

Place Directorate

1. Revenue Summary

SUB DIRECTORATE	Latest Budget	Forecast	Actuals	Variance - Forecast to Latest Budget
Environment	7,574,717	9,650,316	1,466,851	2,075,599
Planning, Infrastructure & Eco	1,521,196	1,584,824	503,110	63,628
Property & Asset Management	(8,907,587)	(8,602,247)	(222,408)	305,340
Sum:	188,326	2,632,893	1,747,553	2,444,567

At the end of Quarter 1 an overspend of £2.444m is forecast for the Place Directorate.

2. Revenue Variances

Reported variances are itemised in the table below:

Service Area	Description	Details of Variances	£	
PLACE	CCTV	Additional cost on security contract due to revision of contracted hours	20,000	
	Sustainable Transport Prog	Cost of ongoing programme, agreed funding from allocated reserves	311,385	
	Arts & Events	Grant Income reduced	40,000	
	Watford Museum	Additional staffing costs as part of the museum transformation	123,573	
	Allotments	Increase in Rates, the council is reviewing with Valuation Office Agency	23,350	
	Development Control	Lower than expected income from planning application fees, mitigated by reduction in salaries, increase in pre-app charges and grant.		160,000
			Reduction in staffing costs , as highlighted above	(33,000)
	Building Control	Lower than expected income - building regulation application and inspection fees, mitigated by reduction in staffing.	57,778	
	Policy Team	Local development framework saving as there is no engagement in 2023/24 and additional savings on supplies and services budget		(105,000)
			Joint partnership working income	(40,000)
	Facilities	Interim costs to support vacancy and long term leave	104,000	
	Town Hall Offices & Council Suite	Saving in cleaning costs due to Town Hall refurbishment		(70,000)
			Increase in Rates	57,580
	Cassiobury Park (inc Hub)	Increase in utilities costs for the year - Electricity		90,000
			Cost of pools management	80,000
			Increase in cleaning and maintenance costs	35,000
	Refuse - Trade	Decrease in gate fees for recycling due to economic climate	115,464	
	Recycling - Kerbside	Forecast income did not take into account timing of price increase for green bin charges	93,500	
	Cemetaries	Increase in expected income from sale of grave spaces	(200,000)	
	Parks & Open Spaces (Various)	Support costs for conservation project	30,000	
	Investment - Property	Net preparation costs on Watford Business Park for tenant lettings	213,760	
		Cost pressure on Veolia contract	1,351,103	
		Other Variances	(13,927)	
	TOTAL VARIANCE	2,444,566		

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. 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	(9,734)	(9,414)	320	No Change at Q1
	Development Control Fees	(792)	(632)	160	
	Building Control Fees	(278)	(220)	58	
	Car Parking Charges	(1,740)	(1,740)	0	

4. Capital Investment Programme

Budget Responsibility		Services	Latest Budget 2023/24 £'000	Forecast Outturn 2023/24 £'000	Actual to date £'000	Latest Budget 2024/25 (Including rephasings & savings) £'000	Latest Budget 2025/26 (Including rephasings & savings) £'000	Latest Budget 2026/27 (Including rephasings & savings) £'000
Executive Director of Place	Associate Director of Planning, Infrastructure & Economy	Transport & Infrastructure	1,983	1,833	(85)	810	400	400
		Development Control	29	29	3	120	0	0
	Associate Director of Property & Asset Management	Corporate Asset Management	186	186	3	250	500	500
		Watford Business Park	10,533	10,933	2,682	300	0	0
		Watford Riverwell	8,956	2,429	2	4,353	11,799	5,126
		Property Investment Board	0	0	0	0	0	0
		Property Management	2,547	2,547	167	0	0	0
		Town Hall Quarter	98	153	35	0	0	0
	Associate Director of Environment	Waste & Recycling (inc Veolia)	905	891	72	551	11	11
		Parks & Open Spaces	1,566	1,566	78	680	320	320
		Cemeteries	76	76	0	0	0	0
		Leisure & Play	2,464	1,642	32	5,474	75	75
		Culture & Heritage	100	0	0	100	0	0
		Community Projects	71	71	0	0	0	0
		Commissioning	516	516	32	500	0	0
		Town Hall Quarter	86	233	(1)	1,106	0	0
	TOTAL		30,116	23,105	3,020	14,245	13,105	6,432

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.

