

Place Directorate

1. Revenue Summary

Service	Latest Budget £000	Year End Forecast at Period 10 £000	Actuals £000	Forecast Variance £000	Year End Forecast at P8	Change in Forecast
					£000	£000
Planning, Infrastructure & Eco	1,595	1,714	903	119	1,584	130
Property & Asset Management	(4,485)	(4,034)	(3,148)	451	(7,937)	3,903
Environment	8,020	9,716	8,698	1,696	9,672	44
Total	5,130	7,396	6,453	2,266	3,319	4,077

At the end of Period 10 an overspend of £2.266m is forecast for the Place Directorate. The forecast year end spend has increased by £4.077m from Period 8. This is primarily due to the inclusion of the budget and forecast in relation to Croxley Business Park of £3.506m. This funded from the Croxley Park Reserve.

2. Revenue Variances

The Veolia contract continues to represent the most significant pressure on the budget within place. This is an ongoing cost that has arisen due to high inflation in 2022/23 and 2022/23. The increased cost has been built into the budget for 2024/25 onwards.

Reported variances are itemised in the table below:

Description	Details of Variances	£'000
CCTV	Additional cost on security contract due to revision of contracted hours and maintenance	14
Arts & Events	Grant Income reduced	40
Watford Museum	Additional staffing costs as part of the museum transformation	153
Allotments	Increase in Rates, the council is reviewing with Valuation Office Agency	23
Development Control	Lower than expected income from planning application fees, mitigated by reduction in salaries, increase in pre-app charges and grant.	242
	Increase in professional consultancy fees relating to planning appeals fees	77
	Reduction in staffing costs , as highlighted above	(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 £83k.	(38)
Investment Properties	Shortfall against budget for anticipated rental increases.	423
Facilities	Interim costs to support vacancy and long term leave	144
Council Offices	Net saving from loss of rental income from the Annex offset by savings on town hall running costs.	(94)
	Increase in Rates	58
Leisure	Income expected from service provider £113k and lower costs of £35k on development work	(148)
Cassiobury Park (inc Hub)	Significant increase in electricity costs for the year following a change to billing allocation.	180
	Cost of pools management	35
	Increase in cleaning /maintenance costs and loss of income from parking	70
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
Cemetaries	Increase in expected income from sale of grave spaces, burial and memorial fees	(178)
Parks & Open Spaces (Various)	Support costs for conservation project	30
Environment	Cost pressure on Veolia contract	1,320
	Other Variances	(115)
	TOTAL	2,267

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	(19,060)	(18,637)	423	Loss of income mainly due to tenant entering administration
	Development Control Fees	(792)	(550)	242	Reduction in demand for services
	Building Control Fees	(278)	(195)	83	
	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	Latest Budget 2025/26
		£'000	£'000	£'000	£'000	£'000
Planning, Infrastructure & Economy	Transport & Infrastructure	719	694	242	750	405
	Development Control	29	29	4	420	300
Property & Asset Management	Corporate Asset Management	85	85	34	100	100
	Watford Business Park	10,933	10,823	10,555	410	0
	Watford Riverwell	4,286	4,286	327	2,496	6,900
	Property Investment Board	0	0	0	0	0
	Property Management	1,747	1,747	669	8,999	260
	Town Hall Quarter	153	100	70	53	0
Environment	Waste & Recycling (inc Veolia)	849	944	244	765	0
	Parks & Open Spaces	1,318	1,103	685	646	85
	Cemeteries	16	26	26	60	0
	Leisure & Play	467	761	427	90	400
	Culture & Heritage	15	15	0	30	15
	Community Projects	5	5	8	0	0
	Commissioning	100	100	46	300	166
	Town Hall Quarter	233	198	93	1,156	0

