

**CAPITAL PROGRAMME 2012/2013**  
**HEADS OF SERVICE COMMENTS**  
**AS AT JANUARY**

**Public Sector Housing**

The Windows and Doors Programme is on target for completion this financial year.

Current levels of Occupational Therapy Disabled Adaptations referrals have unexpectedly risen and may incur a slight overspend. However, this will be offset by managed underspends elsewhere within the Fixtures and Fittings budget.

The vast majority of the Energy Efficiency heating contracts will be completed within year. The Oakgate Close Biomass and Holland Moor/Little Digmaor Boiler contracts, however, will slightly overrun and will complete mid-April.

The Binstores scheme has been delayed due to planning permission issues and will now complete within the new financial year.

There has been a late start on site on Environmental Improvements due to delays encountered with external architects/tenants proposing preferred schemes for investment.

All General Sheltered Upgrade schemes are expected to complete within the year. Refurbishment of Bath Springs Court and Oakgate Close are, however, likely to overspend in the region of £100,000. This will be offset by managed savings within the Communal Area Improvements Budget.

Professional Fees are on-going as the Capital Programme develops and are expected to outturn in the region of 80% of their approval. Any balance will be slipped.

The Structural Works approval is a demand driven programme. The Appley Bridge External Rendering Contract has been delayed due to adverse weather and will now complete in the new financial year.

Communal Area Improvements is demand led and the current underspend will be used to offset projected overspends within the Sheltered Upgrades budget.

The Capital Repairs Contingency will be used for enhancement works to voids and response enhancements and is only identified as the Programme progresses.

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<b>Housing Strategy</b>
<p>An Affordable Housing Development Project which will support the development of up to 32 affordable homes in the borough is being explored. The scheme has the potential to generate New Homes Bonus income of up to £245,000. Current timescales are 2013/14 and it is likely that this budget will be slipped into the new financial year.</p>
<b>Property Management</b>
<p>Corporate Property has a number of larger schemes, such as Home Care Link Relocation, to implement. Most projects are progressing well and should be completed by the 31st March 2013. However, there is expected to be slippage of around £80,000 due to the delay in demolishing Westec House (which is now expected to commence in early April) and delays in a number of smaller projects.</p>
<b>Corporate Services</b>
<p>Progress made on delivering Parish Capital Schemes rests with individual Parishes and is not within the direct control of the Borough Council.</p> <p>The ICT Infrastructure budget will be utilised to fund the costs associated with the transfer of ICT related equipment due to the demolition of Westec House along with agreed contract payments to Lancashire County Council/One Connect Ltd.</p> <p>The on-going Organisational Re-Engineering exercises in Housing and Environmental Health will mean that all related funding on the Electronic Document Management System will be spent by the end of the Financial Year.</p> <p>The Capital Development Programme is set up to fund various projects, including, Web Improvements, Wireless Network, and set up costs for the Managed Payroll System, which are progressing.</p>

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**Community Services - Private Sector Housing**

Approvals for Renovation Grants and Disabled Facilities Grants are likely to be fully committed by the end of the year.

Sale completion for the Clearance Programme Lime Court scheme has been agreed for September 2013 and approvals will be slipped.

A Service Level Agreement is currently being drawn up for the Empty Homes Initiative which was due to go live in February. The Council's partner will then subsequently draw down funding as the scheme progresses into the new financial year.

**Other Community Services**

The Leisure Trust funding is part of an on-going agreement and will be spent as planned. Funding on the Environmental Health Computer system is due to be spent in the near future.

Building works for the CCTV Suite Relocation and camera replacements and upgrades are progressing well.

The Play Area Improvements Budget is an ongoing Capital Programme and two potential schemes that are under discussions with residents will need to be slipped into the new financial year. New schemes using recently approved section 106 monies will be completed after the financial year end and will need to be slipped apart from Pickles Drive which is complete.

Flood Alleviation schemes at Calico Brook and Dock Brook are complete apart from remedial works and retentions that will slip into the new financial year.

Works are progressing on the Wigan Road Site and are scheduled for completion before the end of the financial year.

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**Planning**

The remaining approval for the Skelmersdale Town Centre/Skelmersdale Vision Project is a contingency for environmental improvements following the acquisition of land and will be slipped into the new financial year.

The remaining Planning schemes are demand led. The Free Tree Scheme has ended for the current year and the remaining approvals will be slipped into next year. The Conservation Area Enhancement grants are progressing and any unused approvals will be slipped along with the Buildings at Risk unused approvals.