



SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL

AFFORDABLE HOUSING DELIVERY UPDATE

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

The purpose of this report is to update the panel on various initiatives to increase the supply of affordable housing in West Lothian and to advise the panel of a contractor's withdrawal from developing 37 new build council houses at Deans South.

B. RECOMMENDATION

It is recommended that the panel:

- (1) note the progress being made on delivering 3,000 affordable homes in West Lothian over the period 2012-2022; and
- (2) note that Lovell Partnerships has withdrawn from developing 37 new build council houses at Deans South and that options for replacing these units are being explored.

C. SUMMARY OF IMPLICATIONS

I Council Values	<ul style="list-style-type: none">• Focusing on our customers' needs;• Being honest, open and accountable;• Providing equality of opportunity;• Making best use of our resources; and• Working in partnership.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	<p>The policy of supporting the delivery of affordable housing is covered in the West Lothian Local Housing Strategy.</p> <p>Environmental and equality assessments will be carried out as appropriate.</p>
III Implications for Scheme of Delegation to Officers	None.
IV Impact on performance indicators	None.
V Relevance to Single Outcome Agreement	<p>Our economy is diverse and dynamic and West Lothian is an attractive place to do business.</p> <p>We live in resilient, cohesive and safe communities.</p>

We make the most efficient use of our resources by minimising our impacts on the built and natural environment.

VI Resources - (Financial, Staffing and Property)

The Housing Capital Programme 2018/19 to 2022/23 approved by West Lothian Council on 13 February 2018 approved £70.497 million for the New Build Council Housing Programme.

Scottish Government grant of £38.915 million will be available to support the delivery of affordable housing in West Lothian over the next three years. The Resource Planning Assumptions are £12.174 million for 2018/19, £12.984 million for 2019/20 and £13.757 million for 2020/21.

VII Consideration at PDSP

The Services for the Community PDSP last considered a report on affordable housing delivery on 18 September 2018.

VIII Other consultations

Finance and Property Services;

D. TERMS OF REPORT

D.1 Background

The approved West Lothian Housing Strategy 2017 - 2022 recognises the need to increase the supply of affordable housing in West Lothian to meet need and demand. Included within the strategy is a target of 3,000 affordable homes being provided in West Lothian over the 10 year period to 2022.

The council's Corporate Plan 2018 to 2023 commits the council to increasing the number of affordable homes through the New Build Council Housing Programme and working in partnership with Registered Social Landlords (RSLs).

D.2 Progress towards meeting the 3,000 affordable homes target

Since the beginning of 2012/13, 1,632 affordable homes have been built / acquired. A breakdown is provided in Table 1 below:

Table 1

	WLC new build completions	WLC acquisitions	RSL new build completions	RSL acquisitions
2012/13 – 2017/18	804	149	288	19
2018/19 (to 23/01/2019)	275	40	55	2
Total	1079	189	343	21

As can be seen from Table 1, the majority of the affordable homes provided in West Lothian since 2012/13 have been provided by West Lothian Council. However, the approved West Lothian Housing Strategy 2017-22 highlights the opportunity for other housing providers to make a greater contribution to affordable housing delivery over the period of the strategy.

From 1 April 2018 to 23 January 2019, 330 new build homes have been provided in West Lothian. The location of the new build completions during 2018/19 is shown in Table 2 below:

Table 2

Site	Housing Provider	No. of units
Eastfield Road, Fauldhouse	WLC	40
Redhouse, Blackburn	WLC	47
Almondell, East Calder	WLC	6
Kirkhill, Broxburn	WLC	72
Lammermuir, Livingston	WLC	44
Winchburgh	WLC	41
Mayfield	WLC	22
Bathville	WLC	3
Winchburgh	Dunedin Canmore	55
Total		330

D.3

Affordable homes currently under construction

Affordable homes are currently under construction at eight sites across West Lothian. Six of the sites are part of the council's new build programme and two of the sites are being developed by RSL's. A total of 513 houses are under construction.

