SEND school remains as at 30 places. The project re-started September 2025 working towards stage 2 for Gateway sign off. Due to the delays, £2,649k budget to be rephased into 2026/27 and £1,351k 2027/28.	668	4,668	4,000	4,000

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Economic and Cultural Sustainable Development					
Bath Quays North	Works are progressing with design team appointment being finalised to secure amendments to the existing planning consent. This will result in full utilisation of 2025/26 Budget. Analysis of delivery options against the planning objectives is in progress to develop fully worked up scheme.	1,358	1,358	-	-
Corporate Estate Planned Maintenance	Due to long-term staffing constraints, the focus has been reactive, essential maintenance (as well as elsewhere commercial estate work to maintain income-generating. At the time of writing orders are placed for £1,086k and also we are out to tender for £724k. A completed works snapshot-Care Home repairs to a retaining wall and new hydraulic lift controls, works to various closed burial grounds, resurfacing and non-highway bridge remedials and new LED lighting at the Civic Centre.	3,111	5,611	2,500	2,500
Somer Valley Enterprise Zone - Infrastructure	Substantial consultancy/professional advice is in progress along with necessary surveys are underway. Land assembly is expected at end of in 2025/26 into 2026/27, A further WEMCA funding bid to deliver enabling works with start anticipated in June 2027, with an 18-month timescale.	2,500	8,897	6,397	6,397
Midsomer Norton High Street Renewal Programme	A Town Centre Masterplan is at an advanced stage which together with the Regeneration Action Plan for the town will confirm the scope of the next stage of project delivery utilising CIL and s106 funding, including reallocation from Parks. Underspend to budget will be carried forward to 2026/27.	200	257	57	57
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.	1,128	1,128	-	-
Milsom Quarter Masterplan Delivery	Public Realm improvements progressing to full design with WEMCA business Case due to be submitted in November 2025. Broad St Yards scheme outline design completed and meetings underway to find a Joint venture partner before progressing further Walcot Gateway due diligence completed.	613	613	-	-
Radstock Regeneration	Improvements to create a community hub and event space in Trinty Church has led to funding awarded to Radstock Town Council and works have started on site . Additional budget from grant award pending.	194	194	-	-
Fashion Museum Renovation	Development continues on design and broader project work to inform the investment in and conversion of the grade 2 listed, Old Post Office Building in Bath to provide a future Fashion Museum as centrepiece to transform the Milsom Quarter area of Bath into a fashion destination. It is a strong fundraising proposition, and it should be possible to raise funds to support this project, through a mix of West of England and National Heritage Lottery grant funders, individual philanthropy and corporate sponsorship.	1,768	1,923	155	155
High Street Recovery	The project is redeveloping Council owned vacant units in Keynsham Temple Street/Riverside to bring them back into productive use and employment. Contractors appointed to start on site in November and on track for completion by March 2026.	1,126	1,126	(0)	(0)
Corporate Estate Decarbonisation Programme	Work is in progress to deliver solar schemes and improve data systems and carry out feasibility only Hydro works.	250	250	-	-
Guildhall Roof Refurbishment	Major £4m refurbishment now approved to proceed with completion of design and specification in Q3, along with working towards listed building consents.	190	190	-	-

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Resources					
Commercial Estate Refurbishment Programme	A programme is underway to repair and improve vacated commercial properties for new lettings. Resource challenges impacted progress in Q1 and Q2, but additional specialist support is expected to enhance delivery in the second half of the year.	2,148	5,948	3,800	3,800
Property Company Investment - Council (Loan): Developments	The Aequis loan requirements arises from business cases from homes for rent. The variance reflects updated forecast of loans aligned to the business plan.	1,350	3,816	2,466	2,466
Orange Grove	Project paused whilst asset repair options are being re-evaluated .	113	919	806	806
Pixash Site Redevelopment	Main completed and we are delivering final works in quarter 3, including snagging, a lockout system, an upgraded fire wall, new recycling optical sorting line and light bar modifications. Overage and retention are not yet paid and we expecting to release contingency £192k.	140	332	192	192
Waste Infrastructure Modernisation	The project is to provide a Recycling Centre (RC) at Locksbrook Road (South) and to co-locate Cleansing Services with the Transport Depot in Locksbrook Road (North). A contractor is now appointed with planned works for Unit 1 Locksbrook North to complete by end of March 2026, to be followed by Unit 2 Locksbrook to complete by August 2026. The Recycling Centre (Locksbrook South) starts February 2026 to be delivered by September 2026. We are ensuring adherence to planning conditions and are undertaking flood risk assessment, asbestos and roof surveys. We are currently on schedule, with slippage representing refinement of budgets in light of contractor appointment and an updated schedule of works.	3,646	6,048	2,402	2,402
Commercial Asset Re-Investment	Remedial works at the former Jolly's building are progressing, with the contractor on-site. The programme is on track and the rephasing represents refinement to the programme . The team is working to minimise further delay risks. The main contractor has commenced on site. Detailed opening up works have progressed during the summer along with extensive window repairs and redecoration works. Scaffold access, including back propping is now in place permitting large areas of re-roofing works.	5,327	6,327	1,000	1,000
Commercial Estate Fire Safety Works	Works completed to date have indicated a greater complexity than envisaged which will extend the timescales into future years .We are currently assessing the resource impacts of this to inform future years budgets.	1,000	2,452	1,452	1,452

