

DATA LABEL: PUBLIC



COUNCIL EXECUTIVE

WEST LOTHIAN STRATEGIC HOUSING INVESTMENT PLAN 2022-2027

REPORT BY INTERIM HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

To report to Council Executive on the main points of West Lothian Council's Strategic Housing Investment Plan (SHIP) 2022 – 2027, seek approval for the Plan and its submission to the Scottish Government.

B. RECOMMENDATION

It is recommended that Council Executive:

1. Approves the Strategic Housing Investment Plan (SHIP) attached as Appendix 1;
2. Notes that over a 10-year period from 2012 to 2022, the aim will be to deliver 3,000 affordable homes with the majority being council houses;
3. Notes that the level of grant funding for affordable housing delivery for the period 2022-2027 has increased from previous years and that this will facilitate new affordable housing by a variety of providers;
4. Notes the infrastructure projects identified for future consideration by Scottish Government for grant and loan funding and;
5. Approves submission of the SHIP to the More Homes Division of the Scottish Government.

C. SUMMARY OF IMPLICATIONS

- | | |
|---|---|
| I Council Values | Focusing on our customers' needs; being honest, open and accountable; providing equality of opportunities; developing employees; making best use of our resources; working in partnership |
| II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment) | A Strategic Environmental Assessment pre-screening report and Integrated Impact Assessment were carried out on the SHIP. |
| III Implications for Scheme of Delegations to Officers | N/A |
| IV Impact on performance | Performance indicators have been included in |

and Indicators	performance	the SHIP
V	Relevance to Single Outcome Agreement	We live in resilient, cohesive and safe communities.
VI	Resources - (Financial, Staffing and Property)	<p>The SHIP sets out potential opportunities to deliver affordable housing. The actual level of delivery will depend on the level of council resource and government grant available.</p> <p>The updated Housing Capital Programme 2021/22 to 2022/23 approved by Council Executive on 22 June 2021 includes £53.864 million for the New Build Council Housing Programme.</p> <p>Scottish Government grant of £17.889 million will be available to support the delivery of affordable housing in West Lothian in 2021/22. The Resource Planning Assumptions for years 2022/23 to 2026/27 total £61.906 million.</p>
VII	Consideration at PDSP	Yes
VIII	Other consultations	Consultation has taken place with Registered Social Landlords operating in West Lothian, with Scottish Government More Homes Division, Tenants Panel, Planning Services and Finance and Property Services.

D. TERMS OF REPORT

D.1 Background

The Scottish Government has requested that all Local Authorities submit a 5year Strategic Housing Investment Plan (SHIP) which will augment their current Local Housing Strategies.

This document is reviewed annually and submitted to the Scottish Government. The major objective of the SHIP is for Local Authorities, in conjunction with Registered Social Landlords (RSLs), to ascertain the viability of current and future social housing investment opportunities. The SHIP should relate to the Single Outcome Agreement (SOA) between the local authority and central government. It should be consistent with other strategies within the West Lothian Local Housing Strategy (LHS) on matters such as homelessness, housing support and private sector policy.

The Government's More Homes Division will monitor each SHIP submission and determine in conjunction with Local Authorities the best investment possibilities. This is based on analysis of the relevant merits and potential constraints for the development options provided by each Local Authority. The council currently works closely with the Government's More Homes Division to support RSLs in West Lothian.

The SHIP also gives the latest progress on the council's new build council housing programme.

The SHIP demonstrates the manner in which West Lothian Council's affordable

housing investment priorities will be developed in practice. Consultation has taken place with a number of organisations involved in the development of affordable housing in West Lothian, notably WLC Planning and the RSL community.

The SHIP provides:

- An opportunity to set out key investment priorities for affordable housing and demonstrate how these will be delivered
- Identifies resources which help deliver these priorities
- Sets out the involvement of partners
- Further co-ordination between the LHS and the individual RSL's future development funding plans

D.2 Progress on the SHIP

Since the start of 2012/13 to the end of Quarter 2 2021/22, 2,308 affordable homes were provided in West Lothian. There are currently 375 that are planned to complete by March 22 and a further 317 due to complete by Summer 23.

Over the 5-year period of the SHIP sites have been identified by RSLs and the council for 2,330 homes. Other sites included in the SHIP could accommodate up to 271 homes. These sites may be developed by RSLs or in some cases, WLC. Opportunities for open market acquisitions have also been identified by both RSLs and the council.

Scottish Government has confirmed funding of £17.889 million for 2020/21 and a total of total £61.906 million for years 2022/23 to 2026/27. This is a significant increase on the previous five- year period and provides certainty of funding going forward. This funding is provided in an environment of increasing costs for construction.

The approved Housing Capital Programme 2021/22 to 2022/23 includes £53.864million for new council housing supply.

The updated Rapid Rehousing Transition Plan was submitted to Scottish Government in June 2021. The proposed developments included in this SHIP will increase affordable housing supply in West Lothian and assist in addressing homelessness.

D.3 SHIP priorities

The main priorities identified in the SHIP are to:

- Develop those projects that are already committed, including the continued development of new build council housing.
- Progress development in the Core Development Areas
- Promote housing regeneration in Deans South

Housing investment projects both approved and speculative are submitted by RSLs and are principally categorised by timescale, locality, house tenure, number of units and cost. The council will continue to give priority to sites in West Lothian in high demand areas including the Core Development Areas. Funding allocations will be based on best value principles.

Wheatley Group (West Lothian Housing Partnership) has identified 11 potential sites in West Lothian for 775 homes. Almond Housing Association has identified 15 potential sites for development over the period that could accommodate up to 421 homes. Places for People/Castle Rock Edinvar have identified 9 potential sites for

523 homes. Home Group has identified three sites for 174 homes. Cairn Housing Association has identified 3 projects for 99 homes, Link Housing Association Ltd had identified one project for 52 homes and Ark Housing Association has identified one project for 20 units.

