

LHS 2023 - 2028

Outcome & Action Plan

Theme 1 - Housing Delivery				
Action	Baseline	Indicator or Measure	Target	Lead
Outcome 1.1 Working in partnership we will increase housing supply in West Lothian between 2023/24 and 2027/28.				
1.1.1 Commit to a delivery plan for new affordable housing	1,230 affordable homes built between 2017 and 2022	Number of affordable homes completed	Minimum of 1,580 affordable homes delivered by 2028	WLC/RSL's
1.1.2 Private Sector Homes to be delivered.	4,273 Homes built between 2017 and 2022	Number of private sector homes delivered	Housing Supply Targets to be developed through the next Local Development Plan (LDP2)	WLC
1.1.3 Continue the Open Market Acquisition programme	208 purchased 2017-2022	Number of open market acquisitions	Purchases to be reviewed annually in light of market conditions Current Target 38 by 2028	WLC
Outcome 1.2 Accessible housing is made available by private developers and affordable housing providers				
1.2.1 Agree specialist Housing Supply Targets including wheelchair supply targets	146 wheelchair accessible homes built by WLC & RSL between 2017 and 2022	Number of specialist housing units provided for specialist housing	Review in line with IJB Delivery Plans 10-15% of all new housing to be wheelchair accessible	WLC

Theme 1 - Housing Delivery Development Areas	Timescale	Lead
Provide an updated Strategic Housing Investment Plan 2024/25 – 2028/29	Dec 2023	WLC/RSL's
Provide an updated Open Market Acquisition Policy and Procedures	Feb 2024	WLC
Review and develop new Affordable Housing Policy in line with new Local Development Plan (LDP2)	Sept 2026	WLC

Theme 2 - Private Rented Sector				
Action	Baseline	Indicator or Measure	Target	Lead
Outcome 2.1 Working with private sector landlords to ensure the sector provides good quality housing options for people in West Lothian				
2.1.1 Review of Private Sector Lease (PSL) Agreements	PSL is in place currently	New PSL lease agreements in place	New PSL lease agreements are in place 2023	WLC
2.1.2 Encourage landlords who have larger properties to participate in PSL	33 PSL properties are 3& 4 bedrooms	Number of larger properties that are taken on through PSL	Increase number of larger properties that have been leased under PSL by 2028	WLC

Theme 2 – Private Rented Sector Development Areas	Timescale	Lead
Develop a landlord accreditation scheme	June 2023	WLC

Theme 3 - Placemaking				
Action	Baseline	Indicator or Measure	Target	Lead
Outcome 3.1 With our Partners we will ensure that our communities are great places to live and work				
3.1.1 Identify further future affordable housing sites through the forthcoming Local Development Plan (LDP2)	LDP sites identified in current plan	Affordable housing sites to be included to meet identified need through HNDA3	Affordable Housing Sites agreed for inclusion in LDP2	WLC
3.1.2 Develop housing on vacant/derelict land including public sector land.	New	Number of affordable homes built on vacant/derelict land	Increase the number of units on vacant/derelict land in line with sites identified in the LDP2	WLC
3.1.3 Bring empty homes back into use	New	Number of homes brought back into use	In line with development of the Empty Homes Strategy 2023/24.	WLC

Theme 3 – Placemaking Development Areas	Timescale	Lead
Develop an Empty Homes Strategy	March 2024	WLC
Develop a self-build and custom build register	Sept 2026	WLC

Theme 4 – Preventing and Addressing Homelessness				
Action	Baseline	Indicator or Measure	Target	Lead
Outcome 4.1 Homelessness is reduced through a focus on prevention, early intervention and housing options				
4.1.1 Renew focus on housing options advice as part of Housing Options interview through introduction of Housing Options plans and information Packs for applicants.	1,188 homeless presentations 2021/22	10% reduction in homeless demand 2022/23 & 2023/24 (HQSHOM006_9b) • 80% of prevention cases achieve a positive outcome to avoid homelessness (HQSR RTP025_9)	March 2024	WLC
4.1.2 Develop early intervention model to prevent homelessness in secondary schools	New	Early intervention model in place an engagement with schools	March 2024	WLC
Outcome 4.2 People in housing need are given a range of housing solutions to find a settled home				
4.2.1 Maximise the contribution of the private sector and establish a West Lothian Empty Homes Partnership	100 PSL Tenancies	Number of PSL tenancies	110 PSL Tenancies by 2023/24 West Lothian Empty Homes Partnership to be established in 2024	WLC
4.2.2 Develop and increase partnership with PRS and raise awareness of the tenant find service, with an aim of increasing access to available properties to reduce and prevent homelessness	Current number of landlords using tenant find services	Number of landlords using tenant find services.	March 2024	WLC
4.2.3 Increase dispersed temporary sharing spaces by additional 30 properties	Current number of sharing spaces	Number of sharing spaces	30 by end of March 2024	WLC