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)	10,636	10,636	0	4,258	In year underspend rephased into 2024/25.
CCTV Site Equipment	10,000	10,000	0	0	
Public Realm - Market St South	11,823	11,823	0	(11,476)	
Public Realm - Queens Rd, The Broadway	0	0	0	(38)	
TTIW Delivery Programme	0	0	0	(32,797)	In year underspend forecast by service.
St Albans Rd Imp Works (Ph 2)	0	0	0	0	In year underspend forecast by service.
Wayfinding & Public Art Strategy	62,000	62,000	0	25,713	Considerable in year budget rephasing into
EV Rapid Charging Points Programme	99,597	99,597	0	46,793	
CCTV Control Room Strategy	416,906	391,906	(25,000)	167,946	In year underspend forecast by service.
Public Realm (Bridle Path Improvements)	54,035	54,035	0	0	Additional budget approved with application of Section 106 receipts.
Watford 3D Planning Model	0	0	0	16,815	
High St Phase 2 (St Mary's)	29,166	29,166	0	24,358	In year underspend rephased into 2026/27.
Parades Improvements	25,000	25,000	0	107	In year underspend forecast by service.
Development Control					
CIL Review	0	0	0	70	
CIL Grant Funded Projects	8,087	8,087	0	3,778	
Supporting Local Business	20,490	20,490	0	0	
Corporate Asset Management					
Community Asset Review	85,132	85,132	0	33,889	In year underspend forecast by service.
Watford Business Park					
Watford Business Park Phase 2	10,933,468	10,823,468	(110,000)	10,555,292	In year underspend rephased into 2024/25.
Watford Riverwell	4,286,000	4,286,000	0	327,147	Routine reviews carried out by service of all phases of the Watford Riverwell scheme.
Property Management					
Charter Place	0	0	0	6,479	
Temp Housing Accommodation	0	0	0	26,904	
Surplus Sites	400,000	400,000	0	313,745	
Croxley Park Asset	0	0	0	134,254	Funded by PPM contribution that formed part of the original Croxley Business Park transaction.
Lower High Street	306,577	306,577	0	187,923	In year underspend forecast by service.
Infill Sites (LEP funded)	0	0	0	0	Projects recently re-appraised with one scheme discontinuing.
Surplus Site - Land Acquisition (Site A)	1,040,000	1,040,000	0	0	
Core Investment Portfolio	0	0	0	0	
Waste & Recycling (inc Veolia)					
Veolia Contract Fleet Requirements	763,748	858,464	94,716	179,412	Budgets reflect ongoing review of vehicle replacement programme.
Flats - Extension Of Recycling Provision	4,485	4,485	0	4,485	Scheme underspend due to review by service.
Recycling Redesign (New Bins)	0	0	0	0	
Veolia Capital Improvements	80,560	80,560	0	60,032	Budget reflecting increases in contract indexation.

Capital Scheme	Latest Budget 2023/24	Forecast Outturn 2023/24	Forecast Variance	Actual 2023/24	Scheme Update
	£	£	£	£	
Parks & Open Spaces					
Green Spaces Strategy	159,722	127,222	(32,500)	63,690	In year savings identified by service.
Oxhey Park North	0	0	0	0	In year savings identified by service.
Tree Planting Programme	50,000	52,788	2,788	3,990	In year growth identified by service.
River Colne Restoration	343,609	175,668	(167,941)	56,248	Service rephase request into 2024/25.
Parks Litter Bin Replacements	18,183	18,183	0	0	
Meriden Park Improvements	51,132	51,132	0	42,871	
Cassiobury Park Wetlands	312,972	305,080	(7,892)	295,691	Additional budget request funded by approved use of Section 106 receipts.
Cassiobury Park Ad Hoc Works	17,500	17,500	0	9,453	
Parks Litter Bins	0	0	0	762	
Footpaths - Cassiobury Park Nature Reserve	101,000	101,000	0	40,123	In year and future year underspends forecast
Footpaths - Cassiobury Park	70,000	45,000	(25,000)	4,375	by service.
Allotment Provision	0	0	0	0	In year saving identified by service.
Shrub Replacement (Open Space)	25,027	25,027	0	5,194	
Parks - Building Investment	149,119	149,119	0	147,259	In year underspends forecast by service.
Water Fountains in Green Flag Parks	20,000	35,000	15,000	15,139	In year underspend and £15k budget rephasing from 2024/25.
Cemeteries					
North Watford Cemetery Improvements	2,021	26,021	24,000	26,157	In year growth identified by service.
New Cemetery Provision	14,363	0	(14,363)	0	In year saving identified by service.
Vicarage Rd - WFC Memorial Area	0	0	0	0	In year saving identified by service.
Leisure & Play					
Watford Tennis Partnership	0	0	0	0	In year underspend forecast by service.
Oxhey Grange-Bowling Gr'N Imps	40,095	40,095	0	18,190	
Cassiobury Park Tennis Courts	0	0	0	0	In year underspends forecast by service.
Orchard Park & Callowland Cricket Improvements	0	0	0	0	
Leavesden Green Rec Ground Improvements	50,000	50,000	0	45,602	
Woodside Sports Village	287,000	596,000	309,000	316,775	Savings identified due to project review carried out by service.
Play Area Improvements	90,000	75,000	(15,000)	46,004	In year underspend forecast by service.
Lea Farm Recreation Improvements	0	0	0	0	In year saving declared by service.
Culture & Heritage					
Watford Market	15,000	15,000	0	0	Service request for in year budget of £15k to be rephased into 2024/25.
Community Projects					
Paddock Road Depot Enhancements	5,009	5,009	0	8,036	In year underspend forecast by service.
Commissioning					
Cycle & Road Infrastructure Improvements	100,000	100,000	0	45,633	In year underspend forecast by service.
Town Hall Quarter (Concept)					
Regeneration Project	153,246	100,000	(53,246)	69,777	Service request for in year underspend to be rephased into 2024/25.
Town Hall Quarter (Delivery)					
Museum & Heritage	200,000	150,000	(50,000)	57,059	Service request for in year underspend to be rephased into 2024/25.
Colosseum Retender	33,227	48,227	15,000	36,390	In year overspend mitigated within other THQ budgets.
Total	20,955,935	20,915,497	(40,438)	13,429,505	