

FINANCE BUDGET MONITORING QUARTERLY DASHBOARD - April to December 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	<p>Programme Highlights:</p> <p>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: Due to complete by end of February 2026 within budget.</p> <p>Oldfield School Technical Block - Now occupied from June 2025 with costs currently being finalised .</p> <p>Keynsham East, Two Rivers playing field - The timing of delivery is controlled by external parties, therefore details are currently to be confirmed.</p> <p>Newbridge: Masterplanning Feasibility & Development is underway.</p> <p>A feasibility & development budget is held, also for delegated approval, when new projects arise.</p>	3,129	3,229	100	100
Schools Capital Maintenance Schemes	<p>Schools Condition Grant provides for a programme of repair and maintenance works to Council's Maintained Schools. The Current programme of works includes: Newbridge Primary: Various ongoing maintenance works with some due to complete by Q4. Completed works include: Rewire and LED lighting & removal of Music block. Twerton Infants: Rewire & LED lighting completed. Roof works being completed across 4 phases, with phase 1 now complete and phase 2 started, all progressing well. St Keyna Primary: LED lighting upgrades to be carried out on completion of the expansion project. Paulton Juniors: Wall repairs now complete, pending final payments. Other: We also hold a budget for emergency works, minor works and radon work for ad hoc issues as they arise.</p>	1,435	2,002	566	566
SEND (Special Education Needs & Disability) Capital Programme	<p>Projects to provide Resource Bases and SEND adaptations at schools and colleges across B&NES. Current projects are:</p> <ol style="list-style-type: none"> 1) Autism Spectrum Disorder (ASD) 20-place Resource Base (RB) new build at Ralph Allen is now occupied. £50k underspend will be returned to provisional budget for reallocation. 2) ASD 20-place RB remodelling at St Mark's - project completed and occupied. 3) Abbott Alphege separation works, adaptations and remodelling for Alternative Provision (AP) relocation from the Culverhay site. Nearing completion with some IT works outstanding. 4) Social, Emotional and Mental Health (SEMH), 10-place RB new build standalone building at Mulberry Park Primary. Planning submitted and contractor tender specification published. Completion due for September 2026 occupation. 5) IKB Feasibility & development is complete pending approval. 6) General Feasibility and Development (F&D) budget has pending approval for Roundhill. 7) Margaret Coates Centre 48 place Resource Centre - Scheme completed. 8) The St Gregory RB to be realigned to 2026-27 and with the Culverhay plans. 	1,792	3,262	1,470	1,470
New Residential & Day School (Charlton House)	<p>Charlton House provision of two separate children's homes, each for 4 children to be co-located with a separate 30-place SEND school. A budget increase of £660k was now been approved from Council contingency, to be repaid in future from expected placement savings. Consultation is on-going and design and construction tenders received and being evaluated. Lease agreements with three operating bodies are also progressing.</p>	668	4,668	4,000	4,000

