



Delivering Better Outcomes

West Lothian Council

Building new homes with added community benefits : our journey to 2017

**Alistair Shaw
Head of Housing, Construction and Building Services**



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Content

- West Lothian in context
- New build council house programme phases 1 and 2
- 1,000 new build council house programme

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We are here!



Achieving Positive Outcomes

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Services are planned, co-ordinated and evaluated on the delivery of outcomes

Targeted use of resources to achieve the greatest impact on those most in need

A fundamental shift towards early intervention

Increasing the supply of affordable rented social housing is integral to delivering positive outcomes for our citizens

HCBS Core Values

A clear vision

Focus on Outcomes

Partnership working

Effective engagement

Innovation

Organisational agility

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Demographics

Key Statistics

Population	176,140
Area	42,733 hectares
Households	73,398
Businesses	4,500
Total Jobs	73,100
Residents in work	87,500
Average Hourly Wage Levels Residents (FT)	WL £12.99 Scotland £13.17
Average Hourly Wage Levels Workplaces (FT)	WL £12.15 Scotland £13.23

Major Settlements

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Main Town Populations	
Livingston	53,094
Bathgate	23,671
Broxburn & Uphall	14,894
Linlithgow	13,805
Armadale	11,798
Whitburn	10,695
Blackburn	5,505
East Calder	5,073
Fauldhouse	4,758

Location, location, location!

Pattern of commuting for West Lothian residents (2011 census)

Work at home or nearby	8,000	8%
Work in other parts of West Lothian	42,000	53%
Work in Edinburgh, Mid/East Lothian	20,000	25%
Work in other neighbouring local authority areas	5,400	9%
Work in Glasgow area	1,800	2%
Work elsewhere in Scotland/UK	2,000	2%

Demographic Impact

Population change – Fastest growing area in Scotland over last 20 years

	1991	2001	2011	1991-2011
Scotland	4,999,000	5,062,000	5,295,000	6%
West Lothian	144,000	159,000	175,000	22%

- Above average increase in population
- Increase demand for housing
- Imperative for new build programme to reflect this demand