The following sites have been approved in the current new build council housing programme.

Site	Number of homes
Standhill, Bathgate	22
Mossend, West Calder	69
Eagle Brae, Livingston	29
Cawburn Road, Pumpherston	16
Deans South, Livingston	29
Eliburn, Livingston	20
Murieston, Livingston	42
Hopetoun Street, Bathgate	4
Marjoribanks St Bathgate	6
Mid Street, Bathgate	5
Wester Inch	59
Bathville, Armadale	3
Total	304

A number of other sites have been identified for potential future affordable housing development. These sites could accommodate up to 271 homes should funding be available. The site at Deans South was sold in May 2021 and this will enable the development of 127 new homes for social rent.

The funding from second and empty homes Council tax can be used to support new build affordable housing. This is estimated at £80,000 per annum. The amount of funding for capital receipts is estimated at £100,000 per annum.

D.4 Housing Infrastructure Fund

Through the SHIP there is the opportunity to identify housing projects that could benefit from funding for infrastructure. Scottish Government is developing new guidance on infrastructure funding that will be available in Autumn 2021.

The council has consulted with housing associations in drawing up a list of potential bids for infrastructure funding.

The Core Development Area (CDA) at Winchburgh will benefit from funding from the City Region Deal for infrastructure. Funding in the form of loans for the proposed motorway junction and rail station are also anticipated.

It is proposed that Deans South, Livingston be considered for infrastructure grant funding. If successful, the funding would be used to support utility service diversions, A site at Wester Inch also requires infrastructure funding to enable service diversions and road access.

E. CONCLUSION

RSL partners have identified a number of development opportunities for the delivery of affordable housing and the Council also has an ambitious programme of new build Council housing.

The provision of resource planning assumptions enables the Council and RSL partners to develop a more strategic approach to the development of sites in West Lothian. However, the funding available is limited and priorities for the funding have to be identified through development of the SHIP which will be submitted to the More Homes Division of the Scottish Government for consideration and review.

F BACKGROUND PAPERS

Council Executive 19 January 2021 West Lothian Strategic Housing Investment Plan 2021-26

Services for the Community Policy Development and Scrutiny Panel 14 December 2021 West Lothian Strategic Housing Investment Plan 2022-27

Appendices/Attachments: Appendix 1 Strategic Housing Investment Plan 2022 - 27

Contact Person: Marjory Mackie, Housing Strategy and Development Manager
Marjory.mackie@westlothian.gov.uk

Julie Whitelaw
Interim Head of Housing Customer and Building Services

18 January 2022



**West Lothian
Council**

Strategic Housing Investment Plan (SHIP)

2022-2027

DRAFT

January 2022

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1. Executive Summary

West Lothian Council's Strategic Housing Investment Plan (SHIP) identifies priorities for investment over a 5-year period from 2022 – 2027.

The core funding is already in place to deliver:

- The current West Lothian Council New Build Programme of 1000 homes. This started on site in summer 2013 and will be completed in 2021/22. Twenty-three sites have been fully completed. Two are under construction.
- The programme of RSL development in West Lothian continues to deliver new build housing with 43 homes completed in 2020/21.
- In 2017, West Lothian Council committed to deliver 3,000 affordable homes between 2012 and 2022. The new homes are being built by both WLC and RSLs.
- In addition to the current programmes, a number of potential development opportunities have been identified should additional funding from the Scottish Government be made available over the next 5 years.

2. Background

Local Authorities are required to produce a Strategic Housing Investment Plan (SHIP) to supplement their Local Housing Strategy. The purpose of the SHIP is to set out how the investment in affordable housing will be directed over a five-year period, in this case, 2022–2027. This SHIP has been developed in line with revised guidance issued by the Scottish Government.

The SHIP informs the Local Development Plan (LDP) through identifying sites that can be developed for affordable housing. It reinforces the role of the local authority as the strategic housing authority and informs Scottish Government investment decisions;

West Lothian Council's SHIP sets out the affordable housing investment priorities for the area as identified in the new Local Housing Strategy 2017-2022. It demonstrates how these investment priorities will be delivered and the resources required. The SHIP sets out the national and local context by identifying the council's investment priorities; the approach being taken to the delivery of these priorities; outlines potential risks and constraints; and how these can be mitigated.

Covid-19 Pandemic Summary

The Covid-19 Pandemic has had a major impact on site starts, completions and spend for both WLC and RSL projects. Sites were closed between March and July 2020. This impacted on the timescales for delivery of affordable housing during 20/21 and continues to do so during 21/22.

Throughout the lockdown period, although on site construction stopped, RSLs and the council continued to identify future sites and undertake feasibility work which has enabled some new sites to be brought into the SHIP for 2022 to 2027.

A number of factors that may impact on progress over the long term as a result of the Pandemic are listed below;

- Supply chain issues
- Social distancing measures on building sites
- Uncertainty over delivery programmes
- Uncertainty over costs
- Workforce availability
- Developer capacity to deliver
- Potential risk of property crash and impact on affordable housing sites coming forward.
- End of furlough

There is also the challenge of Brexit and the impact that will have on construction in terms of the labour market, supply chain and costs.

There has been a significant impact on homelessness due to the Pandemic with numbers increasing.

Strategic Context

West Lothian Local Housing Strategy 2017-2022 was approved by the Council Executive in October 2017. The LHS contains a target of 3,000 affordable homes being delivered between 2012 and 2022. In July 2021 2,279 homes have been constructed or acquired and a further 634 are under construction.

Scottish Government's Housing to 2040 provides the national strategic context to West Lothian's SHIP.

The Need for Affordable Housing in West Lothian

There is an identified need for quality affordable housing in West Lothian.

