

## Place Directorate

### 1. Revenue Summary

	Latest Budget £	Forecast £	Actuals £	Variance - Forecast to Latest Budget £
Environment	8,305,037	8,493,387	2,731,956	188,350
Planning, Infrastructure & Eco	1,029,809	1,002,609	(1,093,668)	(27,200)
Property & Asset Management	(9,279,374)	(9,064,374)	(3,509,050)	215,000
<b>Total</b>	55,472	431,622	(1,870,762)	376,150

At the end of Quarter 1 an overspend of £0.376m is forecast for the Place Directorate.

### 2. Revenue Variances

Reported variances are itemised in the table below:

Service Area	Description	Details of Variances	£
PLACE	Building Control	Professional fees - consultancy to cover additional business needs	20,000
	CCTV	Additional income from third parties for use of security cameras	(18,200)
	Valuations & estates Group	Additional staffing costs for agency appointments	80,000
		External contract management costs for rental income portfolio	135,000
	Recycling - Kerbside	Call handling costs for garden waste and recycling. Income credited to customer & Corporate services	23,350
	New Market	Increase electricity costs due to economic climate and increase in number of units being occupied	96,000
		Sponsorship income received as part of Centenary events	(15,000)
		Other Variances	0
	<b>TOTAL</b>	<b>321,150</b>	

Within the reported position is a reduction in income of £0.359m in relation to the Leisure Management Contract following the agreement to reprofile the management fee as a result of the ongoing impact of COVID-19. This is offset by additional budget of £0.350m brought forward from 2021/22 to fund this shortfall.

The reprofiling of the management fee recognises that activity levels remain below the initial expectations when contract commenced due to a lack of growth during the period of the COVID-19 pandemic. This agreement results in a reduced fee for 2022/23 that will be recovered over the life of the contract.

The Leisure Management Contract includes a utilities price mechanism. However, any discussions in relation to additional support for the operator will recognise the existing support that is in place for 2022/23.

### 3. Significant Income Streams

Particular income generating items can fluctuate depending on the economic climate, popularity and affordability. The main risks that are considered the most critical and their financial position are shown in the table below. All income streams are currently forecast to be on target to achieve budgeted income levels for 2022/23. However, they will continue to be closely monitored throughout the year as the impact of the cost of living crisis on businesses and households is likely to make income targets harder to achieve.

Service Area	Income Stream	Latest Budget 2022/23 £000	Forecast 2022/23 £000	Forecast Variance £000	Comments
Place	Commercial Rent	(9,442)	(9,442)	0	No Change at Q1
	Development Control Fees	(780)	(780)	0	
	Building Control Fees	(278)	(278)	0	
	Car Parking Charges	(1,540)	(1,540)	0	

### 4. Capital Investment Programme

Budget Responsibility		Services	Latest Budget 2022/23 (Excluding rephasings for approval) £'000	Forecast Outturn £'000	Actual to date £'000	Latest Budget 2023/24 (Excluding rephasings for approval) £'000	Latest Budget 2024/25 (Excluding rephasings for approval) £'000
Executive Director of Place	Associate Director of Planning, Infrastructure &	Transport & Infrastructure	3,417	2,921	201	1,050	-
		Development Control	-	-	11	-	-
	Associate Director of Property & Asset Management	Corporate Asset Management	1,699	1,699	45	250	250
		Watford Business Park	14,554	14,554	322	-	-
		Watford Riverwell	11,945	6,520	1	4,932	1,773
		Property Investment Board	133	133	-	-	-
		Property Management	11,989	4,127	54	-	-
		Town Hall Quarter	187	187	41	-	-
	Associate Director of Environment	Waste & Recycling (inc Veolia)	1,213	1,213	143	71	72
		Parks & Open Spaces	2,062	1,965	58	1,110	1,045
		Cemeteries	350	350	3	-	-
		Leisure & Play	8,537	7,437	18	250	250
		Culture & Heritage	289	297	10	-	-
		Community Projects	1,151	1,151	9	-	-
		Commissioning	1,061	1,061	0	-	-
		Town Hall Quarter	184	184	-	100	-
<b>TOTAL CURRENT CAPITAL PROGRAMME</b>			<b>58,772</b>	<b>43,799</b>	<b>898</b>	<b>7,763</b>	<b>3,390</b>

The forecast for the Riverwell joint venture (Watford Health Campus LLP) has been updated to reflect the latest business plan as approved by Cabinet.

The scheme detail is provided at Annex A.

### 5. Vacancy Monitoring

A major risk of non-delivery of service is where key staff leave the Council's employ and there is a delay or difficulty in recruiting suitable candidates to fill the vacant post. There are no service impacts to report as a result of current vacancies.