A breakdown of the sites is provided in Table 3 below:

Table 3

Site	Housing Provider	No. of Units Under Construction
Kirkhill, Broxburn	WLC	93
Wester Inch, Bathgate	WLC	86
Almondell, East Calder	WLC	30
Deans South, Livingston	WLC	54
Drumshoreland, Pumpherston	WLC	86
Almondvale Stadium, Livingston	WLC	37
Jarvey Street, Bathgate	West Lothian Housing Partnership	42
Dixon Terrace, Whitburn	Dunedin Canmore	85
Total		513

D.4 Other sites programmed to commence in 2018/19

A number of new affordable housing sites are expected to commence during 2019. A breakdown of these sites is provided in the Table 4 below:

Table 4

Site	Housing Provider	No. of Units
Standhill South, Armadale	Castle Rock Edinvar	27
Quentin Court, Livingston	Castle Rock Edinvar	18
Polbeth Farm, Polbeth	West Lothian Development Alliance	25
Cloverbank, Ladywell (St Paul's Church), Livingston	West Lothian Development Alliance	12
Vion site, Broxburn	West Lothian Council	14
Brucefield, Livingston	West Lothian Council	33
Standhill, Bathgate	West Lothian Council	22
Craiginn Terrace, Blackridge	Cairn Housing Association	26
Mill Road (Waverley Garage site), Bathgate	Weslo	27
Waverley Street Depot, Bathgate	Weslo	14
Main Street, Bathgate	Weslo	12
Almondvale, Livingston	West Lothian Housing Partnership	146
Brotherton Farm, Livingston	Places for People / Castle Rock Edinvar	23
Kirk Lane, Livingston	Dunedin Canmore	6
Total		405

The above list is indicative and subject to change. The council is also planning to acquire more former council houses from the open market during 2019.

D.5 Withdrawal of contractor at Deans South

A development of 37 houses at Deans South, Livingston, is currently included in the council new build programme. In December 2018, Lovell Partnerships intimated to the council that they were withdrawing from developing this site. In light of this decision, various options are being explored to replace these units. The options include re-tendering for a new contractor, relocating the units to another site, negotiating with on-site suppliers and further open market acquisitions.

D.6 Update on the new WLC affordable housing programme comprising 250 units

Six sites for the new WLC affordable housing programme were approved on 17 April 2018. The sites and the indicative number of units for each site are as follows:

Site	Units
Eagle Brae, Livingston	30
Guildiehaugh, Bathgate	82 (changed from 79)
Vion, Broxburn	14
Mossend, West Calder	69
Standhill, Bathgate	22 (changed from 25)
Brucefield, Livingston	33
Total	250

A variety of procurement options are envisaged, including call offs from third party frameworks and traditional procurement, including directly negotiated contracts from on-site suppliers. The appropriate procurement approach for each site will be assessed on a case by case basis and where necessary to comply with standing orders, approval for contract awards will be sought from Council Executive.

HRA will take possession of the Eagle Brae depot site later this month and will progress with asbestos surveys prior to demolition of the existing buildings on the site.

At Guildiehaugh, site investigations have been undertaken and the consultant's final report is awaited.

In December 2018, Council Executive approved an award of contract to Bellway Homes for the construction of 14 new build council houses on the Vion site, Broxburn. A site start is expected in March.

The transfer of the affordable housing land at Mossend from the private housebuilder to the council is expected to conclude before the end of the month.

Hadden Construction has been appointed as the preferred contractor for the Standhill site and they will be submitting a planning application this month.

Regarding the Brucefield site, there is a possibility of negotiating a contract from an on-site supplier (Barratt). Discussions are on-going and if they progress a report will be presented to Council Executive for approval. Barratt submitted a planning application for 33 affordable homes on this site in December 2018.

E. CONCLUSION

Progress is being made with increasing the supply of affordable housing in West Lothian. Various delivery methods are being pursued.

The council's target is to deliver 3,000 affordable homes over a 10 year period to 2022. Since the start of 2012/13, 1,632 affordable homes have been delivered and a further 513 are under construction. Several new affordable housing developments are in the pipeline, including several sites for new build council housing.

Lovell has withdrawn from developing Deans South. Options for replacing these units are being explored.

F. BACKGROUND REFERENCES

Several reports to Council Executive and Services for the Community PDSP from 7 February 2012 to 9 October 2018

Housing Capital Investment Programme 2018/19 – 2022/23 – Report to West Lothian Council 13 February 2018

Appendices/Attachments: None

Contact Person: Colin Miller, Housing Strategy and Development Manager, 01506 281379

Email: colin.miller@westlothian.gov.uk

AnnMarie Carr

Head of Housing, Customer and Building Services

5 February 2019