

5. AFFORDABLE HOUSING DELIVERY UPDATE

The panel considered a report (copies of which had been circulated) by the Head of Housing, Customer and Building Services providing an update on various initiatives to increase the supply of affordable housing in West Lothian and advising of a contractor's withdrawal from developing 37 new build council houses at Deans South.

Since the beginning of 2012/13, 1632 affordable homes had been built or acquired in West Lothian. A total of 513 affordable homes were under construction at eight sites across West Lothian, while a number of new sites were expected to commence during 2019. Six sites for the new affordable housing programme had been approved on 17 April 2018. A variety of procurement options were envisaged and the appropriate approach for each site would be assessed on a case-by-case basis.

The report also indicated that in December 2018, Lovell Partnerships had intimated to the council that they would withdraw from participation in the development of 37 houses at Deans South in Livingston as part of the council's new build programme. Options to replace those units included re-tendering for a new contractor, relocating the units to another site, negotiating with on-site suppliers and further open market acquisitions.

It was recommended that the panel:

- Note the progress being made on delivering 3,000 affordable homes in West Lothian over the period 2012–2022; and
- Note that Lovell Partnerships had withdrawn from developing 37 new build council houses at Deans South and that options for replacing those units were being explored.

Decision

To note the contents of the report.