

AFFORDABLE HOUSING DELIVERY

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HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

WEST LoTHIAN COUNCIL



INVESTORS IN PEOPLE | Gold



DELIVERING AFFORDABLE HOUSING

- **Context**
- 1000 Council Houses and RSL Development
- Assisted Living Complex – Rosemount Gardens
- Homeless Accommodation and Assessment Centre
- Open Market Acquisition Scheme (OMAS)
- Issues with Delivery
- Local Housing Strategy (LHS)
- Next Steps

WEST LOTHIAN

West Lothian is situated in the central belt with excellent transportation links to Edinburgh, Glasgow and Stirling making it a prime commuter town and an area of high demand.



WLC operate a Common Housing Register with Almond Housing Association and Welso Housing Association.

In June 2017 there were 9409 applicants on the Common Housing Register.

WEST LoTHIAN

The Housing Need and Demand Assessment 2 for the South East of Scotland (2014) identified that social rented housing is in high demand in West Lothian.

West Lothian is one of the fastest growing areas in Scotland.

West Lothian has an ageing population. The projected rise during the period 2010-2035:

- aged 65-79 by 80%
- aged 80 + by 187%

This results in an increased demand for housing and it is imperative for new build programme to reflect this demand.

WEST LOTHIAN

The pattern of housing tenure in West Lothian is similar to that for Scotland. In West Lothian, council housing plays a significant role.

Housing Tenure - Households		
	West Lothian	Scotland
Owner Occupied	63.2%	62.2%
Rented from Council	17.5%	13.2%
Other Social Rent (RSLs)	8.7%	11.1%
Private Rent	9.7%	12.4%
Other (MMR etc.)	0.9%	1.3%

Census, 2011

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1000 HOUSES PROGRAMME

Between 2009 – 2015, 800 new build council homes were delivered. The current programme seeks to deliver an additional 1000 new build council houses.

Key Features of 1000 Houses Programme:

- 25 sites being developed
- 13 of which are brownfield sites
- Range in site size from 5 -230 units
- Building in each of the 9 council wards
- Over 13% accessible bungalows
- 859 under construction or complete
- Partnership working - Lovell Partnerships and McTaggart Construction

