



**SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL**

**HOUSING CAPITAL INVESTMENT PROGRAMME 2019/20 to 2022/23**

**REPORT BY DEPUTE CHIEF EXECUTIVE**

**A. PURPOSE OF REPORT**

To advise the Panel of the updated Housing Capital Investment Programme 2019/20 to 2022/23 and the proposed exemption for works under the terms of the Best Value Framework.

**B. RECOMMENDATION**

It is recommended that the Panel notes:

1. The updated 2019/20 to 2022/23 Housing Capital Investment Programme and related funding as detailed in the report;
2. The updated exemptions for works under the terms of the Best Value Framework, as outlined in section D.5 of the report.

**C. SUMMARY OF IMPLICATIONS**

<b>I. Council Values</b>	Focusing on customers' needs, being honest, open and accountable, making best use of our resources, working in partnership.
<b>II. Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	<p>The report on the updated Housing Capital Programme complies with the Housing (Scotland) Act 1987 and the council's Financial Regulations.</p> <p>An Equality Relevance Assessment has been carried out in compliance with the Equality Act 2010 and is included in Appendix 3.</p>
<b>III. Implications for Scheme of Delegations to Officers</b>	None.
<b>IV. Impact on performance and performance Indicators</b>	An effective housing capital and asset strategy is vital to service performance.
<b>V. Relevance to Single Outcome Agreement</b>	Outcome 10 – We live in well designed, sustainable places where we are able to access the services we need.
<b>VI. Resources - (Financial, Staffing and Property)</b>	Updated capital investment of £115.481 million for 2019/20 to 2022/23, with £40.250 million planned for 2019/20.
<b>VII. Consideration at PDSP</b>	None.
<b>VIII. Other consultations</b>	Consultation has taken place with the Tenants Panel and the Head of Finance & Property Services.

## D TERMS OF REPORT

### D.1 Background

The council approved a five year rent and capital investment strategy for 2018/19 to 2022/23 in February 2018. As reported to the Services for the Community Policy Development and Scrutiny Panel on 12 December 2017, the statutory consultation on the five year rent strategy with individual tenants and tenant groups indicated support for a future rent strategy with an annual rent increase to fund capital investment and to increase the housing stock. This report seeks approval of the updated four year Housing Capital Investment programme for 2019/20 to 2022/23.

### D.2 2018/19 Housing Capital Outturn Position

A 2018/19 Housing Capital budget of £42.018 million was approved by Council on 13 February 2018. The programme encompasses both new build housing and major investment in the existing housing stock, with a number of large scale housing projects undertaken by Building Services. As reported to Council Executive on 14 November 2018, expenditure totalling £41.512 million is forecast for the 2018/19 programme. The month 6 projected expenditure represents a net slippage position of £506,000 against budgeted resources for 2018/19, and an updated month 9 forecast position will be reported to Council Executive on 26 February 2019. Any slippage or acceleration on projects in the 2018/19 programme will be rolled forward into the revised four year programme, and an updated programme will be presented to Council Executive for approval in June 2019.

### D.3 Updated Housing Capital Investment Programme 2019/20 to 2022/23

The updated four year Housing Capital Investment Programme 2019/20 to 2022/23 will see total investment of £115.481 million, with significant resources invested in the creation of new homes and a strong focus on the maintenance of quality standards across the housing stock. The proposed programme is based on recent reports to Council Executive on the Strategic Housing Investment Plan and Local Housing Strategy, as well as the Housing Rent Consultation and Capital Investment Strategy which outlined proposals to be taken forward in relation to new housing supply and housing infrastructure.

The updated four year programme will see continued investment to increase housing supply and deliver the 3,000 affordable homes programme by 2022. External upgrading will continue in areas identified with greatest need and an increasing emphasis will be placed on the Energy Efficiency Standard for Social Housing (ESSH). The proposed investment programme is summarised in the table below. Individual projects comprised within each project heading are listed in Appendix 1 and further detail on work to be encompassed within the programme is contained in Appendix 2.

*Table 1: Planned Capital Investment*

Investment Area	2019/20 £'000	2020/21 £'000	2021/22 £'000	2022/23 £'000	TOTAL £'000
New Build & OMA	21,776	21,824	11,592	3,758	58,950
Major Refurbishment	1,760	580	65	0	2,405
Major Elemental Upgrades	3,995	3,571	2,710	2,690	12,966
Planned Programmes	3,397	3,080	3,080	3,245	12,802
Environmental Upgrading	450	330	330	330	1,440
Compliance Works	8,591	6,986	5,090	5,190	25,857
Miscellaneous	281	260	260	260	1,061
<b>Total Expenditure</b>	<b>40,250</b>	<b>36,631</b>	<b>23,127</b>	<b>15,473</b>	<b>115,481</b>

#### **New Housing Supply**

Significant resources will be invested in the creation and acquisition of new homes, with budgeted resources of £58.950 million factored into the investment programme. The new build programme includes the completion of the current new build programme and a further 250 new build council homes. The council remains committed to expanding the housing supply, and delivery of 3,000 new houses between the period 2012 to 2022 and, as such, it

is planned that over 60 Open Market Acquisitions will be progressed in the remaining four years of the programme. It is recommended that the budget for Open Market Acquisitions for 2019/20 is increased by £300,000 so that there can be a focus on buying larger properties in high demand areas. This will ensure that available resources are better directed at meeting current need and demand. The additional budget allocation can be accommodated from within the overall new supply budget. The council will continue to support applications that meet required criteria under the Scottish Government Mortgage to Rent Scheme.

