



**COUNCIL EXECUTIVE**

**NEW BUILD COUNCIL HOUSING 2007-2011**

**REPORT BY HEAD OF HOUSING AND BUILDING SERVICES**

**A. PURPOSE OF REPORT**

To update the Council Executive on progress with Phases 1 and 2 of the Council's new build housing programme and seek approval for the provision of additional units.

**B. RECOMMENDATION**

That the Council Executive agrees :-

- to extend the number of new build council houses to be procured in Phase 2 from 452 to 545, in accordance with site details listed in Appendix 1.
- to note the progress made by officers in the re-tendering of the Phase 2 project.
- that a further report will be submitted to the Council Executive on the outcome of the tendering exercise prior to a contract being placed.

**C. SUMMARY OF IMPLICATIONS**

<b>I Council Values</b>	Focusing on our customers needs.  Making best use of resources.
<b>II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	Continues to meet with the new policy of direct Council provision of new build housing.  The policy meets the requirements set out in the Prudential Code.
<b>III Resources - (Financial, Staffing and Property)</b>	Continuing provision will require to be made from the Housing Capital and Revenue Accounts.
<b>IV Consultations</b>	Internal Consultation with Financial Management, Planning, Housing, Education and Property Services.

## **D. TERMS OF REPORT**

### **Introduction**

The first phase of new build council housing is well underway and 79 houses out of a total of 248 are complete and occupied. It is anticipated that all 248 houses will be complete by August.

In November 2009, the Council Executive agreed to re-tender the contract for Phase 2 of the new build council housing project. Delegated powers were given to officers to implement this process.

Since the decision was made, additional funding has been made available from the Scottish Government through the Incentivising New Council House Building Fund. This, together with funding from new build rents, has given the Council the potential to increase the target number of units of Council house new build from 700 to 800.

The additional units will help to meet the continued high demand for Council housing in West Lothian.

Dixon Terrace (Phase 3) and Eliburn HLV115 (southern part of site) are recommended for inclusion in phase 2. On the remainder of the sites, the numbers of units has been increased to ensure that the sites are developed to their optimum capacity. This will enable the proposed additional units to be constructed and the target of 800 units to be met. The full list of sites and approximate capacities is contained in Appendix 1. Planning guidelines have been amended to take account of the additional site areas and numbers of units.

The proposals also include the construction of 7 bungalows associated with the respite unit in Uphall. This development, because of its specialist nature, has been procured separately.

Completion of Phase 1 (248), implementation of the proposed phase 2 (545) and completion of the 7 bungalows will meet a target of 800 new Council houses.

### **Procurement Programme**

The Council has already implemented the necessary OJEU procurement notices for Phase 2 and 15 companies have submitted Pre-qualification Questionnaires. The submissions are currently being assessed with a view to issuing an Invitation to Tender and Development Brief to companies who best meet the Evaluation Methodology issued with the Pre-qualification questionnaires.

### **Resources**

Provision has been made in the housing capital programme to fund this project. Scottish Government funding of £6.855 million has been secured for partial funding of the programme.

## **E. CONCLUSION**

This second phase of new build Council housing will provide capacity to deliver 800 new houses which will assist in meeting the high demand for affordable rented housing in West Lothian.

## **F. BACKGROUND REFERENCES**

Council Executive 24 November 2009 – Phase 2 Re-Tendering of Contract

Council Executive October 2009 - Housing 2007-2011 Appointment of Preferred Bidder for phase 2

Council Executive February 2009 - New Build Council Housing 2007 -2011

Council Executive December 2008 Ten Year Housing Capital Investment Programme 2008/09 to 2017/18

Services for the Community PDSP May 2008 – New Build Council Houses

Council Executive April 2008 – Housing Capital Programme 2008/09

Council Executive 2<sup>nd</sup> September, 2008.- New Build Council Housing 2007-2011

PP and R Committee - June 2007 and January 2007 – New Build Housing 2007-2011

Appendices/Attachments: 1

Contact Person: Jim McEwan, 01506 281379

**Ann Gee**  
**Head of Housing & Building Services**

**22 February 2010**

## APPENDIX 1

SITE	LOCATION	Gross Area	CAPACITY
		(Acres)	
Dixon Terrace - Phase 2 & Phase 3	Whitburn	11.99	116
Eliburn HLV115 (whole site)	Livingston	7.91	90
Inveralmond CHS Playing Field	Livingston	7.78	92
Little Boghead 6	Bathgate	16.63	150
Alderstone Road, West	Livingston	4.87	45
Former Infant School site	Uphall Station	1.96	23
Ferrier Crescent/Marches Drive	Armadale	1.03	19
Ladeside Avenue	Blackburn	1.03	10
<b>Total</b>			<b>545</b>
Individual Units at Uphall Respite Centre	Uphall		7