- As at July 2021 there were 10,906 applicants on the Common Housing Register for social rented housing. Some RSLs operating in West Lothian also hold their own waiting lists.
- In April 2012, the council abolished the priority need test in relation to homelessness applications and revised operational processes accordingly.
- Homeless presentations have increased and there has been increased use of bed and breakfast accommodation to provide emergency accommodation for homeless households. The pressure on homelessness households has increased because of Covid 19.
- The council submitted the updated Rapid Rehousing Transition Plan to Scottish Government in June 2021 and work continues on the implementation of the actions identified.
- A need for new accommodation has been identified specifically for young people requiring housing support and initial feasibility work is underway to consider the type of accommodation required. A site has been identified in Livingston.
- The council approved a new Housing Allocations Policy in March 2021.

Work is progressing on a new Housing Need and Demand Assessment. The six South East Scotland Councils are working collaboratively on this through the South East Scotland Housing Forum. The HNDA3 Core Project Team will be accountable to the Regional Housing Board of the Edinburgh and South East Scotland City Region Deal.

In September 2018, the council adopted the West Lothian Local Development Plan (LDP). The LDP was prepared within the context of the Strategic Development Plan (SDP1) for Edinburgh and South East Scotland. SDP 1 identified a requirement for 18,010 housing units across all tenures. To deliver this the spatial strategy set out in the LDP continues to support development in the core development areas (Winchburgh, Calderwood, Mossend and Armadale) and other strategic sites such as Heartlands (Whitburn). To assist in meeting housing requirements, the LDP and associated Supplementary Guidance on Affordable Housing sets out requirements for affordable housing provision in some areas, the requirement for affordable housing is set at 25%.

A timetable for preparation of a new LDP (LDP2) has been prepared but is subject to change. This is in the absence of a new SDP and requirements under the Planning (Scotland) Act 2019 which removes requirements to prepare strategic development plans and introduces regional spatial strategies. In addition, future housing land requirements for West Lothian are informed by a new National Planning Framework (NPF4).

3. Progress since the last SHIP

New Build Council Housing

Good progress is being made towards achieving the 1000 council house programme with 23 sites completed. At September 2021, 234 council houses are currently under construction and 52 Open Market purchase are planned for 2021/22.

A further phase of the 250 new build council house programme has been developed and all sites have been included in the SHIP. In December 2020 a site for 33 homes at Brucefield in Livingston was completed. The site at Eliburn, Livingston for 20 homes completed in December 2021. Construction is underway at Bathville, Armadale, Hopetoun Street, Bathgate, Eliburn, Livingston, Standhill, Bathgate, Eagle Brae Livingston, Deans South, Livingston, Wellhead Murieston and Mossend.

Additional sites have been identified in Bathgate as the site at Guildiehaugh cannot be developed within the timescale of 2022. These include a site at Wester Inch and two vacant town centre sites.

A conversion of an existing building in Bathgate (Hopetoun Street) is underway to provide mainstream accommodation. A site for the provision of housing specifically for young people requiring support is being considered in Livingston.

A project for people with complex care needs is being developed in Pumpherston. This will comprise 16 houses for people requiring support and is being led by the council's Social Policy team.

RSL Housing

Three RSL sites have completed during 2020/21 and 2021/22 totalling 80 units. These are Brotherton Farm, Livingston Cloverbank, Livingston, Quentin Court, Livingston and West Main Street, Armadale.

The sites below are currently under construction

Site	RSL	Number of Units	Estimated Completion
Almondvale, Livingston	West Lothian Housing Partnership	146	Dec 21
Jarvey Street, Bathgate	West Lothian Housing Partnership	42	March 22
Winchburgh Site O	West Lothian Housing Partnership	20	March 22
Blackness Road Linlithgow	West Lothian Housing Partnership	14	Spring 22
Polbeth Farm	Almond Housing Association	25	November 21
Calderwood	Homegroup	69	Spring22
Calderwood	Places for People	66	Nov 22
Total		382	

a) Homes for West Lothian Partnership

Homes for West Lothian Partnership has been set up to engage with RSLs operating in West Lothian. The purpose of this is to increase the supply of affordable housing. The RSLs that have agreed to be involved in the Partnership are;

- ARK Housing Association
- Wheatley Group (West Lothian Housing Partnership and Dunedin Canmore Housing)
- Places for People and Castle Rock /Edinvar
- West Lothian Development Alliance Almond Housing Association, Horizon
- Housing Association, Weslo Housing Management)
- Bield Housing and Care
- Hanover Housing Association
- Link Housing Association Ltd
- Cairn Housing Association
- Trust Housing Association
- Home Group

Three meetings have taken place in 2021 and discussions are ongoing with RSLs so that more affordable housing development in West Lothian can be agreed and supported.

b) Shared Equity Programmes

Many people have been assisted through the Open Market Shared Equity Programme (OMSE). In 2018/19 in West Lothian, there were 248 purchases with Scottish Government support of £10.2 million. Demand for this programme remains high. This programme has assisted a number of homeowners in Deans South, Livingston to purchase new property.

In 2019, Scottish Government altered the criteria by changing the arrangements for OMSE purchasers in West Lothian. There were 12 purchased through the OMSE during 2020/21.

The Scottish Government's Help to Buy (Scotland) scheme in West Lothian has assisted 390 purchasers between 2016/17 and 2018/19 with loans amounting to £10.55 million.

c) Other Tenures

RSLs have given greater consideration to Mid Market Rent in West Lothian. West Lothian Housing Partnership and Places for People have identified sites for 294 units for mid market rent. Places for People propose to build 125 homes for Mid Market Rent at various sites in West Lothian and 39 for Low Cost Home Ownership and Wheatley Group propose to build 169 units of Mid Market rent

d) Further Joint Working

Over a 10-year period from 2012 to 2022, the aim will be to deliver 3,000 affordable homes with the majority being council houses. The council and RSL partners, through Homes for West Lothian Partnership is contributing to the delivery of this scale of housing.