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Sustainable BANES					
Bath River Line	Project to delivery Bath River Line improvements through Bath. Phase 1A is in construction, Phase 1B is out to tender and due to start on site in January 2026. The Wayfinding scheme is due for completion in November 2025. Phase 1C requires a funding uplift which will be arranged via a Change Request, which will be submitted Q3 2025/26. Feasibility and Development for Phase 2 is to be progressed in 2026/27 and move to delivery in 2027/28.	1,721	1,721	-	-
Parks Improvements Programme	Projects highlights : 1) Weston: Picnic Benches, Social Seating, path and entrance works, we have commissioned access audit and designs. We will consult with Active Weston then look to deliver by Q4 2025/26 2) Hedgemead: There is no resource to deliver in 2025/26 so rephasing in full to 2026/27 3) Linear Park: Completed planned works, with the residual budget funded from by 3rd party contribution proposed to deliver a shelter 4) Foxhill: We are ready to start works on Hawthorne's, Grove & Backstones & continue feasibility at Springfields. Works will continue 2026/27 and we will rephase £250k 5) Manor Rd: We have commissioned a bridge to cover a ditch at one of the entrances. Further works are planned for when the ground is dryer/firmer along with vegetation clearance. We will rephase £40k 6) Abbots Wood: Ground investigation and design works are complete. RIBA stage 4 is nearly complete. We are currently requesting permission to proceed with planning and RIBA stage 5 for delivery in 2026/27. We will rephase £150k 7) Teviot Rd: We have completed the Grant payment to Keynsham Town Council to carry out works. 8) Allotments: We are delivering new allotments at Hawthorne in 2026/27 with further site options being investigated. We will rephase the full budget 9) Paulton Parish Council: We have completed the Grant payment to Parish Council to carry out works.	415	1,022	607	607
Sustainable Transport Delivery					
CAZ - Clean Air Zone	The CAZ-Public Realm residual budget is being spent on the Queen Square Wayfinding project, with £332k of works being rephased into 2026/27.	495	827	332	332
Highways Maintenance Block	All workstreams across Highway Maintenance are progressing well. Carriageway Resurfacing and Surface Dressing works are mainly completed. Phase 1 and 2 of the Spray Injection Patching Programme are completed. We also carried out emergency repairs to resurface a section of the A37 near Pensford following an extensive fuel oil spill.	10,359	10,359	-	-
CRSTS Liveable Neighbourhoods	A full business case fully identifying proposed interventions for 11 Liveable Neighbourhood (LN) areas was approved by WEMCA in September 2024, releasing the remaining CRSTS grant to deliver these schemes before 31 March 2027. Under the programme, 5 trials of through traffic restrictions have been conducted using Experimental Traffic Regulation Orders (ETROs). The schemes in Southlands, Weston, Queen Charlton Lane, Whitchurch and Church Street, Widcombe were made permanent in 2024. More recently, the trial in Sydney Road was made permanent following public consultation in October 2025. A decision on the remaining trial in Lower Lansdown will be made later in Autumn 2025. 8 LN schemes are now in the delivery phase, the first construction planned for December 2025. Two schemes have been paused at this time (Pulteney Estates Area and London Road and Snow Hill) and the scheme in Lower Lansdown will await the outcome of the decision on the trial schemes before proceeding. A change request is being drafted to confirm these changes with Mayoral Combined Authority (MCA).	3,306	3,306	-	-