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Economic and Cultural Sustainable Development					
Bath Quays North	Project spend reflects current negotiations with the University of Bath (UoB) and expected to continue for 6 to 9 months more. A route map is agreed with UoB that sets clear objectives and timelines for progress and informs the forecast budget.	612	1,358	746	746
Corporate Estate Planned Maintenance	Due to long-term staffing constraints, the focus has been on essential maintenance and commercial estate work to maintain income-generation. At the time of writing orders have £1.1m, with and £724k out to tender. Completed works include 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.	3,033	5,567	2,535	2,535
Somer Valley Enterprise Zone - Infrastructure	The Somer Valley Enterprise Zone (SVEZ) project requires land acquisition to enable the delivery of the scheme. Land negotiations and preparations for a potential Compulsory Purchase Order (CPO) are ongoing. Due to the time required to acquire the land, expenditure has been reprofiled into 2026/27.	2,248	8,897	6,649	6,649
Midsomer Norton High Street Renewal Programme	Final evaluation and project wrap-up are underway, with spend to budget and project completed in March 2026.	200	357	157	157
Bath City Centre Renewal Programme	WEMCA have approved reprofiling of the project into 2026-27 .	641	1,128	487	487
Milsom Quarter Masterplan Delivery	Full Business Case for £11m submitted in November 2025 to WEMCA, with decision pending. Fashion Museum and Public Realm schemes are fully designed to RIBA 3 standards using funding from National Lottery Heritage Fund (NLHF) grant ; Broad St Yards scheme completed to feasibility stage (RIBA 2) and the Council is now seeking a Joint Venture partner. Due Diligence on Walcot Gateway proposals complete.	337	613	276	276
Radstock Regeneration	Funding awarded to Radstock Town Council via a Service Level Agreement with scheme now on site . Phase 1 is due for completion in March 2026.	423	423	-	-
Fashion Museum Renovation	The project is currently on budget and schedule. RIBA 3 design is complete, and has passed with National Lottery Heritage Fund (NLHF) Development Review and the second round application to NLHF is due at the end of February 2026. An application for funding has been submitted to WEMCA for joint funding with the Public Realm scheme. The applications for Planning and Listed Building Consent on the scheme have been submitted. £223k slippage into 2026/27 reflects committed costs to June 2026.	1,700	1,923	223	223
High Street Recovery	Construction has commenced with completion due by end of March 2026.	1,126	1,126	-	-
Corporate Estate Decarbonisation Programme	Work is in progress to deliver decarbonisation & solar schemes and improve data and Building Management System. Feasibility for a possible Pulteney Wier hydro-electric power scheme is in progress. Installation of ground source heat pumps at Carrswood Day Centre and Keynsham Civic Centre is in progress, with government grant support.	255	346	91	91
Guildhall Roof Refurbishment	Major £4m refurbishment with completion of design and specification in Q3, along with working towards Listed Building consents.	50	190	140	140

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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 now engaged.	3,285	5,948	2,663	2,663
Property Company Investment - Council (Loan): Developments Orange Grove	The Aequus loan requirements arise from Business Cases to develop homes for rent. The variance reflects an updated forecast of loans re-aligned to the new January 2026 Business Plan. The repair project is currently paused as the asset has been recommended for disposal. Current spend is minimal.	1,000	3,816	2,816	2,816
Pixash Site Redevelopment	Whilst the main project is now complete, there are still final works to be carried out including snagging, operational equipment (a new belt and optical sorting) & highways works. Overage and retention expected to be determined by March 2026.	113	919	806	806
Waste Infrastructure Modernisation	Recycling Centre (RC) in Locksbrook Road (South) will replace the existing site at Midland Rd, which will close in 2026 for redevelopment. Cleansing Services will also co-locate with the Transport Depot at Locksbrook Road (North). The contractor now appointed, and started on site on 1st December 2025. Works completed to date include demolition of Unit 1 Locksbrook Road North and award of Flood Risk Activity Permit. Rephasing reflects refinement of the programme.	332	332	-	-
Commercial Asset Re-Investment	Structural defects and back propping issues have delayed Phase 1 by 6 weeks, with a drag on cashflow of £450K. Contingency spend moved forward to 2026-2027. Initial store opening has been rescheduled to the end of August 2026 and remaining phases are in line with original contract dates.	1,794	6,048	4,254	4,254
Commercial Estate Fire Safety Works	Works completed to date have indicated a greater complexity than envisaged which will extend the timescales into future years .	4,025	6,327	2,302	2,302
		660	2,452	1,792	1,792

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Sustainable Transport Delivery					
CAZ - Clean Air Zone	The CAZ-Public Realm residual budget is being spent on the Queen Square Wayfinding project.	458	827	369	369
Highways Maintenance Block	Progression on most projects is on track and updates have been captured by the latest forecast. Projects which will be carried forward into are 2026/27: Ford Fuel Spill (TC1093) and A37 Temple Cloud-S (TC1098) after delays to construction; and East Harptree highway drain improvement (TC1027) and Grosvenor Footbridge (TC1476).	10,096	10,379	283	283
CRSTS Liveable Neighbourhoods	<p>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.</p> <p>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 is pending.</p> <p>8 LN schemes are now in the delivery phase, and the first, a modal filter at Southlands, Bath has been completed in December 2025. Two schemes have been paused at this time Pulteney Estates Area (including London Road and Snow Hill) and the scheme in Lower Lansdown will await the outcome of the decision on the trial schemes before proceeding.</p>	2,513	3,217	704	704
CRSTS Manvers Street Remediation	This is a WEMCA funded budget released for Manvers Street Remediation. The Preliminary design is complete, confirming full refurbishment of the road section. Project is now at detailed design stage with contractor agreement in progress and works forecast rephased for completion by December 2026.	1,282	4,260	2,978	2,978
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 a Business Case. The first of these will be submitted to WEMCA by March 2026 with construction to begin during 2026/27.	2,278	2,278	-	-
Local Active Travel Safety Programme (LATS)	The budget of 18 projects among 87 is to be rephased to 2026/27, although most schemes are in detailed design stage. Completed schemes are: Crossing at Monkedale Road/Sandpits Park, Widcombe Hill, Bathampton plus Church Hill/North Road Junction Safety Improvements.	2,769	3,457	689	689
CRSTS - Scholars Way Delivery	The scheme is funded through £2m CAZ funding, £3m CRSTS funding, awarded in Summer 2025, along with £370k Local Active TRacel Scheme (LATS) funding for the Oakley & Copseland crossings. Construction has begun on the Western Section, Combe Down to Odd Down. Scholars Way East scope is due to commence in April 26 with works at Rainbow Woods followed by Oakley and Copseland in summer/autumn 2026.	2,205	2,205	-	-