As reported to Council Executive on 9 October 2018, Lovell Partnerships have withdrawn from developing the proposed site at Nelson Park in Armadale and the 26 new build units that were planned for that site are being replaced with 26 Open Market Acquisitions. Thirteen of these acquisitions have already taken place and it is anticipated that the balance will be acquired during 2019/20. Lovell Partnerships have withdrawn from developing 37 new build council houses at Deans South. Options for replacing these units are currently being explored.

### **Major Refurbishment**

Significant improvements will include the completion of regeneration works at Bathville flats and the continuation of roof, render, stair and balcony works at the Lochs Scheme in Whitburn. A total of £2.405 million of major refurbishment works are planned, with estimated completion during financial year 2021/22.

### **Major Elemental Upgrades**

Major Elemental Upgrades consist of long term maintenance work, where structural elements such as roof and external walls are beyond economical repair by routine maintenance. This work will continue to form an important part of the investment programme, with planned resources of £12.966 million to be invested in 21 individual projects during the period 2019/20 to 2022/23.

Continued evaluation of the external condition of the housing stock through the cyclical maintenance survey programme and monitoring of high cost repairs has resulted in the identification of two new projects, which will be funded from within existing approved resources. Roof and render works at Race Road and Glasgow Road are proposed to take place in 2019/20 and similar works in the Preston Area of Linlithgow will be a multiple year project commencing in 2021/22.

Due to a slowdown in participation by owner occupiers in improvement work projects, a revision of budget requirements for both the project in the Lanrigg area of Fauldhouse and the project in Glebe Road, Union Road, Armadale Road and Jubilee Road in Whitburn has been required. Officers will continue to work with owners to encourage participation, however it is anticipated that this trend will continue, and contingency plans are in place to accelerate works to the council's housing stock to fill any arising gaps.

### **Planned Programmes**

Planned programmes cover a broad range of activities, including: energy efficiency measures, central heating replacements, electrical testing and repair, painting and fencing programmes. These works are of preventative maintenance in nature, and are scheduled and prioritised based on condition. Works to the value of £12.802 million are anticipated over the four year period.

The service continues to experience a high demand for kitchen and bathroom improvement projects in void properties and planned reactive works required to maintain the Scottish Housing Quality Standard. Progress to date in the five year investment programme has demonstrated a lower requirement than anticipated for painting, assisted decoration, common stair upgrades, rainwater goods and fencing works. This decrease is due to a service change to an inspection led process whereby works are only carried out where required, thus allowing the services to target resources at areas where there is increased demand such as planned reactive works and kitchen and bathroom works. The four year planned programme budgets have been updated to reflect these changes in demand.

### **Environmental / External Upgrading**

Planned work, to the value of £1.440 million, will continue on general environmental improvements and external upgrading, including tenant led street improvement projects. Although many works are of a small scale, these projects can have a substantial impact on local amenities and the community.

### **Compliance Works**

The introduction of Scotland's Energy Efficiency Standard for Social Housing (EESH) regulations means that by the end of December 2020, any house in Scotland under the management of social landlords should meet a minimum energy rating. EESH continues to be a major focus for project work. There will be enhanced investment in external wall insulation to target work in council houses in areas of mixed tenure, to maximise economies of scale where homeowners receive support through the Home Energy Efficiency Programme Scotland (HEEPS). A programme of central heating upgrades will also be taken forward to help meet EESH. The total value of planned compliance works is £25.877 million within the five year programme.

Structural investigations have been carried out at the Orlit properties in Burns Avenue, Armadale and 1-27 The Vennel and 1-9 The Cross, both in Linlithgow. These surveys have identified minor works required and new projects are proposed to undertake those works, which will be funded from within existing approved resources. There has been a higher demand than anticipated for asbestos related projects, which has resulted in an increased budget requirement to meet the additional cost. The central heating and energy efficiency budgets have been reviewed to ensure that the Energy Efficiency Standard for Housing (EESH) will be achieved within the required timescales. The four year compliance budgets have been updated to reflect these latest assumptions and circumstances.

### **Miscellaneous**

Some of the most significant investment activities facing the service over the next four years will require focus on the synergies between housing investment, repairs and the wider community regeneration agenda. A range of capital projects and measures to support the work of the Housing Revenue Account, totalling £1.041 million, are encompassed within this heading, including feasibility studies and a range of home security measures, such as aids and adaptations, which support tenants to live safely and independently within their homes.

## **D.4 Updated Housing Capital Resources 2019/20 to 2022/23**

The updated split of the £115.481 million resources to fund the updated 2019/20 to 2022/23 capital programme is detailed in Table 2. Financing of the programme will continue to be met largely through borrowing, with £67.124 million of borrowing planned over the four year investment period.

