

5. HOUSING CAPITAL INVESTMENT PROGRAMME 2024/25 TO 2027/28

The Council considered a report (copies of which had been circulated) by the Depute Chief Executive seeking approval of the proposed Housing Capital Investment Programme for 2024/25 to 2027/28 and to note the scope of works to be undertaken by Building Services under the terms of the Best Value Framework.

It was recommended that Council: -

1. Approves the proposed 2024/25 to 2027/28 Housing Capital Investment Programme and related funding as detailed in the report; and
2. Notes the scope of works to be undertaken by Building Services under the terms of the Best Value Framework, as outlined in section D.5 of the report.

Motion

West Lothian Council welcomes this Housing Capital Investment Programme for 2024/25 to 2027/28, which alongside the Housing Revenue Account budget, forms part of the council's integrated approach to financial strategy, corporate planning, delivery of outcomes and performance monitoring.

Under the previous Labour Administration, the Housing Capital Investment Programme delivered over £188.045 million of investment in both our existing stock and new build council housing. Since May 2022 this Labour Administration has delivered £27.986 million of investment in 2022/23, with £27.649 million projected for 2023/24.

Building upon these strong foundations this minority Labour Administration is determined to deliver further investment of £132.982 million under the proposed programme. There is a strong focus within the programme on the creation of additional social housing including continuation of the approved new build programme and continuing with a programme of open market acquisitions.

Good progress is being made in delivery of the West Lothian Affordable Housing programme across the active sites, with 782 units completed to the end of Quarter 3 2023/24, and the proposed Housing Capital Investment Programme includes the provision of a further 111 additional new council houses with budget provision of £26.723 million.

This will deliver an overall total of 383 new houses by the council, including both new build and open market acquisition additions, over the five-year period to 2027/28. 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 significant investment of £106.259 million 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.

The proposed programme sees the continuation of the capital investment approved by Council on 7 February 2023, with a provision for the removal of Reinforced Autoclaved Aerated Concrete in council housing stock as reported to the Housing Services Policy Development and Scrutiny Panel on 9 February 2024.

Council notes that a review of the Housing Capital Investment Programme for 2024/25 to 2027/28 has been undertaken to determine works that may be carried out by external providers and works that may be carried out in-house to ensure compliance with the Best Value Framework.

This four-year Housing Capital Investment Programme forms a key part in the longer-term approach to asset investment and planning, and considers expenditure required to improve and extend council's assets for future years.

West Lothian Council therefore welcomes the proposed investment of £132.982 million and agrees to approve the 2024/25 to 2027/28 Housing Capital Investment Programme and related funding as detailed in the officer's report.

Council also approves scope of works to be undertaken by Building Services under the terms of the Best Value Framework, as outlined in section D.5 of the report".

- Moved by Councillor Paul and seconded by Councillor Fitzpatrick

### Decision

To unanimously approve the terms of the motion