5 units



230 units



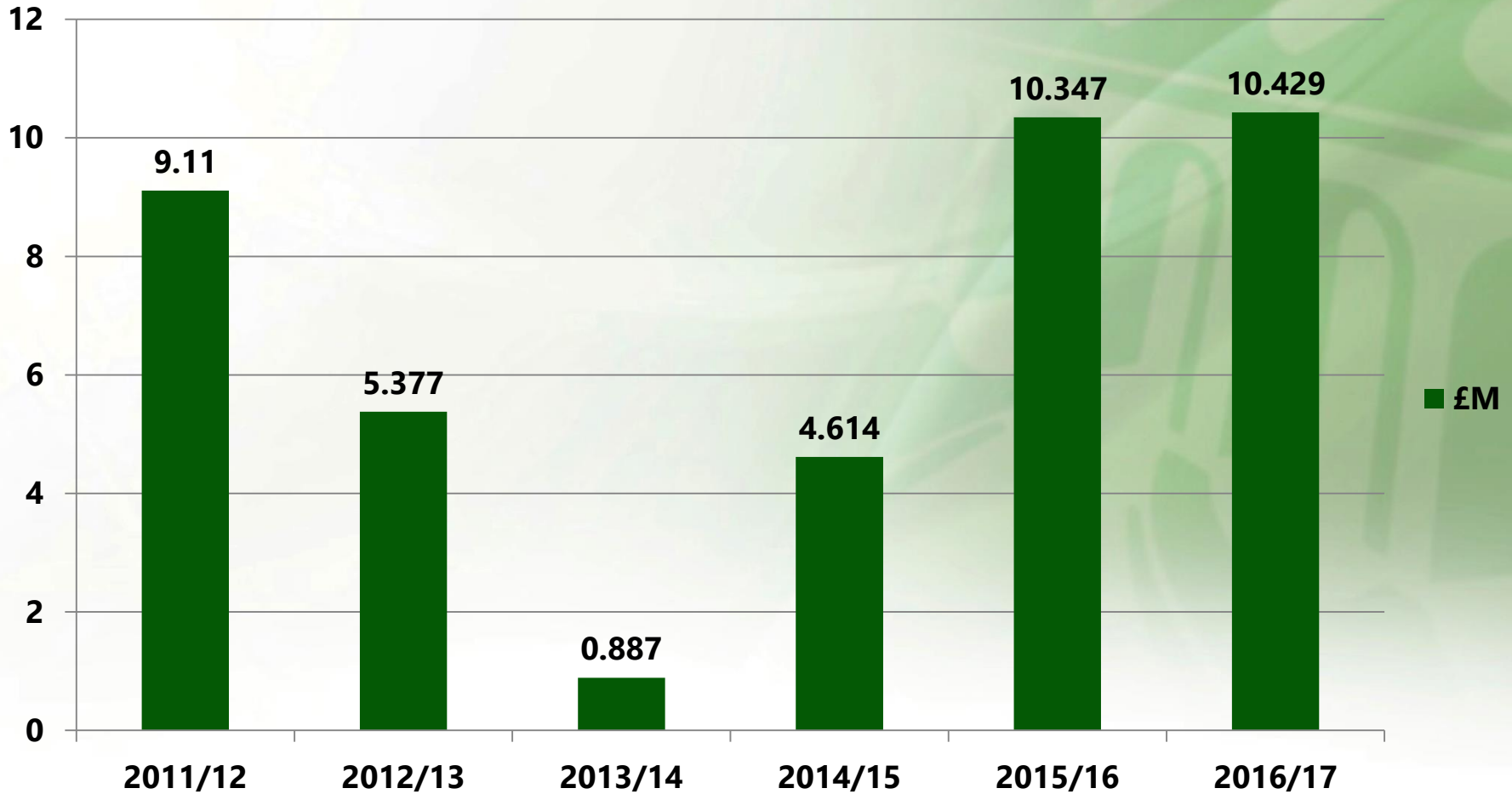
9 units



15 units



Scottish Government Grant Funding New Build 2011/12 to 2016/17



Local Authority New Build Completions

Grant Funded Units 2009/10 to 2016/17

West Lothian	920
Midlothian	749
East Lothian	686
Fife	678
Highland	522
Moray	424
North Lanarkshire	380
Falkirk	366
Edinburgh City Council	301
North Ayrshire	265

Source: Scottish Government - Grant Funded New Build Units

INNOVATIVE APPROACH

WLC devised innovative solutions to overcome a number of challenges:

Infrastructure: Large investment from WLC Local Infrastructure Fund (LIF) has contributed to a new distributor road and school extensions to increase education capacity.

Affordable Housing Policy: Fives sites secured via the AHP.

Community Benefits:

A number of employment opportunities have been created and our sites are improving the local area through regeneration.

Partnership Working: WLC makes best use of all our resources in terms of housing, planning, building standards, road and transportation etc. creating a collaborative approach both internally and externally with our contractors and developers.



LOVELL



INNOVATIVE APPROACH

National Recognition: Our 1000 houses programme has been recognised at UK and National awards.

- **UKHA 2016** – Finalists in two categories and highly commended in one category.
- **UKHA 2017** – Outstanding Strategic Local Authority of the Year Finalist
- **APSE Awards 2016** – Winner of Best Housing, Regeneration and New Build Initiative
- **APSE Awards 2017** – Shortlisted for Service Team of the Year.
- **Scottish Home Awards 2017** – Shortlist Small Affordable Housing Site of the Year
- **Homes for Scotland 2017** – Winner of Affordable Housing Development of the Year



MAKING A DIFFERENCE

In a recent survey 94.4% of tenants stated their new home was excellent.

The following quotes are testimonials from our tenants regarding their new homes.



“The house is much more spacious ...we can sit together as a family at meal times”



"Moving into our new home has opened up the world for us again".

"In our previous home, the steps meant that we couldn't leave without help. The new home is gorgeous and we could not be happier with it."

"Our new house is beautiful; the builders have worked to an incredibly high standard here. I was particularly taken aback by the size of the rooms... moving into this house means that I am only a 5-minute drive away from my workplace in Mid Calder."



RSL DELIVERY

RSLs that develop in West Lothian

- **West Lothian Development Alliance** (comprising Almond Housing Association, Horizon Housing Association and Weslo Housing Management)
- **Wheatley Group** (Comprising West Lothian Housing Partnership and Dunedin Canmore Housing Association)
- **Places for People** (comprising Castle Rock Edinvar Housing Association and Lothian Homes)
- **Bield Housing Association**

From 2007/08 to 2016/17, 804 RSL houses were delivered.

Going forward these RSLs have identified sites for 640 homes for development over the period 2017-2022.

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ROSEMOUNT GARDENS

Rosemount Gardens is an assisted living complex – for older people over 60 years of age and was completed in June 2016.

Comprising of 30 x 1 bedroom new build flats and 16 x 1 bedroom refurbished flats.