It should be noted that capital financing costs in respect of monies borrowed for the purpose of improving the housing asset stock, or acquiring new stock through new build or open market acquisition, must be charged to the HRA account under Schedule 15 of the Housing (Scotland) Act 1987. As such, the level of sustainable capital expenditure is coterminous with the Housing Rent strategy over the four year period and must be deemed as prudent and affordable, based on the Prudential Indicators contained within the General Fund Revenue Budget report. The level of capital financing charges and CFCR associated with the proposed programme are considered to be at an affordable level within the HRA Revenue Budget, based on an anticipated rent increase of 3% per annum. The projected ratio of gross rental income to capital financing charges will increase from 30.3% in 2019/20 to 33.6% by 2022/23.

Updated assumptions on Scottish Government grants and other contributions have also been factored into funding sources as the council completes the existing new build housing programme and enters into a new phase of funding. Scottish Government grant funding for all new build equates to £57,000 per unit, and for open market acquisitions the grant

available is £30,000 per unit. A total of £17.293 million is anticipated for 2019/20 to 2022/23, with £3.843 million anticipated to support both the new build programme and open market acquisitions in 2019/20.

With regards to other sources of financing, funding of £250,000 per annum is expected from developer contributions and £200,000 per annum from council tax on second homes, which will be directed towards the creation of new social housing. In total, £1.800 million is anticipated from these sources over the updated four year period 2019/20 to 2022/23. Legislative changes came into effect on 1 August 2016 that ended tenants' right to buy council houses therefore no further sales receipts are anticipated.

Table 2 below shows the updated capital resources available to fund the housing capital programme.

*Table 2: Capital Funding*

<b>Investment Area</b>	<b>2019/20 £'000</b>	<b>2020/21 £'000</b>	<b>2021/22 £'000</b>	<b>2022/23 £'000</b>	<b>TOTAL £'000</b>
CFCR	6,195	6,348	6,234	6,244	25,021
Borrowing	29,762	26,236	6,590	8,779	71,367
Government Grants	3,843	3,597	9,853	0	17,293
Developer Contributions	250	250	250	250	1,000
Council Tax 2 <sup>nd</sup> Homes	200	200	200	200	800
<b>Total Funding</b>	<b>40,250</b>	<b>36,631</b>	<b>23,127</b>	<b>15,473</b>	<b>115,481</b>

## **D.5 Governance**

In setting the HRA capital budget, due cognisance must be made to the relevant statutory, regulatory and governance requirements. The Prudential Code requires the council to take into account a number of factors when agreeing capital spending plans. In overall terms, the updated Housing Capital Investment Programme for 2019/20 to 2022/23 is considered affordable, relative to gross rent levels and subject to appropriate management of capital risks and housing arrears. The revenue implications are incorporated within the HRA Revenue budget and loan charge projections continue to indicate that the Housing Capital Investment Programme is prudent, affordable and sustainable.

The council has continued to build a resilient culture of effective planning and governance, with strong evidence to demonstrate how the council meets the defined best value characteristics. The council's Best Value Framework, which was approved on 10 June 2014, ensures that the council complies with the provisions contained within the Local Government in Scotland Act 2003. The 2003 Act requires the council to:

- Secure best value in the performance of its functions;
- Balance the quality and cost of the performance of its function and the cost of council services to service users;
- Have regard to efficiency, effectiveness, economy and the need to meet equal opportunity requirements in maintaining that balance;
- Fully discharge its duty to secure best value in a way which contributes to the achievements of sustainable development.

All aspects of the Housing Capital Investment Programme are geared toward securing best value. The Best Value Framework requires works over a pre-determined threshold to be subject to competitive tendering. Under the 2003 Act, exemptions are permissible and the Council Executive approved exemptions relating to a number of identified projects undertaken by Building Services on 10 June 2014. A review of the Housing Capital Investment Programme for the period 2019/20 to 2022/23 has been undertaken to determine works that will be carried out by external providers and works to be carried out in-house to ensure compliance with the Best Value Framework. It is therefore proposed that works on Energy Efficiency and Roof and Roughcasting continue to be carried out by Building Services, as well as Electrical Periodic Inspections. The list of projects for exemption therefore include:



- Energy Efficiency – Gas Central Heating Upgrades
- Roofing and Roughcasting Works – various projects
- Electrical Periodic Inspections and installation of smoke detection upgrades

An Equality Relevance Assessment has been undertaken on the proposed four-year Housing Capital Programme. The assessment gave consideration to the three key general duties and it is deemed unnecessary that a full Equality Impact Assessment (EQIA) be carried out. Any further budgetary proposals or amendments to the Housing Capital Programme will be screened for EQIA relevance where required.

## **D.6 Corporate Asset Management and Future Capital Investment**

The current Corporate Asset Management Strategy was agreed by the council in February 2018. Asset management provides appropriate structures and governance arrangements to ensure that the council's assets are utilised appropriately in support of service delivery. It is important that resources are prioritised on an ongoing basis to ensure investment has the maximum impact on the core assets required to sustain existing service delivery. The updated four year Housing Capital Programme forms a key part in the longer term approach to asset investment and planning, and considers expenditure required to improve and extend the council's assets for future years. Looking forward, investment plans will be updated annually to demonstrate best value, continuous improvement, sound performance management, partnership working and sustainable development.