The following projects have been identified as a priority;

- Deans South, Livingston – A scheme for comprehensive redevelopment is currently under development. The sale of land by WLC to Springfield Properties PLC was concluded in May 2021. Springfield PLC intend to develop the site and deliver 127 houses for social rent in partnership with the West Lothian Housing Partnership. Further detailed engagement will be ongoing to decide the agreed delivery method.
- Core Development Areas. Progress is being made on the Core Development Areas (CDAs) in at Winchburgh, Calderwood, Mossend and Armadale. Developers have approached RSLs to discuss opportunities for development in the CDAs. In the current SHIP, four large CDA sites are included. These sites will be able to deliver up to 696 homes
- Work commenced in January 2021 at a site in Calderwood for 69 units by Home Group. In July 2021 Places for People/Castle Rock Edinvar commenced the first site of 66 homes at Calderwood. Two further sites totalling 172 homes will be developed there. A further site at Calderwood of 55 homes is proposed for development by Homegroup and Almond are also considering a site for 60 homes there.
- City Deal – Funding has been secured for investment in the Winchburgh CDA to support the development of new secondary school provision. Work is underway at one site for 20 homes for West Lothian Housing Partnership and two other sites are being considered by them. Homegroup are also proposing development at another site in Winchburgh.
- Priority will continue to be given to affordable housing delivery in the CDAs over the next five years.

4. Prioritising the SHIP programme

There are three strands of future social housing provision:

The council's new build programme,
RSL programme funded by the Scottish Government
The council's Affordable Housing Policy.

Priorities for Funding

The draft Local Housing Strategy 2017-2022 identified priorities for affordable housing investment. These are noted below.

Area Priority for Investment
Priority 1: Broxburn, East Livingston & East Calder, Linlithgow, Livingston North, Livingston South, Uphall and Winchburgh
Priority 2: Armadale & Blackridge, Bathgate, Whitburn & Blackburn.
Priority 3: Fauldhouse & Breich Valley.

The priorities reflect the approach to housing development set out in the West Lothian Local Development Plan, specifically policy HOU4. Funding allocations will be based on best value principles.

The priority for the SHIP programme is to develop those sites that already have a funding commitment. The council will continue to give priority to sites in West Lothian in high demand areas and Core Development Areas.

The redevelopment of Deans South, Livingston is a key priority over the next five years. The new build council housing site for 54 units is complete. A site for 29 homes is under construction. It is important to prioritise the remainder of the Deans South estate for investment so that the site can be fully developed.

4.1 RSL Programme

RSLs in West Lothian have identified sites for homes for development over the period 2022-2027. The sites are noted at table 1.

The priority has been determined on the basis of location and the sites being capable of development over the short term. Further consideration will be given to sites that can be brought into the programme in the longer term.

The majority of RSL sites are in either Priority 1 or Priority 2 areas. The SHIP has been developed to allow flexibility and ensures that sites can come forward should additional resources become available.

Table 1

RSL	Site	22/23	22/23	23/24	23/24	24/25	24/25	25/26	25/26	26/27	26/27
		Social Rent	MMR/ SE								
Almond HA	Mill Centre Blackburn Phase 1	20									
Almond HA	Stoneyburn Gap Sites			18							
Almond HA	Glendevon Park Winchburgh	16									
Almond HA	Meadow Crescent, Fauldhouse	12									
Almond HA	Armadale CDA							30		30	
Almond HA	North St, Armadale							25		25	
Almond HA	East Calder									36	
Almond HA	Linlithgow									30	
Sub Total	242	48		18				55		121	

RSL	Site	22/23	22/23	23/24	23/24	24/25	24/25	25/26	25/26	26/27	26/27
		Social Rent	MMR/ SE								
Almond HA	Willowdean, Bridgend	8									
Almond HA	Race Road, Bathgate									36	
Almond HA	Appleton Drive Livingston							38			
Almond HA	Simpson Avenue Bathgate					19					
Almond HA	Roosevelt Gardens, Kirknewton							12			
Almond HA	Gavieside							25		25	
Almond HA	Langside Gardens Polbeth					16					
Sub total	179	8				35		85		61	

RSL	Site	22/23	22/23	23/24	23/24	24/25	24/25	25/26	25/26	26/27	26/27
		Social Rent	MMR/ SE								
West Lothian Housing Partnership	Raw Holdings East Calder	38	25								
West Lothian Housing Partnership	Gavieside									125	
West Lothian Housing Partnership	Gavieside									110	50
West Lothian Housing Partnership	Deans South, Livingston	127									
West Lothian Housing Partnership	Winchburgh Site BB	47	34								
Sub total	556	212	59							235	50

RSL	Site	22/23	22/23	23/24	23/24	24/25	24/25	25/26	25/26	26/27	26/27
		Social Rent	MMR/ SE								
West Lothian Housing Partnership	Winchburgh Site 0	20									
West Lothian Housing Partnership	Blackness Road Linlithgow	8	6								
West Lothian Housing Partnership	Preston Farm Linlithgow	8	7								
West Lothian Housing Partnership	Linkston Road, Bathgate			62							
West Lothian Housing Partnership	Sibbalds Brae Bathgate	29									
West Lothian Housing Partnership	Raw Holdings			45	34						
Sub total	219	65	13	107	34						

RSL	Site	22/23	22/23	23/24	23/24	24/25	24/25	25/26	25/26	26/27	26/27
		Social Rent	MMR/ SE								
Castle Rock Edinvar	Calderwood site CWB	34									
Places for People	Calderwood site CWB		32								
Castle Rock Edinvar	Calderwood site CWC & OSD			32							
Places for People	Calderwood Site CWC & OSD				17						
Castle Rock Edinvar	Calderwood Site CWC & OSD			57							
Castle Rock Edinvar	Hunter's Rd Livingston	16									
Places for People	Hunter's Rd Livingston		12								
Castle Rock Edinvar	Wilkieston	12									
Sub total	212	62	44	89	17						

