

## Place Directorate

### 1. Revenue Summary

	Latest Budget £	Forecast £	Actuals £	Variance - Forecast to Latest Budget £
Environment	£7,783,513	£8,517,419	£3,960,491	£733,906
Planning, Infrastructure & Eco	£1,392,917	£1,206,065	£133,808	(186,852)
Property & Asset Management	(8,650,790)	(8,040,275)	(8,316,809)	£610,515
<b>Total</b>	<b>£525,640</b>	<b>£1,683,209</b>	<b>(4,222,509)</b>	<b>£1,157,569</b>

At the end of Quarter 2 an overspend of £1.157m is forecast for the Place Directorate.

### 2. Revenue Variances

Reported variances are itemised in the table below:

Description	Details of Variances	£
Building Control	Professional fees - consultancy to cover additional business needs	20,000
Policy Team	Saving on employee costs due to vacant post	(50,000)
CCTV	Additional income from third parties for use of security cameras	(18,200)
Green Travel Pan	Income received from Third Party for services provided on projects	(140,000)
Investments - Core	Loss of rental income for the year on Intu Watford due to cost recovery	360,000
Valuations & estates Group	Additional staffing costs for agency appointments	80,000
	Additional costs for the Watford Junction Project - Allocation from agreed budgets in Strategic Finance	60,000
	Saving on employee costs due to vacant post	(25,000)
	External contract management costs for rental income portfolio	135,000
Highways	Funding from HCC for highways	(45,000)
Town Hall Carpark	Loss of income due to suspended charging for parking	33,000
SLM (Central & Woodside)	Loss of income from service provider due to the impact of Covid19 on business recovery	463,000
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
	Christmas decorations - Allocation from agreed budgets in Strategic Finance	16,278
Parking	Additional costs on the enforcement contract, costs to be funded as part of the Car Parking Reserve	112,000
Employee	Revised employee costs as part of the corporate restructure - No additional pressure on budgets due to alignment across other services	61,495
	Other Variances	(24,355)
<b>TOTAL</b>		<b>1,157,568</b>

Within the reported position is a reduction in income of £0.813m 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 partially offset by additional budget of £0.350m brought forward from 2021/22 to fund this shortfall leaving a net variation of £0.463m.

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.

Income Stream	Latest Budget 2022/23 £000	Forecast 2022/23 £000	Forecast Variance £000	Comments
Commercial Rent	(9,490)	(9,199)	291	Net change mainly due to loss from Intu Income
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
Associate Director of Planning, Infrastructure & Economy	Transport & Infrastructure	3,417	1,498	445	1,050	0
	Development Control	0	0	11	0	0
Associate Director of Property & Asset Management	Corporate Asset Management	1,699	456	305	250	250
	Watford Business Park	14,554	7,000	780	0	0
	Watford Riverwell	11,945	1,462	2	4,932	1,773
	Property Investment Board	133	0	0	0	0
	Property Management	11,989	2,260	204	0	0
	Town Hall Quarter	187	187	35	0	0
Associate Director of Environment	Waste & Recycling (inc Veolia)	1,213	1,213	315	71	72
	Parks & Open Spaces	2,062	1,595	451	1,110	1,045
	Cemeteries	350	210	50	0	0
	Leisure & Play	8,537	665	116	250	250
	Culture & Heritage	289	190	14	0	0
	Community Projects	1,151	1,125	(2)	0	0
	Commissioning	1,061	24	11	0	0
	Town Hall Quarter	184	184	71	100	0
<b>TOTAL CURRENT CAPITAL PROGRAMME</b>		<b>58,772</b>	<b>18,070</b>	<b>2,808</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 on 30 September 2022:

Post	Date Vacant	FTE	Comments
Building Surveyor 03	27/04/2021	1	
Contract and Relationship Manager	22/08/2022	1	
Enforcement Officer 03	19/09/2022	1	
Head of Corporate Asset Management	11/06/2022	1	Covered by interim
Museum Collections Officer	28/06/2022	1	
Partnerships and Funding Manager	07/06/2021	1	post holder on secondment
Planning Officer (Policy) 02	12/09/2022	0.81	
Property Development Project Manager 02	16/02/2022	1	
Senior Surveyor 01	13/08/2022	1	
<b>Total</b>		<b>8.81</b>	