## **E. CONCLUSION**

This report sets out the proposed updated Housing Capital Investment Programme for 2019/20 to 2022/23, with proposed investment of £115.481 million. It builds on, and consolidates, local housing needs identified within the Strategic Housing Investment Programme and Local Housing Strategy. The investment proposals are framed on the outcome of the Housing Rent and Consultation Strategy reported to Services for the Community Policy Development and Scrutiny Panel on 12 December 2017 and agreed by Council on 13 February 2018, which indicated that the majority of responses from tenants supported a 3% rent increase per annum.

There is a strong focus within the programme on the creation of additional social housing including completion of the existing new build programme, delivering a further 250 new build homes and continuing with a programme of open market acquisitions. These measures will increase the availability of social housing within communities for both existing residents and future generations. Alongside investment in new and additional housing stock, there will be continued investment in existing council housing stock and the environment, to improve homes and local amenity. Energy efficiency is recognised as a continuing priority, with an emphasis on meeting the requirements of the Energy Efficiency Standards for Social Housing legislation.

Expenditure of £40.250 million is anticipated in 2019/20. The updated programme reflects movements reported to Council Executive in November 2018 and recognises the requirement to refine and rephase projects and expenditure. It also continues a new period of planned investment in our housing stock, ensuring that resources are prioritised effectively and reflect the investment needs of our housing stock.

Through the Housing Capital Investment Programme, the council continues to maintain quality standards and invest in the suitability and sufficiency of its housing stock to improve the environment within communities and meet the needs of existing and future tenants across West Lothian.

## **F. BACKGROUND REFERENCES**

Best Value Framework - Report to Council Executive on 10 June 2014.

West Lothian Strategic Housing Investment Plan 2019-2024 - Report to Council Executive on 9 October 2018.

Affordable Housing Delivery Update – Report to Council Executive on 9 October 2018.

2018/19 Period 6 Housing Capital Monitoring - Report to Council Executive on 13 November 2018.

Housing Revenue Account Budget and Rent Level 2019/20 to 2022/23 – Report to Services for the Community PDSP on 5 February 2019.

Appendices/Attachments: Three

Appendix 1 – Housing Capital Investment Programme Projects 2019/20 to 2022/23

Appendix 2 – Housing Capital Investment Programme Projects Further Information 2019/20 to 2022/23

Appendix 3 – Equality Relevance Assessment

Contact Person: Pamela Bell, Technical Accountant

[pamela.bell@westlothian.gov.uk](mailto:pamela.bell@westlothian.gov.uk)

**Graeme Struthers**  
**Depute Chief Executive**  
**5 February 2019**

## Housing Capital Investment Programme 2018/19 to 2022/23

	2019/20 £'000	2020/21 £'000	2021/22 £'000	2022/23 £'000	Total £'000
<b>NEW SUPPLY</b>					
New Build	16,926	19,874	10,592	3,658	51,050
Open Market Acquisition Scheme	4,700	1,800	900	0	7,400
Mortgage to Rent	150	150	100	100	500
<b>TOTAL NEW SUPPLY</b>	<b>21,776</b>	<b>21,824</b>	<b>11,592</b>	<b>3,758</b>	<b>58,950</b>
<b>REFURBISHMENT AND INVESTMENT</b>					
<b>Major Refurbishment</b>					
Harrison Houses - Loch Scheme, Whitburn	515	580	65	0	1,160
Bathville Flats, Armadale	1,245	0	0	0	1,245
	1,760	580	65	0	2,405
<b>Major Elemental Upgrades</b>					
Lanrigg Area, Fauldhouse - Ogilvy Crescent & Scott Place	400	0	0	0	400
Glebe Rd, Union Rd & Dr, Armadale Rd, Jubilee Rd, Whitburn	687	0	0	0	687
Strathlogie, Westfield	380	0	0	0	380
Croftmalloch Estate - Harrison Houses, Whitburn	0	0	875	725	1,600
Almond View & Cousland Terrace, Seafield	0	0	0	750	750
Balbardie Av & Cres, Rosemary & Slate Roofs, Bathgate	772	0	0	0	772
Dedridge Area, Livingston	700	700	715	715	2,830
Fallas Place, Walker Road, Main Street, Fauldhouse (Flats)	0	600	620	0	1,220
Badallan Place, Fauldhouse	0	230	0	0	230
Mansefield Court & Waverley Street, Bathgate	0	981	0	0	981
Drummond Place, Blackridge	0	400	0	0	400
Church Place, Fauldhouse	0	110	0	0	110
Anderson Avenue, Armadale	0	550	0	0	550
Bedlormie/ Ogilface, Blackridge	756	0	0	0	756
Race & Glasgow Road Roof Upgrades	300	0	0	0	300
Preston Area - Linlithgow	0	0	500	500	1,000
	3,995	3,571	2,710	2,690	12,966
<b>Planned Programmes</b>					
Kitchens and Bathrooms	807	680	680	680	2,847
Windows & Doors Refurbishment / Renewal	400	400	400	400	1,600
Painting	180	200	200	200	780
Assisted Decoration & Internal Upgrade Scheme	350	350	350	350	1,400
Common Stair Upgrades	100	100	100	250	550
Common Access Door Upgrades	150	150	150	150	600
Rainwater Goods Testing & Upgrading	200	200	200	200	800
Fencing	100	100	100	115	415
Planned Reactive / HIO Investment	1,110	900	900	900	3,810
	3,397	3,080	3,080	3,245	12,802
<b>Environmental / External Upgrading</b>					
Tenant Environmental Projects	150	150	150	150	600
Almondell, Broxburn	50	0	0	0	50
Programmed Drainage	150	100	100	100	450
Play Areas	50	50	50	50	200
Aerial Upgrades	50	30	30	30	140
	450	330	330	330	1,440
<b>Compliance Works (Direct and Assistive)</b>					
BISF Ladeside, Blackburn	125	0	0	0	125
Firewalls	200	100	0	0	300
Hard wired smoke detectors	500	500	500	500	2,000
Renewal of walls and footpaths	100	0	0	0	100
Periodic testing and electrical upgrades	762	700	700	700	2,862
Central heating	2,350	2,300	2,300	2,300	9,250
Energy Efficiency/PV Panels	900	100	100	100	1,200
Energy Performance Certificates	170	170	100	100	540
External Wall Insulation	1,674	1,726	0	100	3,500
Aids and Adaptations - Building Services	450	450	450	450	1,800
Aids and Adaptations - Occupational Therapists	250	250	250	250	1,000
Asbestos Management	690	690	690	690	2,760
Legionella Upgrades	20	0	0	0	20
Orlit Remedial Upgrades	200	0	0	0	200
The Vennel Remedial Works	200	0	0	0	200
	8,591	6,986	5,090	5,190	25,857
<b>Miscellaneous</b>					
Deans South, Livingston	20	0	0	0	20
Feasibility Surveys	20	20	20	20	80
Home Safety Service	178	170	170	170	688
Home Security for Senior People	20	20	20	20	80
IT	43	50	50	50	193
	281	260	260	260	1,061
<b>TOTAL REFURBISHMENT &amp; INVESTMENT</b>	<b>18,474</b>	<b>14,807</b>	<b>11,535</b>	<b>11,715</b>	<b>56,531</b>
<b>TOTAL HOUSING CAPITAL INVESTMENT PROGRAMME</b>	<b>40,250</b>	<b>36,631</b>	<b>23,127</b>	<b>15,473</b>	<b>115,481</b>