ROSEMOUNT GARDENS



Restaurant, café, hairdressers, and laundrette, and lift onsite.

Atrium open to the public with secure access to accommodation.

All properties designed to wheelchair standards and dementia friendly with support onsite.



ROSEMOUNT GARDENS

"I love it here, I definitely do. The place is lovely. I like going to the cafe downstairs, the food is great and the prices are decent. My grandchildren come on a Friday and they love going with me to the cafe. I have made new friends since coming here, as everyone speaks to everyone else.

I did like my old house too, but it's not a patch on this. The staff here are lovely and are very helpful. One of the benefits of living in Rosemount Gardens is the security. I now feel safer at home than I did before."



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HOMELESS ACCOMODATION AND ASSESSMENT CENTRE

Homelessness is an increasing problem in West Lothian and many other areas.

WLC has a statutory requirement to provide accommodation for those that find themselves unintentionally homeless.

£2million investment for 10 additional units and improved assessment facilities at an existing homeless complex.

Blackburn Homeless Unit also provides an assessment centre with advice and information and support.



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OPEN MARKET ACQUISITION SCHEME

The scheme was approved on 11th October 2016.

Funding 2016/17

- £1,350,000 -Scottish Government
- £2.493m – WLC budget

Funding 2017/18

- £900,000 -Scottish Government
- £1.575m – WLC budget

First homes bought back will be used initially as temporary tenancies.

Progress:

- 45 properties purchased between October 2016 – March 2017
- Target of 30 properties in 2017/18 – 21 under offer or concluded to date.

Open Market Acquisition Scheme

Criteria:

- Ex-council properties being sold on the open market
- Offer up to market value with vacant possession
- Each party will bare their own legal and valuation fees
- The property should not require more that £8,500 to be spent to bring it up to the Scottish Housing Quality Standard.
- Priority for 1 or 2 bedroom properties in areas of high demand unless there is a strategic reason for purchasing a larger property.

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KEY ISSUES IN DELIVERY

- Availability of Land and Funding
- Infrastructure and Utility Constraints
- Procurement
- Capacity of Construction Sector
- **Externalities and Uncertainty**

KEY ISSUES IN DELIVERY

Bomb alert: Builders uncover suspected WWII mortar shell in Armadale



KEY ISSUES IN DELIVERY

Badgers:

One site has faced delays due to the discovery of a badger sett.

The badgers have since been rehoused...



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LOCAL HOUSING STRATEGY (LHS)

All councils must produce an LHS every 5 years.

West Lothian Council's Draft LHS 2017-22 has 6 key themes:

1. Supply of housing and place making.
2. Preventing and addressing homelessness.
3. Independent living and specialist provision.
4. Private rented sector.
5. House condition.
6. Fuel poverty and climate change.

LOCAL HOUSING STRATEGY (LHS)

Key actions for each of the themes:

1. Supply of Housing	2. Homelessness	3. Independent Living
<p>Continue with council new build programme.</p> <p>Work in partnership with Scottish Government and RSLs to increase supply.</p> <p>Continue with the Open Market Acquisition Scheme.</p>	<p>Develop a supported temporary accommodation strategy for young people.</p> <p>Develop relationships and protocols with private landlords to maximise opportunities to prevent homelessness.</p>	<p>Continue to provide wheelchair adapted homes in new build council house programme and RSL housing programmes.</p> <p>Develop specialist housing provision for people with particular needs including core and cluster housing for learning disabilities and supported accommodation for older people.</p>

LOCAL HOUSING STRATEGY (LHS)

Actions for each of the themes:

4. Private Rented Sector	5. House Condition	6. Fuel Poverty and Climate Change
<p>Increase landlord awareness of their responsibilities and encourage best practice amongst landlords.</p> <p>Develop the West Lothian HomeChoice service to engage with more landlords and tenants.</p>	<p>Continue to ensure all WLC stock complies with Scottish Housing Quality Standard.</p> <p>Continue to engage with WLC tenants in the development of the housing capital programme.</p>	<p>Develop Carbon Management Plan specifically for Housing Services.</p> <p>Continue to encourage improvement in energy efficiency in the owner-occupied and private rented sector through maximising HEEPS:ABS and SEEP funding.</p>

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NEXT STEPS

Future New Build

Carry out due diligence on potential future sites, including identifying constraints and how they can possibly be overcome.

RSL Delivery

Approve SHIP for 2018-2023 to agree potential RSL involvement in affordable housing delivery.

Open Market Acquisition Scheme

Secure additional funding for purchases to increase supply of council houses.

Local Housing Strategy

Finalise LHS 2017-22 and publish later in 2017.

QUESTIONS?

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