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School Streets	The aim of School Streets is to improve the environment directly outside schools at the start and end of the school day by restricting access for most 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, with potential to attract grant funding opportunities, progress to date has mainly been Revenue works developing proposals with schools and assessing feasibility. Planned delivery is due early in 2026/27.	110	250	140	140
Built Environment, Housing and Sustainable Development					
BWR Phase 2	The Homes England funded budget will be fully spent this financial year, which includes staff charges. The remaining underspend will be carried forward to continue resourcing the team and to fund planning activities up to the point of submitting a full planning application. Additionally, some of these funds will be allocated to support land investigation surveys at Midland Road.	17,115	18,560	1,445	1,445
Disabled Facilities Grant	Forecast spend to be broadly in line with the level of 2025-26 Government Grant allocation, with carry-forward of previously unused grant also reflected in this budget, explaining underspend.	1,684	2,284	600	600
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 delegated decision on 19th December to approve funding drawdown and to appoint contractor.	275	371	96	96
Local Authority Housing Fund (Ukrainian/Afghan homes)	The Local Authority Housing Fund Round 3 programme is completing in Q4 and the final property purchase is proceeding. A LAHF 4 bid has been submitted.	924	1,181	257	257
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.	3,176	4,661	1,485	1,485

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Sustainable Bath and North East Somerset					
Bath River Line	Bath River Line aims to create a linear park following the River Avon. Phase 1A is largely complete: including, implementation of Wayfinding, Sustainable Urban Drainage System & Seating at Midland Bridge North. Interpretation signage is due to complete Q4. Phase 1B is about to commence with rephasing into 2026-27 of £500k.	1,221	1,721	500	500
Parks Improvements Programme	<p>Projects highlights :</p> <p>1) Weston: Plan to deliver picnic benches, social seating, path and entrance works. The access audit and designs have been commissioned and consultation with Active Weston is imminent.</p> <p>2) Hedgmead: This project has been moved to 2026-27.</p> <p>3) Sullis Meadows: Plans to deliver S106 agreement are emerging</p> <p>4) Linear Park: Completed planned works. There is some residual budget funded Third contribution (Your Parks). There are no plans for further works in 2025-26, so will rephase.</p> <p>5) Foxhill: The design works at Hawthornes for allotments have been completed. RIBA stage 4 works are ready to go to tender. Grove, Backstones and Springfields are progressing to RIBA stage 3. £250K will be rephased</p> <p>6) Manor Rd: Completed bridge to cover a ditch at one of the entrances. Further works are planned for next season when the ground is drier/firmer with possible vegetation clearance, rephasing £45k.</p> <p>7) Abbots Wood: Completed Ground investigation and design works, with delivery moved now in 2026-27. Rephase £150k.</p> <p>8) Teviot Park : Grant made to Keynsham Town Council for improvements from S106 funding.</p> <p>9) Allotments: New allotments at the Hawthorne site will now 2026-27, rephase of budget £156K .</p> <p>10) Paulton : Grant made to Paulton Parish Council from S106 for Paulton Infants's Forest School, a school garden project, and a community orchard to be planted in the Miners Welfare Recreational ground.</p>	472	1,022	551	551