## Housing Capital 4 Year Investment Programme 2019/20 to 2022/23 Further Information

### 1. New Build Supply

Major investment is to continue, providing new houses in areas across the district of different sizes and style; many are designed to support occupation by people with limited movement ability, including wheelchair users. Built to modern standards, they are well insulated and will substantially reduce heating bills of tenants while ensuring warmth and stable heat levels. Existing tenants are given priority to move into the new housing supply. Rents are slightly higher but should be more than offset by the reduction in heating costs. A priority will be to complete the existing 1,000 houses programme. Details of the sites which are to be completed are provided below.

Site	Units	Est. House Completions by 2019/20	Estimated site completion date
Drumshoreland	86	86	May 2019
Almondvale Stadium, Livingston	37	37	July 2019
Deans South (phase 1)	54	54	March 2019
Kirkhill, Broxburn	230	230	July 2019
Wester Inch, Bathgate	86	86	May 2019
Deans South (phase 2)	37	0	TBC – under review
Bathville (phases 4 & 5)	12	3	2020/21
<b>Total</b>	<b>542</b>	<b>496</b>	

Sites for a further 250 new build council houses were approved in 2018. These units will be constructed during the period of the four year programme.

The council will also add to its stock by purchasing houses; resources for acquisition of former council houses are included in the planned programme. The majority of these will be Open Market Acquisitions. Provision has also been made to continue with the Mortgage to Rent scheme.

## **2. Scottish Housing Quality Standard (SHQS) and Energy Efficiency Standard for Social Housing (EESH)**

One of the main objectives of the Housing Capital Programme is to invest in the existing housing stock to maintain the Scottish Housing Quality Standard (SHQS) and achieve compliance with the Energy Efficiency Standard for Social Housing (EESH) by 1 January 2021. A review of stock condition survey data has been undertaken, to provide an up to date assessment of stock condition and to inform the type and level of investment required. Investment in the existing housing stock has been categorised as Major Refurbishment or Major Elemental Upgrades, as well as Planned Programmes, Environmental Upgrading, Compliance and other Miscellaneous works. It is anticipated that the investment programme will ensure that all stock continues to meet with the SHQS and will also ensure that the stock meets with EESH requirements by 1 January 2021 and maintains that standard beyond 2021.

### **a) Major Refurbishment**

The Major Refurbishment group of projects involves renewal and reconfiguration of multiple elements such as roof, render, stairs, balconies and external areas in a single project.

#### **Lower Bathville**

The works at Bathville are extensive, involving roof and external wall upgrades, new and more secure stairwells and environmental improvements. The works have been complicated by services such as gas and electricity which underlay the buildings. Despite considerable problems and delays, Building Services are making significant progress with the development. Currently the refurbishment work at phases one and two are complete, refurbishment at phase three is underway and refurbishment and three new build units are underway at phase four. Work at phase five has yet to start.

