

Place Directorate

1. Revenue Summary

	Latest Budget £	Forecast £	Actuals £	Variance - Forecast to Latest Budget £
Environment	£8,423,188	£8,423,188	£8,400,902	£0
Planning, Infrastructure & Eco	£1,578,030	£1,578,030	£1,068,682	£0
Property & Asset Management	(7,843,953)	(7,843,953)	(7,744,628)	£0
Total	£2,157,265	£2,157,265	£1,724,956	£0

At the end of Period 10 no variances are being reported against the latest budget.

2. Revenue Variances

No changes being reported.

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	(9,199)	(9,199)	0	As per budgets set at council 31/01/23
	Development Control Fees	(730)	(730)	0	
	Building Control Fees	(221)	(221)	0	
	Car Parking Charges	(1,540)	(1,540)	0	

4. Capital Investment Programme

Budget Responsibility	Services	Latest Budget 2022/23 £'000	Forecast Outturn 2022/23 £'000	Actual to date £'000	Latest Budget 2023/24 (Including rephasings & savings) £'000	Latest Budget 2024/25 (Including rephasings & savings) £'000	Latest Budget 2025/26 (Including rephasings & savings) £'000
Associate Director of Planning, Infrastructure & Economy	Transport & Infrastructure	1,825	1,825	1,057	1,783	660	400
	Development Control	161	161	161	20	120	0
Associate Director of Property & Asset Management	Corporate Asset Management	456	456	448	250	250	500
	Watford Business Park	7,000	7,000	2,274	8,554	0	0
	Watford Riverwell	262	262	33	8,765	4,353	4,899
	Property Investment Board	0	0	0	0	0	0
	Property Management	2,260	2,260	410	2,141	0	0
	Town Hall Quarter	187	187	56	0	0	0
Associate Director of Environment	Waste & Recycling (inc Veolia)	1,213	1,213	405	229	551	11
	Parks & Open Spaces	1,545	1,545	602	980	680	320
	Cemeteries	210	210	102	0	0	0
	Leisure & Play	780	780	379	2,225	4,582	75
	Culture & Heritage	190	190	16	0	0	0
	Community Projects	1,125	1,125	6	0	0	0
	Commissioning	24	24	1	500	500	0
	Town Hall Quarter	184	184	141	100	1,500	0
Total Current Capital Programme		17,422	17,422	6,090	25,547	13,197	6,205

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 31 January 2023:

Post	Date Vacant	FTE	Comments
Planning Officer (Development Management) 02	12/09/2022	1	
Contract and Relationship Manager	22/08/2022	1	
Partnerships and Funding Manager	07/06/2021	1	post holder on secondment
Property Development Project Manager 02	16/02/2022	1	
Total		4	

Place Directorate Capital Scheme Detail

Capital Scheme	Latest Budget 2022/23	Forecast Outturn 2022/23	Forecast Variance	Actual 2022/23	Scheme Update
	£	£	£	£	
Transport & Infrastructure					
Public Realm (High Street)	1,234	1,234	0	0	
Public Realm (Clarendon Rd Phase III)	298,312	298,312	0	128,555	There have been delays to completion of this project with ongoing discussions with TK Maxx
St Albans Rd Improvement Works	0	0	0	3,690	
CCTV Site Equipment	15,000	15,000	0	0	
Public Realm - Market St South	217,580	217,580	0	158,069	This is expected to be spent in full with delivery of lampposts and cycle hoops.
Camera Enforcement - High St	159,483	159,483	0	67,548	An underspend may be achieved against this budget at year end.
Public Realm - Queens Rd, The Broadway	100,000	100,000	0	150,000	
Public Realm - Market St North	226,655	226,655	0	226,655	
TTIW Delivery Programme	275,817	275,817	0	103,300	It is anticipated that a carry forward request of circa £100k may be required at year end.
St Albans Rd Imp Works (Ph 2)	56,307	56,307	0	41,840	
Wayfinding & Public Art Strategy	200,500	200,500	0	75,261	There has been some slippage in developing proposals, therefore implementation is likely to slip into the next financial year
EV Rapid Charging Points Programme	403	403	0	1,788	
CCTV Control Room Strategy	100,000	100,000	0	39,068	Delay to works may require carry forward request at year end.
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)	146,808	146,808	0	60,863	Initial scoping work is being undertaken, however, this project will commence in earnest next year due to resourcing issues.
Parades Improvements	0	0	0	0	
Development Control					
CIL Review	0	0	0	10,600	
Section 106 - Herts CC Schemes	6,000	6,000	0	6,000	
CIL Grant Funded Projects	154,932	154,932	0	144,320	
Supporting Local Business	0	0	0	0	
Corporate Asset Management					
Community Asset Review	356,303	356,303	0	390,161	
Building Investment Programme	100,000	100,000	0	57,434	
Watford Business Park					
Watford Business Park Redevelopment	0	0	0	1,440	
Watford Business Park Phase 2	7,000,000	7,000,000	0	2,272,762	Delay in initiating construction project due to satisfying Environmental Agency concerns which is likely to result in some spend slipping into the next financial year