Theme 4 – Preventing and Addressing Homelessness				
Outcome 4.3 People who experience homelessness find a settled home as quickly as possible				
Action	Baseline	Indicator or Measure	Target	Lead
4.3.1 Completion of the 383 new affordable council houses targeted over the period 2023 - 2028	38 new council homes completed 2021/22	WLC New affordable homes	383 by end of 2027/28	WLC
4.3.2 Increase allocation to homeless households to reduce backlog of existing applications	Current % allocation to homeless households	% allocation to homeless households	65% by end of 2023/24 for WLC & 59% for RSLs as per RRTP	WLC
4.3.3 Deliver new build supported accommodation for young people	New	New build development in place	28 new flats completed by end of 2025/26 with associated support	WLC
Outcome 4.4 People are offered a range of housing options with access to the required services and support options				
4.4.1 Quantify the residential accommodation requirements for adults where housing in the community would not be suitable including addictions and mental health.	New	Number of cases identified.	March 2024	WLC
4.4.2 Review and reconfigure support services to deliver medium to high level support and ensure statutory support duty is met.	In 2021/22, 25% of homeless households had medium support needs and 18% had high support needs	% of households with medium or high support needs receiving support.	July 2023	WLC

Theme 4 – Preventing and Addressing Homelessness Development Areas	Timescale	Lead
Review and implement wider approach to Housing Options with area offices and RSL partners	March 2024	WLC/RSL's
Develop a choice based letting approach required for the new housing management system	March 2025	WLC
Evaluate and seek to sustain the Housing First Service for Young People in partnership with Social Policy through a new long term funding model	March 2024	WLC
Identify triggers of homelessness and referral process for people accessing health and social care services	March 2024	WLC / IJB

Theme 5 – Specialist Provision and Integration				
Action	Baseline	Indicator or Measure	Target	Lead
Outcome 5.1 Housing responses for specialist housing provision will be determined based on need				
5.1.1 Work with IJB on housing input to Delivery plans for specialist housing for client groups	New	To be determined in line with Delivery Plans	Increased specialist housing provision by end 2028	WLC
5.1.2 Prioritise care and housing support to ensure that people can live independently	New	Number of people receiving support at home	To be developed in line with delivery plans.	WLC
5.1.3 Improve understanding of the housing and support needs of Gypsy/Travellers in West Lothian	New	Support & guidance in place for Gypsy/Travellers in West Lothian	Support & Guidance in place by end of 2024	WLC
5.1.4 Prioritise adaptations to ensure that people can live independently	13.80 days as per ARC return 2021/22	The average time taken to complete adaptations	To be developed in line with delivery plans	WLC

Theme 5 – Specialist Provision and Integration Development Areas	Timescale	Lead
Develop the West Lothian Standard considering tenure neutral design in new housing	Dec 2024	WLC

Theme 6 – Climate Change, Energy Efficiency and Fuel Poverty				
Action	Baseline	Indicator or Measure	Target	Lead
Outcome 6.1 We will work in partnership to reduce the impact of climate change in West Lothian in line with the West Lothian Climate Change Strategy				
6.1.1 West Lothian Council will develop on Local Heat and Energy Efficiency Strategy during 2023	New	LHEES in place	LHEES published December 2023	WLC
6.1.2 Improve community wellbeing through provision of	New	Number of Opportunities for Community allotments identified	New allotment opportunities identified and in place.	WLC

Theme 6 – Climate Change, Energy Efficiency and Fuel Poverty				
allotments and orchards in new council development				
6.1.3 The Council will continue to invest in housing stock to meet EESSH2 by 2032	93.7% homes compliant with EESSH	In line with development of EESSH2 criteria	96.5% by end of 2027/28	WLC
Outcome 6.2 Minimise the number of households in fuel poverty				
6.2.1 The anti-poverty strategy will be reviewed during 2023. This will give an opportunity to shape anti-poverty activity going forward.	New	Indicators to be developed following review of the anti-poverty strategy	Anti-poverty activity to be developed during the course of the LHS	WLC

Theme 6 – Climate Change, Energy Efficiency and Fuel Poverty	Timescale	Lead
The council will produce a revised and updated Employer Requirements Design Guide for council housing as part of the council's pathway to net-zero direct greenhouse gas emissions	Dec 2024	WLC

Theme 7 – House Condition				
Action	Baseline	Indicator or Measure	Target	Lead
Outcome 7.1 House condition will be improved in the social and private rented sector through the requirement to meet statutory obligations				
7.1.1 Continue to ensure all social rented homes continue to meet the Scottish Housing Quality Standard (SHQS)	89.84%	Annual Return on the Charter (ARC)	Will be reviewed annually - 2% improvement each year	WLC
7.1.2 Improve stock condition in mixed tenure blocks and estates	New	Scottish House Condition Survey	To be developed	WLC
7.1.3 Ensure owners and private landlords are fully informed and engaged over repairs and	New	Scottish House Condition Survey	Ongoing through Landlords forums and advice from Private Sector Team and Building Standards Team	WLC

Theme 7 – House Condition				
maintenance issues and responsibilities.			End of 2027/28	
7.1.4 Work with our RSL partners to continue to improve data gathering and intelligence re stock condition across West Lothian.	New	Annual Return on the Charter (ARC)	Improved stock condition information by end of 2027/2028	RSL's

Theme 7 – House Condition Development Areas		Timescale	Lead
Review WLC factoring service policies and procedures		Mar 2025	WLC