The following table sets out the vacancies at 30 June 2022:

Service Area	Post	Date Vacant	FTE	Comments
Place	Museum Learning Officer	01/04/2022	1	Currently advertised
	Land Charges Assistant	01/04/2022	1	
	Technical Support Officer 05	01/04/2022	1	
	Building Surveyor 03	27/04/2021	1	
	Partnerships and Funding Manager	07/06/2021	1	post holder on secondment
	Principal Planning Officer (Development	28/09/2021	1	
	Senior Surveyor 02	02/11/2021	1	
	Cassiobury Park Manager	08/01/2022	1	Post to be filled in August
	Property Development Project Manager 02	16/02/2022	1	
	Project Programme Manager	19/03/2022	1	
	Principal Planning Officer (Policy) 02	19/04/2022	1	
	Technical Support Officer 04	28/05/2022	1	Post to be filled in August
	Economic Development Officer	01/06/2022	1	to be filled in september
	Head of Corporate Asset Management	11/06/2022	1	Covered by interim
Museum Collections Officer	28/06/2022	1		
	<b>Total</b>		<b>15</b>	

## Annex A

### Place Directorate Capital Scheme Detail

ED-PLACE					
Capital Scheme	Latest Budget 2022/23 (Excluding rephasings for approval)	Forecast Outturn	Forecast Variance	Actual 2022/23	Scheme Update
	£	£	£	£	
<b>Transport &amp; Infrastructure</b>					
Public Realm (High Street)	1,234	1,234	0	0	
Public Realm (Clarendon Rd Phase III)	298,312	298,312	0	8,680	
St Albans Rd Improvement Works	6,307	0	(6,307)	8,000	Budget transfer to related cost centre.
CCTV Site Equipment	2,634	0	(2,634)	0	Budget transfer to related cost centre.
Public Realm - Market St South	217,580	217,580	0	0	
Camera Enforcement - High St	159,483	159,483	0	43,100	
Public Realm - Queens Rd, The Broadway	100,000	300,000	200,000	0	Service rephasing request to bring forward 2023/24 budget of £200k due to scheme completing in 2022/23.
Public Realm - Market St North	250,000	250,000	0	135,566	
Sustainable Transport Programme	675,817	275,817	(400,000)	0	Service request for rephasing £400k into 2023/24.
St Albans Rd Imp Works (Ph 2)	300,000	56,307	(243,693)	0	Service request for rephasing into 2023/24.
Wayfinding & Public Art Strategy	221,500	200,500	(21,000)	1,452	Service request for rephasing £21k into 2023/24.
EV Rapid Charging Points Programme	100,000	75,000	(25,000)	0	Service request for rephasing £25k into 2023/24.
CCTV Control Room Strategy	500,000	502,634	2,634	0	Budget transfer from related cost centre.
Watford Junction Masterplan	13,548	13,548	0	0	
Watford 3D Planning Model	12,909	12,909	0	0	
High St Phase 2 (St Mary's)	546,808	546,808	0	4,653	
Match Funding Capital Projects	3,863	3,863	0	0	
Watford Junction Cycle Park Hub	7,110	7,110	0	0	
<b>Development Control</b>					
CIL Review	0	0	0	10,600	
<b>Corporate Asset Management</b>					
Community Asset Review	1,356,303	1,356,303	0	30,702	
Building Investment Programme	342,696	342,696	0	14,129	
<b>Watford Business Park</b>					
Watford Business Park Phase 2	14,553,787	14,553,787	0	322,270	
Watford Riverwell	11,945,342	6,520,342	(5,425,000)	1,162	Service request for rephasing £5.425m into 2023/24 and bringing forward 2024/25 budget of £1.773m into 2023/24.
<b>Property Investment Board</b>					
PIB Investment Board	132,931	132,931	0	0	
<b>Property Management</b>					
Redevelopment Town Hall	0	0	0	3,627	
Charter Place	0	0	0	5,258	
Temp Housing Accommodation	146,385	146,385	0	11,895	
Surplus Sites	825,214	225,214	(600,000)	23,286	Service request to rephase £600k into 2023/24 as projects at different stages of progress.
Croxley Park Asset	0	0	0	9,442	Funded by PPM contribution that formed part of the original Croxley Business Park transaction.
Exchange Road	1,000,000	100,000	(900,000)	0	Service request to rephase £900k into 2023/24 as land acquisition and feasibility work to be ascertained.
Lower High Street	4,985,000	1,985,000	(3,000,000)	0	Service request to rephase £1.5m into 2023/24 and £1.5m to 2024/25 as the Council ascertains the requirements of land acquisition, a sustainable transport hub including public realm works and feasibility studies.
Scenery Store Redevelopment	1,500,000	0	(1,500,000)	0	Service request to rephase £1.5m into 2023/24 to fulfil other capital opportunities (incl community assets) that are supported by business cases.
Infill Sites (LEP funded)	840,675	0	(840,675)	0	Service request to rephase £841k into 2023/24 to accelerate housing delivery.
Surplus Site - Land Acquisition (Site A)	1,670,000	1,670,000	0	0	
Surplus Site - Land Acquisition (Site B)	1,021,439	0	(1,021,439)	0	Service request to rephase £1.021m into 2023/24 for land acquisition opportunities.