#### **Harrison Houses**

Due to ongoing maintenance issues, resulting in high cost roof repairs, major external and structural upgrades will take place at the Whitburn Harrison Houses. The streets to be encompassed in the project include: Gareloch Way, Loch Awe Way, Loch Earn Way, Loch Fyne Way, Loch Maree Way and Loch Trool Way. Despite their relative age, these properties have been assessed as being in greater need of upgrade, due to the impact on the day to day maintenance budget. This site is complex due to the large volume of privately owned properties and the need to engage with owners to encourage participation in the improvement programme. Housing is working with Environmental Health and Legal to maximise options and outcomes of the scheme.

## b) Major Elemental Upgrades

The work involves long term maintenance work, where structural elements such as roof and external walls are identified as beyond economical repair through routine maintenance.

The work planned in 2019/20 to 2022/23 is detailed below:

	2019/20 £'000	2020/21 £'000	2021/22 £'000	2022/23 £'000	Total £'000
Lanrigg Area, Fauldhouse - Ogilvy Crescent & Scott Place	400	0	0	0	400
Glebe Rd, Union Rd & Dr, Armadale Rd, Jubilee Rd, - Whitburn	687	0	0	0	687
Strathlogie - Westfield	380	0	0	0	380
Croftmalloch Estate – Harrison Houses Whitburn	0	0	875	725	1,600
Almond View and Cousland Terrace, Seafield	0	0	0	750	750
Balbardie Avenue & Crescent, Bathgate	772	0	0	0	772
Dedridge Area	700	700	715	715	2,830
Fallas Place, Walker Road, Main Street - Fauldhouse (Flats)	0	600	620	0	1,220
Badallan Place – Fauldhouse	0	230	0	0	230
Mansefield Court & Waverley Street, Bathgate	0	981	0	0	981
Drummond Place – Blackridge	0	400	0	0	400
Church Place – Fauldhouse	0	110	0	0	110
Anderson Avenue – Armadale	0	550	0	0	550
Bedlormie/ Ogilface – Blackridge	756	0	0	0	756
Race & Glasgow Road Roof Upgrades	300	0	0	0	300
Preston Area – Linlithgow	0	0	500	500	1,000
<b>TOTAL</b>	<b>3,995</b>	<b>3,571</b>	<b>2,710</b>	<b>2,690</b>	<b>12,966</b>

### **c) Planned Programmes**

#### **Kitchens and Bathrooms**

This category incorporates work which keeps Kitchens and Bathrooms in compliance with the Scottish Housing Quality Standard (SHQS). The budget funds around 100 full kitchen and bathroom installations each year.

#### **Windows and Doors**

Windows and Door upgrades to keep them in compliance with the Scottish Housing Quality Standard (SHQS) and contribute towards meeting Energy Efficiency Standard for Social Housing (ESSH). The budget funds around 90 full Window and Door Upgrades each year.

#### **Cyclical Maintenance (CM)**

CM work involves external and communal parts of the council housing stock and undertakes the required preparatory repairs and minor external upgrades. The work is done on a five year rolling programme. The programme plays a significant role within the council's capital programme planning processes linking key conditions information to overall investment planning.

All properties within the council stock are to be surveyed externally by a Housing Investment Officer (HIO) as part of the five year rolling programme. The survey programme is pre-determined as shown in the table below:

<b>Year</b>	<b>Area's</b>
<b>2018/19</b>	Broxburn, Uphall, Winchburgh & Linlithgow
<b>2019/20</b>	Armadale & Blackridge
<b>2020/21</b>	Fauldhouse & Brieche
<b>2021/22</b>	Blackburn, Whitburn & Bathgate
<b>2022/23</b>	Livingston South/ North, East Livingston & East Calder

The CM Programme is primarily made up from the following Capital Planned Maintenance Budgets:

- Painting
- Common Stair Upgrades
- Rainwater Goods Testing and Upgrading
- Fencing

#### **Assisted Decoration and Internal Upgrade Scheme**

In 2015 we introduced the Assisted Decoration Scheme to benefit tenants of West Lothian Council who are either senior citizens or of limited physical capacity and who are unable to decorate their home without assistance. Qualifying Tenants can apply for one room per household for the duration of the scheme. Since introducing this innovative scheme we have successfully assisted 653 tenants, and the approved 5 year programme is intended to assist a further 2,812 households.

### **Common Access Door Upgrades**

This Budget undertakes work which keeps the properties in compliance with the Scottish Housing Quality Standard (SHQS). This requires Secure Door Entry System upgrades or replacements in order to keep them in compliance with the Scottish Housing Quality Standard (SHQS). The budget funds around 12 communal blocks each year.

### **Planned Reactive/ HIO Investment**

This programme supports required individual upgrade investment out-with the named current capital projects and is commissioned by the Housing Investment Manager and Building Services Manager.

### **d) Environmental and External Upgrading**

This category supports local environmental programmes which include; Tenant Led Environmental Projects, Programmed Drainage, Play Area, and Aerial Upgrades. These projects are delivered in consultation with NETS, Roads, Local Housing Offices, tenants and elected members. For example, the drainage programme supports the design and implementation of large works to multiple homes to prevent the flooding of homes and the damage to access paths. 162 council houses have been identified by SEPA (The Scottish Environment Protection Agency) as being at risk of flooding over time as climate change continues. The Flood Risk Management team are identifying the solution to these issues and will be putting them in place over the years.