Place Directorate Capital Scheme Detail

Capital Scheme	Latest Budget 2023/24	Forecast Outturn 2023/24	Forecast Variance	Actual 2023/24	Scheme Update
	£	£	£	£	
Transport & Infrastructure					
Public Realm (Clarendon Rd Phase III)	80,636	80,636	0	8,778	
CCTV Site Equipment	10,000	10,000	0	(15,000)	
Public Realm - Market St South	11,823	11,823	0	(41,353)	
Public Realm - Queens Rd, The Broadway	0	0	0	(38)	
TTIW Delivery Programme	436,452	286,452	(150,000)	(40,763)	Service request for budget rephasing into 2024/25.
St Albans Rd Imp Works (Ph 2)	10,777	10,777	0	0	
Wayfinding & Public Art Strategy	230,655	230,655	0	16,112	
EV Rapid Charging Points Programme	99,597	99,597	0	0	
CCTV Control Room Strategy	416,906	416,906	0	(12,513)	
High St Phase 2 (St Mary's)	485,940	485,940	0	30	
Parades Improvements	200,000	200,000	0	0	
Development Control					
CIL Grant Funded Projects	8,087	8,087	0	2,668	
Supporting Local Business	20,490	20,490	0	0	
Corporate Asset Management					
Community Asset Review	140,021	140,021	0	3,132	
Building Investment Programme	46,411	46,411	0	0	
Watford Business Park					
Watford Business Park Redevelopment	0	0	0	9,280	
Watford Business Park Phase 2	10,533,468	10,933,468	400,000	2,672,315	Post Development Review Board meeting (13/7/23), overspend mitigated from capital contingency budget.
Watford Riverwell	8,955,576	2,428,576	(6,527,000)	2,430	Review by service of all cost centres within Riverwell scheme requiring budget rephasings, budget adjustments and identifiable savings.
Property Management					
Charter Place	0	0	0	3,000	
Surplus Sites	400,000	400,000	0	107,334	
Croxley Park Asset	0	0	0	56,385	Funded by PPM contribution that formed part of the original Croxley Business Park transaction.
Lower High Street	406,577	406,577	0	0	
Infill Sites (LEP funded)	840,675	840,675	0	0	
Surplus Site - Land Acquisition (Site A)	900,000	900,000	0	0	
Waste & Recycling (inc Veolia)					
Veolia Contract Fleet Requirements	763,748	763,748	0	65,882	
Flats - Extension Of Recycling Provision	70,000	56,600	(13,400)	0	Scheme reviewed by service in relation to likely capital spend.
Veolia Capital Improvements	71,000	71,000	0	6,409	
Parks & Open Spaces					
Green Spaces Strategy	159,722	159,722	0	10,380	
Oxhey Park North	40,798	40,798	0	0	
Tree Planting Programme	28,140	28,140	0	1,250	
River Colne Restoration	343,609	343,609	0	2,807	
Parks Litter Bin Replacements	18,183	18,183	0	0	
Meriden Park Improvements	51,132	51,132	0	12,197	
Cassiobury Park Wetlands	293,992	293,992	0	5,836	
Cassiobury Park Ad Hoc Works	25,000	25,000	0	0	
Footpaths - Cassiobury Park Nature Reserve	197,494	197,494	0	0	
Footpaths - Cassiobury Park	114,022	114,022	0	0	
Allotment Provision	50,000	50,000	0	0	
Shrub Replacement (Open Space)	45,027	45,027	0	0	
Parks - Building Investment	153,519	153,519	0	45,240	
Water Fountains in Green Flag Parks	45,000	45,000	0	0	
Cemeteries					
North Watford Cemetery Improvements	2,021	2,021	0	0	
New Cemetery Provision	14,363	14,363	0	0	
Vicarage Rd - WFC Memorial Area	60,000	60,000	0	0	
Leisure & Play					
Watford Tennis Partnership	25,000	25,000	0	0	
Oxhey Grange-Bowling Gr'N Imps	89,206	89,206	0	3,000	
Cassiobury Park Tennis Courts	40,000	40,000	0	0	
Orchard Park & Callowland Cricket Improvements	13,522	13,522	0	0	
Leavesden Green Rec Ground Improvements	50,000	50,000	0	0	
Woodside Sports Village	2,059,124	1,237,000	(822,124)	28,957	Service request for budget rephasing into 2024/25.
Play Area Improvements	175,000	175,000	0	0	
Lea Farm Recreation Improvements	12,000	12,000	0	0	
Orchard Park Ballproof Fence & AstroTurf Wicket	0	0	0	0	
Culture & Heritage					
Heritage Trail	100,319	0	(100,319)	0	Service request for budget rephasing into 2024/25.
Community Projects					
Paddock Road Depot Enhancements	70,862	70,862	0	9	
Commissioning					
Cycle & Road Infrastructure Improvements	515,959	515,959	0	32,303	
Town Hall Quarter (Concept)					
Regeneration Project	98,246	153,246	55,000	34,986	Service request for budget rephasing from 2024/25.
Town Hall Quarter (Delivery)					
Museum & Heritage	210,174	200,000	(10,174)	(11,009)	Service request for budget rephasing into 2024/25 across various THQ cost centres.
Colosseum Retender	(123,938)	33,227	157,165	10,220	Service request for budget rephasing from 2024/25.
Total	30,116,335	23,105,483	(7,010,852)	3,020,262	