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CRSTS Manvers Street Remediation	This is an WECA funded budget held for Manvers Street Remediation. The preliminary design is now complete following surveys and a decision has been made to fully refurbish the Manvers Street section of road. A tender was released over the summer of 2025, the outcome of which is expected shortly. Delivery is expected to commence in 2026.	4,260	4,260	-	-
CRSTS Somer Valley Links (SVL)	This project aims to improve travel between Midsomer Norton, Radstock, Westfield and Bath via the A367, the A37 and the A362 link road between them. The project seeks to provide better bus infrastructure and enable more walking and cycling through a variety of interventions such as quiet routes, travel hubs and segregated cycle tracks. Following the public consultation which was undertaken in Spring 2025, the project has now been split into 3 overall phases, each of which will be supported by an FBC. The first of these will be submitted to WECA in January26 with construction to begin in spring and complete by March27.	2,278	2,278	-	-
Local Active Travel Safety Programme (LATS)	All schemes are progressing as planned, with the exception of S106 Public Right of Way schemes. Most schemes are at detailed design stage or consultations are underway. Completed schemes are: Crossing at Monkedale Road/Sandpits Park, Widcombe Hill, Bathampton plus Church Hill/North Road Junction Safety Improvements.	3,120	3,382	263	263
CRSTS - Scholars Way Delivery	The scheme is funded through £2m CAZ funding, £3m CRSTS funding, awarded in Summer 2025, along with £370k LATS funding for the Oakley & Copseland crossings. Delivery and construction have now commenced. Construction is complete on the first 2 site locations, Ralph Allen School Crossing and St Martin's Garden Primary School, with works now ongoing on 3 next sites; Entry Hill, Bradford Road, Midford Road. Scholars Way West scope is due to be completed by January 2026.	2,205	2,205	-	
School Streets	School Streets aim to improve the environment directly outside schools at the start and end of the school day by restricting access for most of the motorised vehicle traffic. The selected schools are St Phillips Primary School, Widcombe Infant and Primary Schools and St Stephen Primary School. Utilising funding of £250k CAZ reinvestment reserve, one-off revenue funding of £87k as well as the potential to attract future funding opportunities. Mainly revenue works to date developing proposals with schools and assessing feasibility, with planned delivery across the financial years in Easter Holidays 2026.	43	250	207	207
Built Environment, Housing and Sustainable Development					
BWR Phase 2	Homes England funded work continues at pace. Remediation element the largest element of the budget and is under constant review and Berkeley are required to deliver a fully remediated site by March 26. HE Funding availability to March 26, Highways works and works to boundary wall are at risk of falling outside the programme and funds will need to be available to complete works. Budget outside of Homes England funding is forecast to underspend by £1m which will then be carried forward to fund BWR planning application and associated costs for the site in 26 27. Also preliminary works continue in relation to Midland Road and consideration will be needed re 26 27 funding requirements.	17,560	18,560	1,000	1,000
Disabled Facilities Grant	Forecasting to broadly to spend the 2025-26 government grant allocation. Carry forward of previously unused grant is also reflected in this budget and whilst we are aiming to increase staffing capacity to deploy reserve to reduce waiting list demand, it is unlikely to have significant impact this financial year.	1,784	2,284	500	500
Englishcombe Lane Supported Housing	Scheme to provide 16 homes for neurodivergent clients with Learning Difficulties and Autism. Business Case was for £10.9m approved by Single Member Decision E3633 on 11th September, with budget approval pending imminent award for £2.2m Home England Grant.	371	371	-	-

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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 3, with one remaining property to purchase. This MHCLG programme is due to complete by March 2027. There is potential underspend to return of grant to government (MHCLG).	620	1,181	561	
Social Rent Programme (Phase 1 of BANES Homes)	Works continues on site to deliver ten affordable, energy efficient, apartments in Dane's Lane, Keynsham. Feasibility work being undertaken for proposals at Redfield Road and land adjacent to Sainsbury's car park in Midsomer Norton.	2,654	4,661	2,007	2,007
Communications and Civic Services					
Bath City Centre Security	The final stage of all security works at Beau Street was completed September 2025 and the final account is expected to be within budget.	1,035	1,035	-	