	<b>2019/20 £'000</b>	<b>2020/21 £'000</b>	<b>2021/22 £'000</b>	<b>2022/23 £'000</b>	<b>Total £'000</b>
Tenant Environmental Projects	150	150	150	150	<b>600</b>
Almondell	50	0	0	0	<b>50</b>
Programmed Drainage	150	100	100	100	<b>450</b>
Play Areas	50	50	50	50	<b>200</b>
Aerial Upgrades	50	30	30	30	<b>140</b>
<b>TOTAL</b>	<b>450</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>1,440</b>



## **e) Compliance Works**

### **BISF Ladeside, Blackburn**

BISF Houses are steel framed and have steel walls. The upgrades are to protect the existing structure and to increase the energy efficiency of the homes, benefitting both the houses and the tenants. All other BISF council houses in West Lothian have been upgraded and this scheme will complete the programme.

### **Firewalls**

This scheme will upgrade firebreaks in Winchburgh at: Midhope Place, Oakbank Place, Craigton Place, Main Street and Castle Terrace. The programme will see 70 properties upgraded over the 5 year planning period.

### **Hard Wired Smoke Detectors**

A ten-year programme, which commenced in 2010/11, will continue and replace battery operated smoke detectors with hard wired smoke detectors and battery operated heat detectors. The outcome of the Scottish Government's consultation on Fire and Smoke Detectors has not been released yet. The programme may need to be reviewed to take account of any recommendations or legislative changes following the conclusion of the Government review.

### **Renewal of Walls and Footpaths**

This budget is a part of the cyclical maintenance survey programme, and will address statutory compliance issues with the surface finishes or structure of external paths, ramps, paved areas, courts, laundry and drying areas associated with council housing. This Budget allocation will ensure properties stay in compliance with the Scottish Housing Quality Standard (SHQS).

### **Periodic Testing and Electric Upgrades**

There is an obligation on the council as a landlord to electrically test each house at least every five years and additionally at the point of re-letting after a house is empty. These surveys identify any potential problems. The most important of these are electrical faults, earthing issues and asbestos in consumer units. This includes full electrical upgrading where required.

### **Central Heating**

The central heating upgrades are in order to keep the properties in compliance with the Scottish Housing Quality Standard (SHQS) and meet The Energy Efficiency Standard for Social Housing (EESH) by 1 January 2021. The budget funds around 3,800 heating upgrades over 5 years.

### **Energy Efficiency/PV Panels**

Local energy efficiency schemes will continue to be carried out, prioritising households in fuel poverty, in consultation with the local housing offices and the Advice Shop. It will also include PV panel schemes and replacement of existing insulation where required to meet The Energy Efficiency Standard for Social Housing (EESH) by January 2021.

### **Energy Performance Certificates**

EPCs are required for circa 9,000 of the council's properties in order to ensure the council meets its legal requirements when renting a property as well as updating our Asset Management

Database. This will also help focus investment in the energy efficiency measures required to ensure the council complies with EESSH.

### **External Wall Insulation**

External wall insulation will be fitted to 685 No Fines properties across the district in order to improve the properties' energy efficiency level and ensure the properties comply with EESSH. This improvement will make the properties cheaper to heat creating a saving in the tenant's fuel bills and will work towards reducing levels of fuel poverty in the district.

### **Aids and Adaptations**

Aids and adaptations for both council housing and private sector housing are assessed by Occupational Therapists in Social Policy and are carried out based on individual need.

### **Asbestos Management**

This budget funds surveys and removal work arising from those surveys.

### **Legionella Upgrades**

This budget funds surveys and remedial work to installations of stored water in common areas. It also allows for upgrade and prevention works.

## **f) Miscellaneous**

### **Deans South**

This budget funds ongoing maintenance work, pending any agreement on the long term future of the estate.

### **Feasibility Surveys**

This budget will support a 5 year Stock Condition Programme aimed at updating the council's stock conditions information and providing cost information for future capital planning. The budget also supports detailed engineering reports on structural issues.

### **Home Safety Service**

This provides an upgraded package of smart technology primarily for older people in their own homes. This technology can help in providing a safer and more secure long-term home environment.

### **Home Security for Pensioners**

This scheme provides options including; the provision of locks, external lighting, door viewers, door chains, window locks and door intercom systems. To date around 3,000 council houses have had security measures fitted under this scheme.

### **Mortgage to Rent**

This is a Scottish Government subsidy scheme to allow owners in extreme financial difficulty to sell their properties to the council and become council tenants.



