

Place Directorate

1. Revenue Summary

Service	Year End Forecast				Year End Forecast at Quarter 1 £000	Change in Forecast £000
	Latest Budget £000	at Quarter 2 £000	Actuals £000	Forecast Variance £000		
Planning, Infrastructure & Eco	1,521	1,543	910	22	1,585	(42)
Property & Asset Management	(8,694)	(8,575)	(3,102)	119	(8,602)	27
Environment	7,954	9,868	4,070	1,914	9,650	218
Total	781	2,836	1,879	2,055	2,633	203

At the end of Quarter 2 an overspend of £2.055m is forecast for the Place Directorate. The forecast year end spend has increased by £0.203m from £2.636m to £2.836m.

2. Revenue Variances

Reported variances are itemised in the table below:

Service Area	Description	Details of Variances	£'000
PLACE	CCTV	Additional cost on security contract due to revision of contracted hours and maintenance	37
	Arts & Events	Grant Income reduced	40
	Watford Museum	Additional staffing costs as part of the museum transformation	124
	Allotments	Increase in Rates, the council is reviewing with Valuation Office Agency	23
	Development Control	Lower than expected income from planning application fees, partially mitigated by increase in pre-app charges.	195
		Reduction in staffing costs.	(33)
	Policy Team	Local development framework saving as there is no engagement in 2023/24 and additional savings on supplies and services budget	(105)
		Joint partnership working income	(40)
	Building control and Planning Enforcement	Net underspend within the Building Control shared service as a result of staffing vacancies. This is after accounting for a reduction in building control fee income of £73k.	(58)

	Facilities	Interim costs to support vacancy and long term leave	104
	Town Hall and Annex	Net pressure from loss of rental income from the Annex offset by savings on town hall running costs.	10
		Increase in Rates	58
	Cassiobury Park (inc Hub)	Significant increase in electricity costs for the year.	200
		Cost of pools management	80
		Increase in cleaning and maintenance costs	35
	Refuse - Trade	Decrease in gate fees for recycling due to economic climate	115
	Recycling - Kerbside	Forecast income did not take into account timing of price increase for green bin charges	94
	Cemeteries	Increase in expected income from sale of grave spaces	(200)
	Parks & Open Spaces (Various)	Support costs for conservation project	30
	Environment	Cost pressure on Veolia contract	1,390
		Other Variances	(44)
		TOTAL	2,055

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 2023/24 £000	Forecast 2023/24 £000	Forecast Variance £000	Comments
Place	Commercial Rent	(9,520)	(9,531)	(11)	Minor Variation
	Development Control Fees	(792)	(597)	195	Reduction in demand for services
	Building Control Fees	(278)	(205)	73	
	Car Parking Charges	(1,740)	(1,740)	0	

4. Capital Investment Programme

Budget Responsibility		Services	Latest Budget 2023/24	Forecast Outturn 2023/24	Actual to date	Latest Budget 2024/25 (Including current rephasings & savings)	Latest Budget 2025/26 (Including current rephasings & savings)
			£'000	£'000	£'000	£'000	£'000
Executive Director of Place	Associate Director of Planning, Infrastructure & Economy	Transport & Infrastructure	1,833	830	11	1,505	400
		Development Control	29	29	3	120	0
	Associate Director of Property & Asset Management	Corporate Asset Management	186	186	3	250	500
		Watford Business Park	10,933	10,933	8,780	300	0
		Watford Riverwell	1,829	3,830	2	2,952	11,799
		Property Management	2,547	1,907	457	641	0
		Town Hall Quarter	153	153	49	0	0
	Associate Director of Environment	Waste & Recycling (inc Veolia)	905	891	125	551	11
		Parks & Open Spaces	1,566	1,438	280	605	320
		Cemeteries	76	16	18	60	0
		Leisure & Play	1,642	1,446	236	5,469	75
		Culture & Heritage	0	0	0	100	0
		Community Projects	71	71	0	0	0
		Commissioning	516	100	37	500	416
		Town Hall Quarter	233	233	56	1,106	0

The development of Watford Business Park, Aspire, is due to substantially complete during 2023/24. This is a significant regeneration scheme that will also deliver additional income for the Council in future years.