RSL	Site	22/23	22/23	23/24	23/24	24/25	24/25	25/26	25/26	26/27	26/27
		Social Rent	MMR/ SE								
Places for People	Murieston		28								
Castle Rock Edinvar	Kettlestoun Mains, Linlithgow					30					
Places for People	Kettlestoun Mains, Linlithgow						10				
Castle Rock Edinvar	Gregory Road Livingston	33									
Places for People	Gregory Road Livingston		20								
Castle Rock Edinvar	Simpson Parkway Livingston					20					
Places for People	Simpson Parkway Livingston						10				
Castle Rock Edinvar	Armadale Standhill North	57									
Places for People	Armadale Standhill North		35								
Sub total	243	90	83			50	20				

RSL	Site	22/23	22/23	23/24	23/24	24/25	24/25	25/26	25/26	26/27	26/27
		Social Rent	MMR/ SE								
Castle Rock Edinvar	Charlesfield Lane, Livingston					30					
Places for People	Charlesfield Lane, Livingston						15				
Castle Rock Edinvar	Whitburn Road, Bathgate			14							
Places for People	Whitburn Road, Bathgate				9						
Cairn Housing Association	Craiginn Terrace, Blackridge	27									
Cairn Housing Association	Fauldhouse Road, Longridge			52							
Cairn Housing Association	Drumshoreland Road, Pumpherston			20							
Ark Housing Association	Crusader Rise, Livingston	20									
Sub Total	187	47		86	9	30	15				

RSL	Site	21/22	21/22	22/23	22/23	23/24	23/24	24/25	24/25	25/26	25/26
		Social Rent	MMR/ SE								
Home Group	Calderwood	69									
Home Group	Calderwood			55							
Home Group	Winchburgh Site O2A			50							
Link HA Ltd	Sydney St, Craigshill	52									
Sub Total	226	121		105							
<u>Grand Total</u>	2064										

4.2 West Lothian Council Future Sites

The sites in table 2 are identified for potential future development by WLC.

Table 2

Site	Number of Units	Tenure	Timescale for Approval
Mid Street, Bathgate (former swimming pool)	5	Social Rent	2021/22
Marjoribanks Street, Bathgate (former community centre)	6	Social Rent	2021/22
Wester Inch HBA 23, Bathgate	59	Social Rent	2021/22
Wester Inch HBA 23, Bathgate	40	Social Rent	2023/24
Cawburn Road, Pumpherston (Specialist Provision)	16	Social Rent	2020/21
Guildiehaugh, Bathgate	100	Social Rent	2023/24
Trim Track, Livingston	40	Social Rent	2023/24
Total	266		

4.3 Other Sites

A number of other sites have been included in the programme. The housing provider for these homes will be confirmed in due course.

Table 3

Site	Number of Units	Tenure	Timescale for Approval
Charlesfield, Livingston	35	Social Rent	2022/23
Bangour	201	Social Rent/MMR	2022/23
Appleton Parkway	35	Social Rent/MMR	2024/25
Total	271		

4.4 Open Market Acquisitions

It is also proposed that there will be a total of 100 homes purchased from the open market to increase affordable housing supply in West Lothian over the period of this SHIP. There were 31 open market purchases in 2020/21 and a further 52 planned in 2021/22. Almond have proposals for 20 Open Market purchases in the SHIP period.

4.5 Summary of Affordable Housing Investment in West Lothian

Table 4

	<u>2021/22</u> £'000	<u>2022/23</u> £'000	<u>2023/24</u> £'000	<u>2024/25</u> £'000	<u>2025/26</u> £'000
Scottish Government Grants	17,889	15,420	15,376	15,430	15,685
Developer Contributions	250	300	300	300	300
Council Tax on Second Homes	75	70	70	70	70
Capital Receipts	100	100	100	100	100
Borrowing	30,374	22,954	TBC	TBC	TBC
Total	48,868	38,844	TBC	TBC	TBC

The above table is based on current Resource Planning Assumptions (West Lothian allocation for the council and RSLs) and assumptions for developer contributions, council tax receipts on second homes, capital receipts and borrowing.

4.6 Housing Infrastructure Fund Projects

As part of the SHIP, projects that require infrastructure funding can be included. Projects for the council or an RSL may be supported by Scottish Government grant, private sector projects may be supported by loans. Scottish Government has shortlisted the Heartlands development in Whitburn as potentially being suitable for an infrastructure loan. The council has identified projects at Deans South, Livingston that will require infrastructure investment to support the development of the whole Deans South area, including the 29 new build council homes. The Wester Inch site also requires significant infrastructure investment to enable the site to be developed. The site at Guildiehaugh, Bathgate will also require infrastructure funding to support development.

Table 5

WLC Projects (Grant Funded)			
Site	Number of Units	Infrastructure Requirement	Amount of Grant Funding Required £'000
Deans South, Livingston	127	Service diversions, provision of utilities and land remediation. Off-site drainage attenuation	2,000
Wester Inch	99	Service diversions and road access	500
Guildiehaugh, Bathgate	100	Service diversions, provision of utilities and land remediation.	625

4.7 Private Sector Projects (Loan Funded)

One private sector housing project has been identified for £26 million of infrastructure loan funding.

Table 6

Private Sector Projects (Loan Funded)			
Site	Number of Units	Infrastructure Requirement	Amount of Loan Funding Required £'000
Winchburgh CDA	2,950	Motorway Junction; rail station; land remediation; utilities	26,000

The list of potential projects to be considered for bids to the Scottish Government Housing Infrastructure Fund will be kept under review.