## Place Directorate Capital Scheme Detail

Capital Scheme	Latest Budget 2022/23 (Excluding rephasings for approval) £	Forecast Outturn £	Forecast Variance £	Actual 2022/23 £	Scheme Update
<b>Transport &amp; Infrastructure</b>					
Clarendon Road Streetscape Improvements	0	0	0	0	
Intro Electric Vehicle Charging	0	0	0	0	
Public Realm (High Street)	1,234	1,234	0	0	
Public Realm (Clarendon Rd Phase III)	298,312	298,312	0	41,201	
St Albans Rd Improvement Works	6,307	0	(6,307)	0	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	0	(159,483)	62,958	Identified capital budget saving.
Public Realm - Queens Rd, The Broad	100,000	100,000	0	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	100,000	(150,000)	224,609	Identified capital budget saving.
Sustainable Transport Programme	675,817	275,817	(400,000)	34,604	Identified capital budget saving.
St Albans Rd Imp Works (Ph 2)	300,000	56,307	(243,693)	13,000	Service request for rephasing into 2024/25.
Wayfinding & Public Art Strategy	221,500	200,500	(21,000)	17,528	Service request for rephasing £21k into 2023/24.
EV Rapid Charging Points Programme	100,000	75,000	(25,000)	403	Service request for rephasing £25k into 2023/24.
CCTV Control Room Strategy	500,000	0	(500,000)	18,800	Service request for rephasing £500k into 2023/24.
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	146,808	(400,000)	32,235	Service request for rephasing £400k into 2023/24.
Upgrading/Resurfacing Car Parks	0	0	0	0	
Match Funding Capital Projects	3,863	0	(3,863)	0	Identified capital budget saving.
Goodwood Parade Enhancement Project	0	0	0	0	
Watford Junction Cycle Park Hub	7,110	0	(7,110)	0	Identified capital budget saving.
<b>Development Control</b>					
CI Review	0	0	0	10,600	
<b>Corporate Asset Management</b>					
Community Asset Review	1,356,303	356,303	(1,000,000)	258,984	Service request for rephasing into future financial years.
Building Investment Programme	342,696	100,000	(242,696)	46,426	Identified capital budget saving.
<b>Watford Business Park</b>					
Watford Business Park Phase 2	14,553,787	7,000,000	(7,553,787)	779,617	Service request for rephasing into 2023/24.
Watford Business Park Phase 3	0	0	0	0	
<b>Watford Riverwell</b>	11,945,342	1,462,000	(10,483,342)	1,537	Service request for rephasings into future financial years.
<b>Property Investment Board</b>					
PIB Investment Board	132,931	0	(132,931)	0	Identified capital budget saving.
<b>Property Management</b>					
Redevelopment Town Hall	0	0	0	3,516	
Charter Place	0	0	0	23,631	
Temp Housing Accommodation	146,385	50,000	(96,385)	51,867	Identified capital budget saving.
Surplus Sites	825,214	225,214	(600,000)	103,626	Identified capital budget saving of £200k plus rephasing request of £400k into 2023/24.
Croxley Park Asset	0	0	0	15,469	Funded by PPM contribution that formed part of the original Croxley Business Park transaction.
Exchange Road	1,000,000	0	(1,000,000)	0	Budget re-alignment involving Watford Business Park.
Lower High Street	4,985,000	1,985,000	(3,000,000)	5,965	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	Identified capital budget saving.
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	0	(1,670,000)	0	Identified capital budget saving of £770k plus rephasing request of £900k into 2023/24.
Surplus Site - Land Acquisition (Site B)	1,021,439	0	(1,021,439)	0	Identified capital budget saving.