West Lothian  
Council

## Equality Relevance Assessment

1. Policy details	
Policy title	Housing Capital Programme 2019/20 to 2022/23
Policy lead officer	AnnMarie Carr, Head of Housing, Customer and Building Services
Date relevance considered	25/01/2019
2. Does the council have control over how this policy will be implemented?	
YES	<input checked="" type="checkbox"/> X
NO	<input type="checkbox"/>
3. Do you have evidence or reason to believe that this policy will, or may potentially:	
General Duties	Level of impact ( <b>high</b> , <b>medium</b> or <b>low</b> )
Reduce or increase discrimination, victimisation or harassment against people covered by the equality protected characteristics?	Low
Reduce or increase equality of opportunity between people who share an equality protected characteristic and those who do not?	Low
Provide opportunity to improve good relations between those who share an equality protected characteristic and those who do not?	Low
4. Equality impact assessment required? (All <b>high</b> and <b>medium</b> policies <b>MUST</b> be impact assessed)	
YES	<input type="checkbox"/>
NO	<input checked="" type="checkbox"/> X
5. Decision rationale	
<p>The four year capital programme details where West Lothian Council intends to spend its capital receipts. The justification for this expenditure is on house (stock) condition as outlined by the Scottish Housing Quality Standard, new build council houses, as well as other additional non SHQS upgrades and improvements including externals, environmental work to aid in achieving energy efficiencies (in support of EESSH compliance) and equipment and adaptations.</p> <p>The focus on meeting the Scottish Housing Quality Standard will improve the condition of older stock to make it more secure, safe, accessible and energy efficient by design. The new build homes are being built to an exceptionally high specification and the selection of the designs at tender bid stage were made in partnership with members of the local equality groups to ensure the service had considered the needs of potentially vulnerable tenants from the formative stages of the project.</p>	

External upgrading will continue in areas identified as in greatest need and an increasing emphasis will be placed on the Energy Efficiency Standard for Social Housing (ESSH) over the coming year. Demographically, the communities in greatest need of housing improvements tend to include people who may face fewer life choices and decreased social mobility – these tenants benefit most from improvement projects. By improving the appearance and overall quality of stock in these areas as a priority the life chances of those living there are significantly improved, with benefits to education, health and wellbeing and community safety.

ESSH is intended to continue investment in external wall insulation to target work in council houses in areas of mixed tenure, where homeowners benefit from support through the Home Energy Efficiency Programme Scotland (HEEPS). The funding to help tenants achieve energy efficiency and keep fuel bills as low as possible will obviously aid those in most danger of fuel poverty and deprivation. This funding commitment allocated for improvements include boiler and heating system replacements and the installation of energy efficient loft and cavity wall insulation. The service intends to continue to focus on this area in recognition of the importance of tackling poorly insulated and heated homes to mitigate the threat of fuel poverty for those tenants most vulnerable to this threat. Improving the energy efficiency of our stock most in need of this work is a priority for the service.

One of the main drivers of the direction of capital funds is new build and housing supply. These programmes seek to address the gap in supply and demand issues for decent and affordable socially rented housing in the area. Provision of modern housing, exceeding the SHQS standard that is well supported by robust local infrastructure and services will benefit those most in need of housing and increase housing options for tenants and potential tenants. There is enormous housing demand pressure on all local registered social landlords; the capital programme priorities are directed towards alleviating some of this pressure and increasing the supply of affordable, socially rented accommodation.

This type of combined approach to meeting demand of increasing housing supply through new homes and improving older stock is continued in the proposed capital programme through the environmental upgrade works in communities, and the energy efficiency measures through the provisions made for increased spend on improving energy efficiency of properties. External environmental improvement projects support regeneration of communities most in need of works to improve the local environment.

The capital programme specifically budgets for needs based improvements to aid active living through provision of funding projections for adaptive equipment and adaptations to West Lothian Council's housing stock as determined by the health assessment process. Improvements made to meet the SHQS ensure all stock is more accessible at a basic level. The provision made for improvements to lighting, kitchen and bathroom renewals will also increase safety and quality of life for residents in older properties. This portion of the programme remains need-based and reactive in terms of service delivery in order to deliver improvements at the point of need to the tenant. A needs based investment approach prevents areas from becoming undesirable places to live, increases choice for potential tenants and encourages social mobility for existing residents, thereby increasing the social diversity of communities while seeking to prevent socio-economic deprivation.

The approach of making general structural and fixture/fittings improvements combined with specific adaptations where required enables tenants with mobility issues to remain independent in their own homes for longer and ensures that the adaptations that are made are tailored to the individual.

By budgeting for and recognising the importance of this type of improvement work to properties the proposals ensure the provision of needs based solutions for those who require it most. The policy on equipment and adaptations is centred on qualification via a set criteria applied by Occupational Therapy professionals; this has led to a straightforward process that is transparent and easy to access. Most requests meet the criteria and are approved.

By designing new build properties with the capacity for future aids and adaptations future proofs the supply of accommodation types in order to meet the needs of a diverse range of tenants. The decision to build one story bungalows is a result of responding directly to the needs of our local communities as expressed during consultation activity.

The service Group Accountant, HCBS Senior Management Team, Housing Strategy Officers, Special Projects Co-ordinator (responsible for the Capital Programme) and the service equality lead were involved in the consultation of this assessment. The details of the budget proposals within this report support these findings and it is unnecessary that a full EQIA be carried out.

It is recommended that any further budgetary proposals or amendments to the Capital Programme be screened for EQIA relevance where required.

- **No assessment required – process ends**
- **Assessment required – continue to next section**