5. The Economic Climate

The housing market has shown signs of improvement in recent years. Many of the sites that were stalled are now starting to pick up with development continuing on a number of sites, particularly in the Core Development Areas. There were 470 private sector completions in 2020/21 which is high given the issues with Covid-19 and lockdown.

According to the Registers of Scotland, the average house price in West Lothian in June 2020 was £184,395. The average house price in July 2021 in Scotland was £201,896.

The impact of the Covid-19 Pandemic is likely to have a significant effect on the housing market over the coming year.

6. Investment in Affordable Housing

The table below shows Scottish Government historic investment levels in West Lothian (for both RSLs and WLC) between 2013/14 and 2020/21

Table 7

Year	Actual Expenditure (£'000)
2013/14	887
2014/15	4,614
2015/16	10,347
2016/17	10,429
2017/18	10,950
2018/19	13,084
2019/20	16,194
2020/21	13,489

Table 8: Future Resource Planning Assumptions

Year	Indicative Planning Figure (£'000)	Affordable Housing Supply Programme indicative planning figures including slippage (£'000)
2021/22	17,889	22,361
2022/23	15,420	19,275
2023/24	15,376	19,220
2024/25	15,430	19,287
2025/26	15,685	19,606

West Lothian Council's Investment in new housing supply

West Lothian Council is highly committed to partnership in the delivery of Local Housing Strategy outcomes. This is demonstrated through the provision of new build council housing and direct assistance to RSLs to enable their development proposals to proceed. Scottish Government direct funding remains important across the range of projects.

The approved Housing Capital Programme 2021/22 to 2022/23 includes £53.864million for new council housing supply and the council has delivered 2,308 new build council homes between 2012/13 and Q2 2021/22. The Scottish Government provided £6.513 million to support new build council housing and open market acquisitions in 2020/21

In 2020/21 £250,000 from Developers' contributions was used to support the new build council housing programme.

Other Funding

Funding from a Charitable Trust has been identified to support a project in West Lothian. The funding supports a development at Polbeth by Almond Housing Association. This is particularly beneficial to the area and frees up other funding for additional projects. Work started on site in August 2020 and is due to complete November 2021.

7. Development Constraints

The key development constraints centre on the provision of funding for infrastructure such as primary and secondary schools.

The City Deal Fund is being used to support new schools at Winchburgh.

Scottish Government has also launched the Housing Infrastructure Fund to accelerate new build development. Bids have been made for additional grant or loan funding to support projects that have stalled or can be brought forward. A number of projects have been identified as candidate projects to be considered for support by the Scottish Government Housing Infrastructure Fund. These are identified in the SHIP tables. RSLs and developers were made aware of the fund and the SHIP sets out those projects which would benefit from additional funding to support their delivery.

While there continues to be funding constraints, it is clear that RSLs are having some success identifying projects. Challenges remain in regard to the availability of private finance for RSLs but some larger RSLs have managed to secure bond funding. In addition, there is opportunity for front funding the purchase of development sites should this be required. The majority of RSL projects coming forward in this SHIP are likely to be for social rent rather than mid-market rent or shared equity. RSLs have identified homes for 294 mid-market rent and 39 homes for shared equity. This is an increase on previous years and demonstrates the willingness to support the development of tenures other than social rent.

Constraints identified by RSLs include abnormal costs, demolition and site clearance and developer contributions. To assist in trying to overcome these constraints, the council will continue to work in partnership with relevant stakeholders in relation to the provision of infrastructure.

8. Collaboration across the Housing Market Area

West Lothian is a member of the South East Scotland Housing Forum. This group includes representation from housing and planning from the six SESPLAN member councils and Scottish Government. The group collaborated successfully to produce HNDA2 and has now commenced work on HNDA3.

Homes for West Lothian Partnership was set up in 2018 to engage with RSLs operating in West Lothian. The purpose of this is to create a coordinated strategy of land assembly, finance, construction planning and targeted provision of homes based on need to increase the supply of affordable housing. Three meetings have been held with RSLs and all have been invited to contribute to the SHIP. Joint working with RSLs and the voluntary sector continues in relation to the development of the Rapid Rehousing Transition Plan to address homelessness in West Lothian.

9. Partnership Process for producing the SHIP

West Lothian Council continue to consult with key partners to develop and deliver quality affordable housing. There are regular updates on progress towards meeting the Local

Housing Strategy objectives with stakeholders. Noted below is a breakdown of the partners involved in the delivery of affordable housing in West Lothian;

- **RSLs**

West Lothian Council and RSL development partners have an ongoing dialogue in relation to the delivery of affordable housing. In regard to the development of the SHIP, the RSL partners were invited to meetings to discuss their input. Meetings were held with Almond Housing Association, the Wheatley Group, Places for People, Home Group, Ark Housing Association and Cairn Housing Association. The key points discussed were in relation to identifying potential development opportunities and overcoming constraints to development including funding requirements and infrastructure. With increased level of grant funding anticipated over the period of the SHIP there is a potential to support a variety of housing providers.

- **Private Developers**

West Lothian Council maintains regular dialogue with private developers in determining the most appropriate affordable housing contribution whilst taking significant factors into account for each individual development site.

- **West Lothian Council Service Areas**

West Lothian Council Service Areas including, Planning, Legal Services, Finance and Property Services and Housing maintain a close working relationship to deliver affordable housing and to develop a strategic approach to provision. This assists in the speed of delivery of development and the quality of housing provided.

There is ongoing liaison with Social Policy to identify requirements for specialist housing provision in West Lothian.

We have worked closely with Social Policy in relation to the design of the new build houses to ensure that they are future proofed and limit the need for adaptations in the longer term. There is increasing engagement through the Commissioning Plans to identify future requirements for specialist housing provision. This will also be picked up through work done in relation to HNDA3.