Capital Scheme	Latest Budget 2022/23 (Excluding rephasings for approval)	Forecast Outturn	Forecast Variance	Actual 2022/23	Scheme Update
	£	£	£	£	
<b>Waste &amp; Recycling (inc Veolia)</b>					
Veolia Contract Fleet Requirements	1,143,391	1,143,391	0	143,462	
Veolia Capital Improvements	70,000	70,000	0	0	
<b>Parks &amp; Open Spaces</b>					
Whippendell Woods SSSI Enhancement	13,000	13,000	0	0	
Green Spaces Strategy	249,778	149,778	(100,000)	8,153	Identified in year budget saving. Project deliverables to be met.
Oxhey Park North	38,948	38,948	0	2,986	
Tree Planting Programme	95,000	95,000	0	5,282	
River Colne Restoration	311,993	311,993	0	35,678	
Nascot Grange Open Space	10,000	10,000	0	0	
Cassiobury Park Performance Space	40,000	0	(40,000)	0	Identified in year budget saving post feedback and prior event.
Parks Litter Bin Replacements	10,000	10,000	0	0	
Meriden Park Improvements	145,556	145,556	0	1,561	
Cassiobury Park Wetlands	133,000	133,000	0	(1,377)	
Biodiversity - Parks & Open Spaces	50,000	50,000	0	0	
Cassiobury Park Ad Hoc Works	25,000	25,000	0	0	
Meriden Park Barrier	55,000	55,000	0	0	
Parks Litter Bins	0	0	0	69	
Footpaths - Cassiobury Park Nature Reserve	330,000	330,000	0	412	
Footpaths - Cassiobury Park	238,000	238,000	0	1,635	
Allotment Provision	50,000	50,000	0	0	
Shrub Replacement (Open Space)	50,000	30,000	(20,000)	0	Identified in year budget saving.
Parks - Building Investment	150,000	150,000	0	3,540	
Oxhey Activity Pk- Modular Unit	0	63,110	63,110	0	Additional funding obtained from Sport England.
Wider Footpaths-Parks Refurbishment	0	0	0	541	
Oxhey Grange Footpath	30,000	30,000	0	0	
River Gade Management Works	32,000	32,000	0	0	
Water Fountains in Green Flag Parks	5,000	5,000	0	0	
<b>Cemeteries</b>					
Cemetery Re provision	141,000	141,000	0	0	
North Watford Cemetery Improvements	57,563	57,563	0	2,801	
New Cemetery Provision	109,776	109,776	0	0	
Vicarage Rd - WFC Memorial Area	42,000	42,000	0	0	
<b>Leisure &amp; Play</b>					
Leisure & Cultural Venues	60,521	60,521	0	0	
Watford Tennis Partnership	25,000	25,000	0	0	
Oxhey Grange-Bowling Gr'N Imps	110,000	110,000	0	0	
Cassiobury Park Tennis Courts	40,000	40,000	0	0	
Orchard Park & Callowland Cricket Improvements	20,000	20,000	0	0	
King George V Muga	20,000	20,000	0	0	
Leavesden Green Rec Ground Improvements	50,000	50,000	0	0	
Woodside Sports Village	7,861,733	6,861,733	(1,000,000)	17,749	Identified in year budget saving. Re-design opportunities to be reported back to Mayor and members.
Play Area Improvements	337,890	237,890	(100,000)	585	Identified in year budget saving. Programme being reviewed.
Lea Farm Recreation Improvements	12,000	12,000	0	0	
<b>Culture &amp; Heritage</b>					
Watford Museum	128,795	128,795	0	0	
Improvements Community Centres	13,980	13,980	0	0	
Cultural Quarter Phase 1	10,000	10,000	0	0	
Heritage Trail	97,987	105,437	7,450	0	Additional funding obtained from central
Watford Market	38,673	38,673	0	9,741	
<b>Community Projects</b>					
Cycle Hub	111,099	111,099	0	0	
All Saints Churchyard Improvements	1,000	1,000	0	0	
Paddock Road Depot Enhancements	1,013,503	1,013,503	0	(9,397)	
Derby Rd Skate Park Blockade	25,000	25,000	0	0	
<b>Commissioning</b>					
Transport App	25,550	25,550	0	0	
Departmental Vehicle Renewal	11,600	11,600	0	0	
Cycle & Road Infrastructure Improvements	1,023,584	1,023,584	0	180	
<b>Town Hall Quarter (Concept)</b>					
Regeneration Project	187,000	187,000	0	40,803	
<b>Town Hall Quarter (Delivery)</b>					
Museum & Heritage	150,000	150,000	0	0	
Colosseum Retender	34,000	34,000	0	0	
<b>Total</b>	<b>58,771,797</b>	<b>43,799,243</b>	<b>(14,972,554)</b>	<b>898,225</b>	