

6. WEST LoTHIAN HOUSING LAND AUDIT 2013

The Panel considered a report (copies of which had been circulated) by the Head of Planning and Economic Development advising of the housing land supply position in West Lothian at 31 March 2013, as identified in the West Lothian Housing Land Audit 2013 (HLA 2013).

The Head of Planning and Economic Development advised that a Housing Land Audit (HLA) was produced on an annual basis and contained information on the housing land supply in West Lothian. The most recent HLA, agreed with Homes for Scotland and the house building industry was HLA 2013, a copy of which was attached to the report at Appendix 1. The HLA set out the likely programme of future completions for the period 2013 to 2018.

The three functions of the HLA were to :-

- Demonstrate the availability of sufficient effective land to meet the strategic housing land requirement for a minimum of five years ahead;
- Provide a snapshot of the amount of land available for the construction of houses at any particular time; and
- Provide an information source for a variety of purposes, including school roll forecasts, infrastructure provision, affordable housing provision and projections concerning council tax income.

The report continued by providing a summary of the HLA 2013 and its role in the SESPlan Supplementary Guidance on Housing Land and the Emerging Housing Requirement.

In conclusion the HLA 2013 had been prepared during a period of continuing market uncertainty but completion figures nevertheless suggested that a recovery was now underway and this was supported by other anecdotal evidence. The issue being experienced in West Lothian was that there had been a significant shortfall in the delivery of housing since 2007-08. Simply put, sites had not come forward for development as quickly as envisaged when the pre-recession WLLP was prepared.

It was recommended that the panel note the content and conclusions of the HLA 2013 as set out in the report and its appendix.

Decision

Noted the contents of the report.