- **Government Assistance**

The council welcomes the government funding to assist the provision of housing either through its own new build programme or to fund RSLs for site acquisition/off the shelf purchase. This funding has enabled significant numbers of affordable housing to be completed. In 2018/19 West Lothian Council had the highest number of completions of new build council houses of any council in Scotland. The council has endeavoured to make best use of the sites identified to develop council housing that will optimise the use of the sites to meet a variety of housing needs.

10. Investment Outcomes

There are several key outcomes to be achieved in the course of the 5 year period of this SHIP:

- Completion of an agreed number of RSL homes through the Strategic Local Programme (SLP).
- Complete the development of the current council new build programme.
- A further programme of new council house building.

- Maximise employment and training opportunities through the provision of new build housing.
- To assist with the provision of new infrastructure by making appropriate developer contributions through new build programmes.
- Development of a new Local Housing Strategy

11.Scottish Housing Quality Standard Delivery Plan

In West Lothian 94.2% of council stock currently meets SHQS and the majority of RSL stock is compliant.

At Deans South, a number of blocks have now been demolished to make way for new build council housing. 54 council homes have been completed and a further 29 are under construction at another site in Deans South.

12. Specialist Housing Provision

New Developments of specialist housing provision are planned.

- Cawburn Road, Pumpherston for 16 homes for people with complex care needs;
- Conversion of a former hostel in Bathgate into four self- contained flats;
- Cairn Housing Association will develop bungalows at Blackridge;
- West Lothian Housing Partnership has developed amenity housing in Livingston as part of the Almondvale development
- Ark Housing Association are planning a development at Crusader Rise. Some of these will be suitable for wheelchair users and people who require specialist housing provision.

The new build council housing programme has provided in excess of 140 bungalows including one- bedroom bungalows so that there is a wider range of house types available for people with disabilities. Occupational Therapy staff were involved in developing the housing design and mix and there has also been input from staff from NHS Lothian.

12.1 Wheelchair Accessible Housing

Targets for wheelchair accessible housing were set out in the West Lothian Local Housing Strategy 2017-2022. A target of 30 wheelchair accessible homes per annum was set over the duration between 2017/18 and 2021/22. Targets for wheelchair housing across all tenures are being considered and may be developed following the development of HNDA3. the next Local Housing Strategy and in line with Housing to 2040 requirements.

Table 9 - Wheelchair accessible house completions

Provider	Wheelchair Bungalow Completions				
	2016/17	2017/18	2018/19	2019/20	2020/21
WLC	16	30	41	60	8
WLDA	0	6	0	1	0

RSLs and WLC have submitted proposals in the SHIP for at least 67 homes that would be suitable for wheelchair users and 312 homes that could be suitable for older people or people who require amenity housing. RSLs are also considering models of housing for older people including the use of technology.

Funding for adaptations continues to be supported through the HRA for council tenants and through Scottish Government grant for homeowners, private tenants and through Scottish Government grants to RSLs.

13.Rapid Rehousing Transition Plan

The West Lothian Rapid Rehousing Transition Plan (RRTP) was updated in June 2021 and submitted to Scottish Government. The following RRTP achievements were noted:

- Implementation of the council's new allocations policy in 2021
- A reduction of 0.7% in homeless presentations between April 2020 and March 2021 from 1,474 to 1,464
- Implementation of a Housing First service for adults with mental health/addictions

Key actions identified in the RRTP for 21/22 include:

- Accelerate the shift to a prevention approach in 21/22 through the roll out of the new allocations policy.
- Develop an enhanced holistic approach to addressing youth homelessness
- Develop a sustainable housing model for Housing First
- Modernise supported accommodation delivery through the tenancy support service
- Continue to implement projects to increase the number of dispersed Temporary Tenancies and sharing accommodation
- Continue the high % of social rented lets to homelessness during 21/22 to address the increase in the backlog of homeless households experienced during the pandemic
- Identify future supply requirements of new build affordable housing stock to meet local needs for years 4 and 5 of the RRTP

As a result of the Covid-19 Pandemic there continues to be high demand from homeless households for accommodation. There are unprecedented numbers of people in temporary accommodation. There has been an increase in housing demand from households facing domestic violence and households dispute. Increases too in households struggling with affordability and from young people being asked to leave. This has been exacerbated by an increase in demand and decrease in permanent lets as a result of Covid-19. In 2019/20 there were 752 lets compares to 402 in 2020/21. During the pandemic, temporary accommodation was increased by 109 units due to lock down restrictions and the demand for accommodation to assist people in social distancing and self-isolation.

During 2021 the aim is to continue to strengthen homelessness prevention by improving housing options offering across all partners and by greater engagement with the private sector. The council will continue to maximise the lets to homeless through achieving agreed targets and expand our Housing First provision.

An increase in homeless presentations is projected for 2021/22 due to the Pandemic.

The SHIP aims to support the actions of the RRTP in the following ways:

- Increasing the supply of permanent accommodation.
- Supporting RSL development.
- Prioritising support for new build affordable housing in areas of high demand.

As the number of new build council completions decrease and the RSL completions increase, it is critical that all providers assist in meeting the needs of homeless households

14. Child Poverty (Scotland) Act 2017

In June 2019, Council Executive approved the Local Child Poverty Action Report. This report was updated in February 2021 to take account of Covid-19. Latest local estimates place West Lothian's level of child poverty at 24% after housing costs. This is consistent with the level for Scotland. There are key links in the report to the Rapid Rehousing Transition Plan and to West Lothian Anti-Poverty Strategy.

The LCPA report references information from the Resolution Foundation and notes that the coronavirus income shock has been felt widely across tenures, but social and private renters are more likely to have fallen behind with housing costs than home owners. Additionally, renters are more likely to have lost their job or been furloughed during the crisis whilst owners with mortgage are the group most likely to have reduced hours.