Capital Scheme	Latest Budget 2022/23	Forecast Outturn 2022/23	Forecast Variance	Actual 2022/23	Scheme Update
	£	£	£	£	
Watford Riverwell	262,000	262,000	0	32,912	
Property Management					
Redevelopment Town Hall	0	0	0	3,516	
Charter Place	0	0	0	36,899	
Temp Housing Accommodation	50,000	50,000	0	76,803	
Surplus Sites	225,214	225,214	0	215,762	
Croxley Park Asset	0	0	0	71,424	Funded by PPM contribution that formed part of the original Croxley Business Park transaction.
Lower High Street	1,985,000	1,985,000	0	5,965	We anticipate completion of planned spend by year
Infill Sites (LEP funded)	0	0	0	0	
Surplus Site - Land Acquisition (Site A)	0	0	0	0	
Waste & Recycling (inc Veolia)					
Veolia Contract Fleet Requirements	1,143,391	1,143,391	0	361,814	Due to continued delays of delivery times spend could be next FY, this delay is outside council control.
Flats - Extension Of Recycling Provision	0	0	0	0	
Veolia Capital Improvements	70,000	70,000	0	43,360	
Parks & Open Spaces					
Green Spaces Strategy	149,778	149,778	0	32,028	There has been delay in resourcing this work, which has now been remedied - spend is now likely to occur in next year.
Oxhey Park North	38,948	38,948	0	(3,155)	
Tree Planting Programme	60,000	60,000	0	51,385	
River Colne Restoration	311,993	311,993	0	71,332	
Nascot Grange Open Space	10,000	10,000	0	3,896	
Parks Litter Bin Replacements	10,000	10,000	0	1,817	
Meriden Park Improvements	145,556	145,556	0	9,159	
Cassiobury Park Wetlands	133,000	133,000	0	28,805	A carry forward request will be made at year end as works have moved to Summer 2023 (August – November 23) owing to prohibitive costs associated with carrying out works during winter.
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	2,428	
Footpaths - Cassiobury Park Nature Reserve	230,000	230,000	0	132,506	
Footpaths - Cassiobury Park	138,000	138,000	0	110,870	
Allotment Provision	0	0	0	0	
Shrub Replacement (Open Space)	25,000	25,000	0	1,623	
Parks - Building Investment	150,000	150,000	0	99,384	
Oxhey Activity Pk- Modular Unit	63,110	63,110	0	58,904	
Wider Footpaths-Parks Refurbishment	0	0	0	541	
Oxhey Grange Footpath	0	0	0	0	
River Gade Management Works	0	0	0	0	
Water Fountains in Green Flag Parks	0	0	0	0	
Cemeteries					
Cemetery Re-provision	75,000	75,000	0	44,692	
North Watford Cemetery Improvements	30,000	30,000	0	27,045	
New Cemetery Provision	45,000	45,000	0	30,637	
Vicarage Rd - WFC Memorial Area	60,000	60,000	0	0	This is likely to slip into 2023/24.
Leisure & Play					
Watford Tennis Partnership	25,000	25,000	0	0	
Oxhey Grange-Bowling Gr'N Imps	0	0	0	1,750	
Cassiobury Park Tennis Courts	0	0	0	0	
Orchard Park & Callowland Cricket Improvements	20,000	20,000	0	156	
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	415,000	415,000	0	289,376	
Play Area Improvements	237,890	237,890	0	68,182	
Lea Farm Recreation Improvements	12,000	12,000	0	0	
Orchard Park Ballproof Fence & AstroTurf Wicket	0	0	0	0	

Capital Scheme	Latest Budget 2022/23	Forecast Outturn 2022/23	Forecast Variance	Actual 2022/23	Scheme Update
	£	£	£	£	
Culture & Heritage					
Watford Museum	60,000	60,000	0	0	
Heritage Trail	105,437	105,437	0	4,707	Following the successful heritage trail pilot, further work is on pause with focus on public art and wayfinding.
Watford Market	25,000	25,000	0	11,174	
Community Projects					
Cycle Hub	111,099	111,099	0	0	
Paddock Road Depot Enhancements	1,013,503	1,013,503	0	6,343	The scheme was rescope and should be complete by year end, with significant reduction in spend.
Commissioning					
Cycle & Road Infrastructure Improvements	23,584	23,584	0	824	
Town Hall Quarter (Concept)					
Regeneration Project	187,000	187,000	0	55,673	Homes England are supporting funding this year.
Town Hall Quarter (Delivery)					
Museum & Heritage	150,000	150,000	0	63,071	
Colosseum Retender	34,000	34,000	0	77,577	