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	Scheme Update
	£	£	£	
Transport & Infrastructure				
Public Realm (Clarendon Rd Phase III)	80,636	10,636	(70,000)	Service request for budget rephasing into 2024/25 due to design delays.
CCTV Site Equipment	10,000	10,000	0	
Public Realm - Market St South	11,823	11,823	0	
Public Realm - Queens Rd, The Broadway	0	0	0	
TTIW Delivery Programme	286,452	100,000	(186,452)	Service request for budget rephasing into 2024/25.
St Albans Rd Imp Works (Ph 2)	10,777	10,777	0	
Wayfinding & Public Art Strategy	230,655	62,000	(168,655)	Service request for budget rephasing into 2024/25. This scheme along with 'Heritage Trail' will merge in 2024/25.
EV Rapid Charging Points Programme	99,597	99,597	0	
CCTV Control Room Strategy	416,906	416,906	0	
Public Realm (Bridle Path Improvements)	0	54,035	54,035	Additional budget request funded by approved use of Section 106 receipts.
Watford 3D Planning Model	0	0	0	
High St Phase 2 (St Mary's)	485,940	29,166	(456,774)	Service request for budget rephasing into 2024/25.
Parades Improvements	200,000	25,000	(175,000)	In year saving declared by service.
Development Control				
CIL Review	0	0	0	
CIL Grant Funded Projects	8,087	8,087	0	
Supporting Local Business	20,490	20,490	0	
Corporate Asset Management				
Community Asset Review	140,021	140,021	0	
Building Investment Programme	46,411	46,411	0	
Watford Business Park				
Watford Business Park Phase 2	10,933,468	10,933,468	0	
Watford Riverwell	1,828,576	3,830,000	2,001,424	Review by service of all cost centres within Riverwell scheme requiring budget rephasings, budget adjustments and identifiable savings.
Property Investment Board				
PIB Investment Board	0	0	0	
Property Management				
Charter Place	0	0	0	
Temp Housing Accommodation	0	0	0	
Surplus Sites	400,000	400,000	0	
Croxley Park Asset	0	0	0	Funded by PPM contribution that formed part of the original Croxley Business Park transaction.
Lower High Street	406,577	306,577	(100,000)	Service request for budget rephasing into 2024/25.
Infill Sites (LEP funded)	840,675	300,000	(540,675)	Service request for budget rephasing into 2024/25.
Surplus Site - Land Acquisition (Site A)	900,000	900,000	0	
Waste & Recycling (inc Veolia)				
Veolia Contract Fleet Requirements	763,748	763,748	0	
Flats - Extension Of Recycling Provision	70,000	56,600	(13,400)	Scheme underspend due to review by service in relation to likely capital spend.
Veolia Capital Improvements	71,000	71,000	0	

Capital Scheme	Latest Budget 2023/24 £	Forecast Outturn 2023/24 £	Forecast Variance £	Scheme Update
Parks & Open Spaces				
Green Spaces Strategy	159,722	150,000	(9,722)	In year saving declared by service (£100k saving offered for 2024/25).
Oxhey Park North	40,798	40,798	0	
Tree Planting Programme	28,140	28,140	0	
River Colne Restoration	343,609	343,609	0	
Parks Litter Bin Replacements	18,183	18,183	0	
Meriden Park Improvements	51,132	51,132	0	
Cassiobury Park Wetlands	293,992	312,972	18,980	Additional budget request funded by approved use of Section 106 receipts.
Cassiobury Park Ad Hoc Works	25,000	25,000	0	
Footpaths - Cassiobury Park Nature Reserve	197,494	100,000	(97,494)	In year savings declared by service.
Footpaths - Cassiobury Park	114,022	100,000	(14,022)	
Allotment Provision	50,000	25,000	(25,000)	Service request for budget rephasing into 2024/25.
Shrub Replacement (Open Space)	45,027	45,027	0	
Parks - Building Investment	153,519	153,519	0	
Water Fountains in Green Flag Parks	45,000	45,000	0	
Cemeteries				
North Watford Cemetery Improvements	2,021	2,021	0	
New Cemetery Provision	14,363	14,363	0	
Vicarage Rd - WFC Memorial Area	60,000	0	(60,000)	Service request for budget rephasing into 2024/25.
Leisure & Play				
Watford Tennis Partnership	25,000	25,000	0	
Oxhey Grange-Bowling Gr'N Imps	89,206	40,095	(49,111)	In year saving declared by service of £39,111 and request for £10k budget rephasing into 2024/25.
Cassiobury Park Tennis Courts	40,000	0	(40,000)	Service request for budget rephasing into 2024/25.
Orchard Park & Callowland Cricket Improvements	13,522	3,500	(10,022)	In year saving declared by service.
Leavesden Green Rec Ground Improvements	50,000	50,000	0	
Woodside Sports Village	1,237,000	1,237,000	0	
Play Area Improvements	175,000	90,000	(85,000)	In year saving declared by service (circa £55k saving offered for 2024/25).
Lea Farm Recreation Improvements	12,000	0	(12,000)	In year saving declared by service.
Orchard Park Ballproof Fence & AstroTurf Wicket	0	0	0	
Community Projects				
Paddock Road Depot Enhancements	70,862	70,862	0	
Commissioning				
Cycle & Road Infrastructure Improvements	515,959	100,000	(415,959)	Service request for budget rephasing into 2025/26.
Town Hall Quarter (Concept)				
Regeneration Project	153,246	153,246	0	
Town Hall Quarter (Delivery)				
Museum & Heritage	200,000	200,000	0	
Colosseum Retender	33,227	33,227	0	
Total	22,518,883	22,064,036	(454,847)	