During the period 23 March to 16 August, the West Lothian Anti-Poverty service processed 5,081 claims to the Scottish Welfare Fund. This represented an increase of 55% compared with the same period in 2019. 55% of the awards were for crisis grants compared with 30% in the same period in 2019. The proportion of successful grants – a straightforward marker of increased need -- rose by 13 percentage points.

The Anti-Poverty Strategy 20/21 includes an action to ensure that additional discretionary housing payment funding is available to help tenants who may be experiencing financial difficulties as a result of Covid-19 and increase the numbers applying.

A key outcome included in the Anti-Poverty strategy is to *"increase the number of people who live in warm affordable homes"*. This will be measured by the number of new homes completed annually in West Lothian. This relates directly to the target of 3,000 affordable homes built between 2012 and 2022 which is included in both this SHIP and the West Lothian Local Housing Strategy 2017-2022.

15. Welfare Reform

West Lothian Council has developed an anti-poverty strategy that sets out a series of actions to support people affected by welfare reform and those at risk of poverty. The Scottish Government's Discretionary Housing Payment is being used in West Lothian to assist with housing costs and in particular to mitigate the effects of the removal of the spare room subsidy.

A key challenge for the council and other providers is to provide smaller houses for people to move to while ensuring that there is a sufficient range of house types and sizes available for applicants and tenants not affected by welfare reform.

The Covid-19 Pandemic has required a major effort from both the council and the Third Sector to assist people facing financial and health issues. Changes have been made to enable greater online support including welfare and benefits advice as well as support for health and care needs.

16. Fuel Poverty and Climate Change

The Local Housing Strategy outlines the council's approach to reducing fuel poverty and tackling emissions that contribute to climate change. The council provides advice and information on fuel poverty via the Advice shop and signposts individuals to agencies such as the Home Energy Scotland.

In 2020/21 the council invested over £1.2million to improve the energy efficiency of 181 council houses. Both sources of funding were used to improve the energy efficiency of housing stock in West Lothian and help tackle fuel poverty. Particular focus was on targeting areas with high levels of deprivation.

The council seeks to ensure that all new build housing is energy efficient and 89% of West Lothian Council Housing stock currently meets the Energy Efficiency Standard in Social Housing (ESSH).

The heating for the complex care unit at Cawburn Road will be from renewable energy through a ground source heat pump. This will attract funding from Scottish Government.

There are 57 sites identified in the SHIP by RSLs that meet greener standards.

The council is proposing the integration of net zero carbon targets for the next local housing strategy. There are two key elements to this;

- The council is aiming to make a strong commitment to ensuring that our future new build housing stock is as energy efficient as possible. It is proposed that all new build council housing stock are designed and constructed to meet the requirements to achieve an A – Rated Energy Performance Certificate (EPC) in terms of both the building's 'energy efficiency rating', and the building's 'environmental impact rating', which shows the buildings CO² emissions. In addition to this it is proposed that all future new build council housing stock should meet all 8 requirements to achieve the current Scottish Building Standards “Silver” Standard.
- A route map has been developed with key milestones for existing WLC housing stock to meet ESSH 2 compliance.

17. Private Sector House Condition

The condition of houses in the private sector in West Lothian is generally good. The council's Scheme of Assistance has been reviewed to provide information, advice and access to practical assistance to enable homeowners to fulfil their responsibility of maintenance and repair of their property and to provide grant support to home owners whose homes need adapted to suit the needs of a disabled person.

The revised Scheme of Assistance was approved by the Council Executive in January 2021. The council has given a commitment to develop its approach to private sector housing over the coming years in order to improve house condition and this will include enforcement activity where necessary. Environmental Health has developed a Trusted Traders scheme. Work continues in relation to bringing private sector empty homes back into use.

18 Gypsy/Traveller sites

West Lothian Council no longer operates a site for Gypsy/Travellers. The council will engage with Scottish Government, COSLA and organisations that support Gypsy/Travellers to assist in improving the understanding of requirements of Gypsy/Travellers coming to West Lothian.

19.Strategic Environmental Assessment

A Strategic Environmental Assessment pre-screening report was undertaken and has determined that a full assessment is not required for the SHIP because it is unlikely to have significant environmental effect. Most of the sites that are included in the SHIP are allocated for housing in the West Lothian Local Plan and/or the West Lothian Local Development Plan which has been the subject of a full Strategic Environmental Assessment.

20.Equalities

West Lothian Council is committed to promoting equality and diversity and eliminating discrimination and the Authority follows strict corporate guidelines which governs the manner in which these areas are approached. An equalities relevance assessment has been carried out for the SHIP and this will be made available. Both the council and RSLs specify that all new build housing will be constructed to housing varying needs standards.

21.Conclusion

This SHIP illustrates a range of approaches to the provision of affordable housing. The council's new build programme has delivered large number of new homes in a relatively short timescale with low levels of subsidy to meet the housing needs of people in West Lothian.

Partner RSLs continue to provide much needed affordable housing in settlements across West Lothian helping to sustain investment in communities in difficult economic times. RSLs are identifying development opportunities and making use of the funding available in a variety of ways to include a mix of both social rented and intermediate tenures. The council continues to work closely with housing association partners in a variety of areas including the common housing register, homelessness, support provision as well as housing development.

22.Appendices to the SHIP Submission (not attached)

1. SHIP Templates
2. Integrated Impact Assessment
3. Strategic Environmental Assessment pre- screening report

23.References

Guidance on Preparing Strategic Housing Investment Plans 30 June 2021
<https://www.gov.scot/publications/strategic-housing-investment-plan-guidance-note-mhdgn-2021-01/>
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https://www.westlothian.gov.uk/media/27735/Adopted-West-Lothian-Local-Development-Plan/pdf/West_Lothian_Local_Development_Plan_-_Adopted_final.pdf
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January 2022