

CAPITAL PROGRAMME 2011/2012
HEADS OF SERVICE COMMENTS
AT 31st MARCH

Public Sector Housing

The variances and slippage on Housing Public Sector schemes are due to a variety of reasons and the overall Programme is being achieved within Budget.

Most of the planned Heating Upgrade work successfully completed in year with a small amount of slippage being carried over to new year along with the scheme at Oakgate Close to introduce air source heat pumps. This has been delayed pending a review of the effectiveness of the medium being used. The Replacement Windows and Door contract overran slightly and will be completed early in the new year. Other planned Energy Efficiency measures have been completed in year.

The majority of the work on the Environmental Improvements budget will be completed in 2012/2013 due to delays in obtaining tenant proposals. The Sheltered Refurbishment contract was significantly delayed due to architectural design issues and difficulties experienced during the tendering process. This work is now planned to be completed in 2012/2013.

The large variance on the Disabled Adaptations budget is due to the assessment criteria operated by LCC changing in 2011/2012. Now, only urgent and substantial need for adaption work is being referred to the Council for implementation which has meant the budgetary requirement has reduced significantly. This has, consequently, released resources back to the HRA to enable essential repair and maintenance of HRA stock to be carried out.

Statutory DDA compliance work has been successfully finalised in year on Sheltered Upgrades within the Fixtures and Fittings Budget. However, delays in the identification of non-statutory but desirable DDA improvements have resulted in this programme being slipped until 2012/2013. Communal Area Improvements are on-going programmes that have resulted in some slippage.

During the course of repair inspections the need for some complete heating replacements was identified. As this is a key component of the DHS, the work was undertaken and has resulted in an adverse variance on the Newly Arising Decent Homes Budget.

The favourable variance on the Professional Fees Budget was due to actual fees outturning less than anticipated and the adverse variance on the General Contingency was due to levels of expenditure, dependent on work identified during a reported repair or void inspection, being higher than the budget.

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Public Sector Housing (cont...)

The adverse Structural Works variance is due to the general structural element of the programme being demand driven which is largely identified as and when required. Slippage has occurred due to the electrical contractor experiencing serious no-access issues and the reroofing contract being delayed due to adverse weather and a subcontractor going into liquidation.

During the course of the implementation of the new Housing Management Information System, additional essential work was identified resulting in an overspend.

Approvals for Improvements to Binstores are being slipped due to planning and consultation issues.

The Flaxton Square Rainbow Project was a tenant initiated scheme utilising external funding that was successfully completed within budget.

Housing Strategy

Expenditure on Elmstead Regeneration scheme was successfully completed within budget and timescales resulting in the development of 17 new Affordable Housing units. Approvals on other Affordable Housing have been committed to a partnering arrangement with Cosmopolitan Housing Association for the development of affordable housing within Burscough and other areas.

Property Management

The refurbishment at Derby Street is complete and generated an underspend as anticipated. This has been slipped into the new financial year to be combined with other funding to create a budget for works on the Wigan Road site in the context of preparing for the disposal of the Westec Site as agreed by Council when the Medium Term Capital Programme was set.

Other slippage on the Programme is due works on Ashurst Centre Roof, Sandy Lane Roofing Panels, minor refurbishment projects that are due to commence in the new year, and other projects that are dependent on the outcome of MSR.

The remaining projects in the programme progressed in line with budgets with no significant overspends.

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Regeneration

The development phase of the Skelmersdale Town Centre Project is continuing albeit progress has been slower than anticipated due to the economic climate. Consultants have been appointed but expenditure has slipped into the next financial year.

Expenditure on the Estates ICT System relates to potential shared service arrangements which are subject to on-going discussions. This budget has, therefore, been slipped into 2012/2013.

Community Services - Private Sector Housing

Expenditure on the Renovation Grant budget, a demand led area, is committed but expenditure will be incurred in the new year.

An additional Disabled Facilities Grant was received towards the end of the year which was profiled between 2011/2012 and 2012/2013. The allocated budget for 2011/2012 was subsequently overspent. This overspend has been temporarily funded from the underspend on the Clearance Programme which was due to be slipped. This funding arrangement will be reversed in the new year.

The underspend on the Clearance Programme is due to delays beyond the Council's control on the Lime Court scheme.

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Other Community Services

Government advice is awaited on Contaminated Land works and approvals have, therefore, been slipped into 2012/2013. Completion of the Environmental Health Computer System has also slipped into the new financial year.

Additional funding is awaited for CCTV works at Richmond Park and a small amount has been slipped to match this funding. Slippage has also occurred on Play Area Improvements and the Programme will continue into 2012/2013.

Works are ongoing on Flood Alleviation Schemes. Contractors are on site and expenditure will continue into the new financial year.

Expenditure on the Leisure Trust contract was in line with the agreed budget for the year.

Works are complete on the remaining schemes within the Service, including the acquisition of plant and equipment at Beacon Park, with variances occurring on Parish Play Areas and Coronation Park.

Planning

All of the Planning schemes are demand led. The overspend on the Free Tree Scheme has been funded by a small Revenue contribution from within the Heritage Budget and there was no expenditure against the Buildings at Risk budget resulting in the approval being slipped into the next financial year.

Some of the Conservation Area Enhancement approvals are committed but expenditure will be incurred in the new financial year. This has resulted in some slippage.

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Corporate Services

Funding on the ICT Infrastructure Programme is used for an on-going, previously agreed plan to keep the ICT infrastructure up to date ensuring security, speed and integrity and to fund part of the JVC Model. The funding set aside for the JVC model was not required and the remaining unspent approvals have been slipped into the next financial year when expenditure will be incurred.

Work is progressing on the Electronic Document Management implementation within Environmental Health and Housing Private Sector. There is likely to be a budget shortfall on this which will be funded from unallocated funding within the ICT Development Programme in the new financial year. The Capital Development Programme is also to be used for a number of other major projects due for completion in 2012/2013.

Spending on grants to Parishes is determined by the progress that Parishes make on individual schemes and is not within the direct control of the Council. Parishes have 2 years to spend their funding which has resulted in some slippage.

The new Skelmersdale Vision Project has commenced with the acquisition of land that was part funded by a Homes and Communities Grant. The balance on this budget is being slipped into the new financial year to facilitate the continuance of the project.