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	291,403	
Veolia Capital Improvements	70,000	70,000	0	24,076	
<b>Parks &amp; Open Spaces</b>					
Whippendell Woods SSSI Enhancement	13,000	0	(13,000)	0	Identified capital budget saving.
Green Spaces Strategy	249,778	149,778	(100,000)	(9,233)	Identified in year budget saving. Project deliverables to be met.
Oxhey Park North	38,948	38,948	0	5,445	
Tree Planting Programme	95,000	60,000	(35,000)	51,385	Identified capital budget saving.
River Colne Restoration	311,993	311,993	0	48,485	
Nascot Grange Open Space	10,000	10,000	0	3,896	
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	1,817	
Meriden Park Improvements	145,556	145,556	0	4,745	
Cassiobury Park Wetlands	133,000	133,000	0	34,239	
Biodiversity - Parks & Open Spaces	50,000	0	(50,000)	0	Identified capital budget saving.
Cassiobury Park Ad Hoc Works	25,000	25,000	0	0	
Meriden Park Barrier	55,000	55,000	0	0	
Footpaths - Cassiobury Park Nature Reserve	330,000	230,000	(100,000)	132,506	Service request for rephasing £100k into 2023/24.
Footpaths - Cassiobury Park	238,000	138,000	(100,000)	108,926	Service request for rephasing £100k into 2023/24.
Allotment Provision	50,000	50,000	0	0	
Shrub Replacement (Open Space)	50,000	25,000	(25,000)	1,623	Identified in year budget saving.
Parks - Building Investment	150,000	150,000	0	24,043	
Oxhey Grange Footpath	30,000	0	(30,000)	0	Identified capital budget saving.
River Gade Management Works	32,000	0	(32,000)	0	Identified capital budget saving.
Water Fountains in Green Flag Parks	5,000	0	(5,000)	0	Identified capital budget saving.
<b>Cemeteries</b>					
Cemetery Reprovision	141,000	150,000	9,000	44,692	Identified in year budget pressure.
North Watford Cemetery Improvements	57,563	0	(57,563)	5,603	Identified capital budget saving.
New Cemetery Provision	109,776	0	(109,776)	0	Identified capital budget saving.
Vicarage Rd - WFC Memorial Area	42,000	60,000	18,000	0	Identified in year budget pressure.
<b>Leisure &amp; Play</b>					
Leisure & Cultural Venues	60,521	0	(60,521)	0	Identified capital budget saving.
Watford Tennis Partnership	25,000	25,000	0	0	
Oxhey Grange-Bowling Gr'N Imps	110,000	0	(110,000)	1,750	Service request for rephasing into 2023/24
Cassiobury Park Tennis Courts	40,000	0	(40,000)	0	Service request for rephasing into 2023/24
Orchard Park & Callowland Cricket Improvements	20,000	20,000	0	0	
King George V Muga	20,000	20,000	0	19,349	
Leavesden Green Rec Ground Improvements	50,000	50,000	0	0	
Woodside Sports Village	7,861,733	300,000	(7,561,733)	94,236	Identified in year budget saving of £1m and service request for budget rephasing of £6.562m into 2023/24.
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	60,000	(68,795)	0	Identified capital budget saving.
Improvements Community Centres	13,980	0	(13,980)	0	Identified capital budget saving.
Cultural Quarter Phase 1	10,000	0	(10,000)	0	Identified capital budget saving.
Heritage Trail	97,987	105,437	7,450	4,707	Additional funding obtained from central government.
Watford Market	38,673	25,000	(13,673)	9,741	Identified capital budget saving.
<b>Community Projects</b>					
Cycle Hub	111,099	111,099	0	0	
All Saints Churchyard Improvements	1,000	0	(1,000)	0	Identified capital budget saving.
Paddock Road Depot Enhancements	1,013,503	1,013,503	0	(1,534)	
Derby Rd Skate Park Blockade	25,000	0	(25,000)	0	Identified capital budget saving.
<b>Commissioning</b>					
Transport App	25,550	0	(25,550)	0	Identified capital budget saving.
Departmental Vehicle Renewal	11,600	0	(11,600)	0	Identified capital budget saving.
Cycle & Road Infrastructure Improvements	1,023,584	23,584	(1,000,000)	10,635	Service request for rephasing £500k into 2023/24 and 2024/25 respectively.
<b>Town Hall Quarter (Concept)</b>					
Regeneration Project	187,000	187,000	0	34,518	
<b>Town Hall Quarter (Delivery)</b>					
Museum & Heritage	150,000	150,000	0	20,724	
Colosseum Retender	34,000	34,000	0	50,775	
<b>Total</b>	<b>58,771,797</b>	<b>18,069,821</b>	<b>(40,701,976)</b>	<b>2,808,395</b>	