Getting the mix right

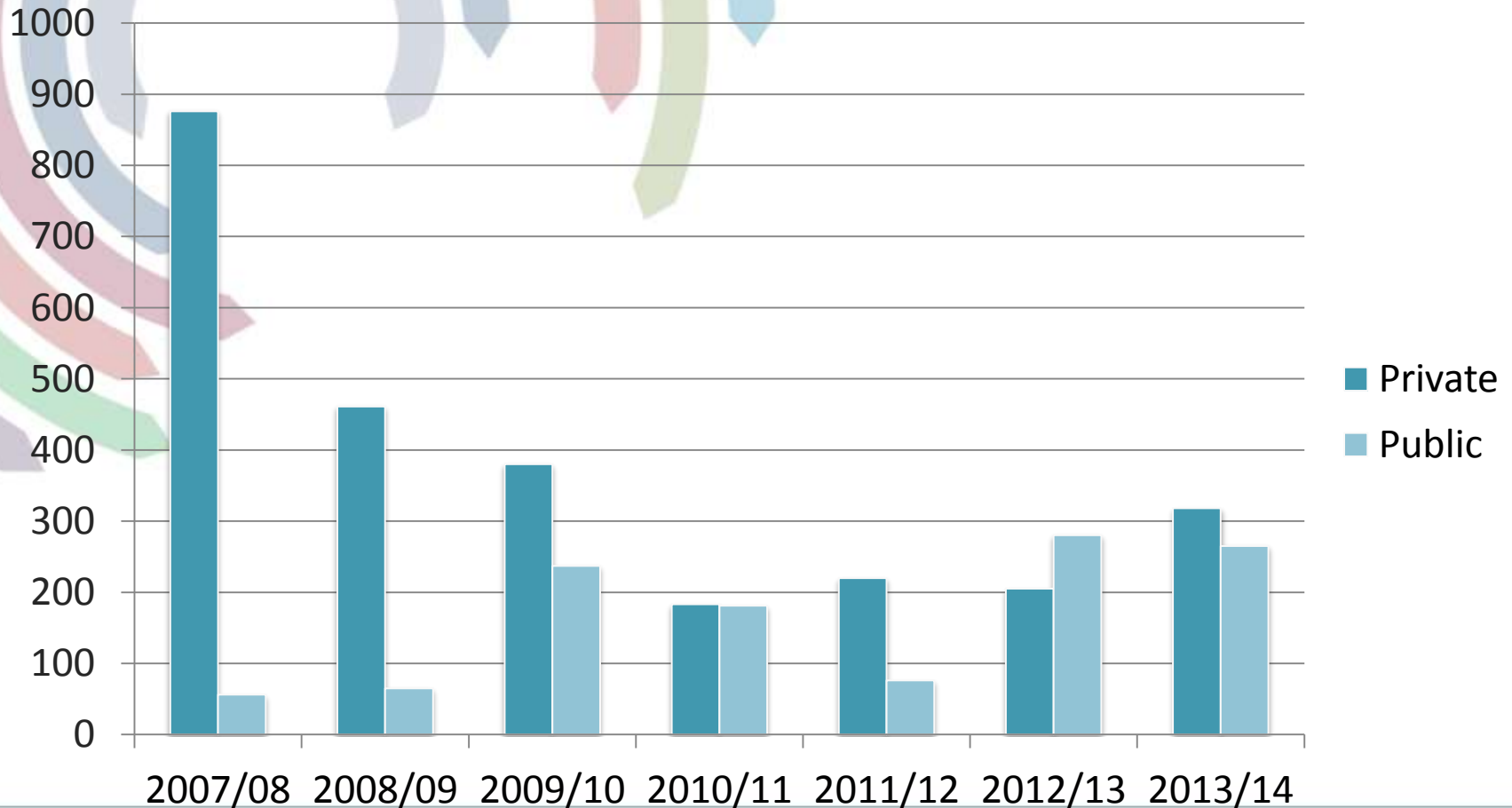
- The 1,000 houses project is designed to meet current and future needs of our growing local population in West Lothian
- A comprehensive programme of analysis of demand, population forecasting and customer consultation has informed the plans
- Extensive involvement with local equality groups has led to specific focus on meeting the needs of those with disabilities and single people/small families through provision of one bedroom bungalows (this is a new house type)
- The house types being built are a mix of 1,2, 3, 4 and 5 bedroom properties. All bedrooms will be double bedrooms .
- All properties will have generous room sizes and storage.
- There will be cottage flats, terraced, semi- detached, detached properties and bungalows.

Demand vs Supply

- Homeless applications and assessments in 2014/15 was 1276 and 1031 respectively which demonstrates a drop of 30% and 25% from those we saw in 2010/11
- Despite utilising a prevention approach to homelessness we anticipate that demand and housing need in West Lothian will echo the predicted population rise
- The housing register currently holds 8,160 live applications for housing
- We can directly allocate to 263 units of temporary accommodation, with a total housing stock of 13,280 properties at December 2014

Public vs Private completions

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Local tenure

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Tenure Type	Scotland	West Lothian
Total number of households (with residents)	2,372,777	73,398
% Owned	62.0	63.2
% Rented from Council	13.2	17.5
% Other social rented	11.1	8.7
% Private rented	12.4	9.7
% Living rent free	1.3	0.9

WLC New Build Phase 1

- First new build council housing in West Lothian since 1983
- Started October 2008
- Development Partner : Gladedale
- 248 houses across 4 sites
- Bathgate, Boghall, Livingston, Whitburn
- £28 million investment
- Complete October 2010

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WLC New Build Phase 2

- Started February 2011
- Development partner : Lovell Partnerships
- 545 houses across 8 sites
- Livingston, Whitburn, Armadale, Uphall Station, Blackburn, Bathgate
- £64 million investment

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Current Position

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- 7 sites and 500 houses complete at end of January 2015
- Completion of final site in spring 2015
- **FOR THE SECOND YEAR IN A ROW, WEST LoTHIAN HAS DELIVERED THE HIGHEST NUMBER OF HOUSE COMPLETIONS IN SCOTLAND**
- **1 IN EVERY 4 COUNCIL HOUSES CONSTRUCTED WITHIN THE LAST 4 YEARS HAS BEEN BUILT IN WEST LoTHIAN**
- The service is set to launch our new tenant led Allocations Policy in 2015

Tenant satisfaction

How do you rate the quality and standard of your new build home?

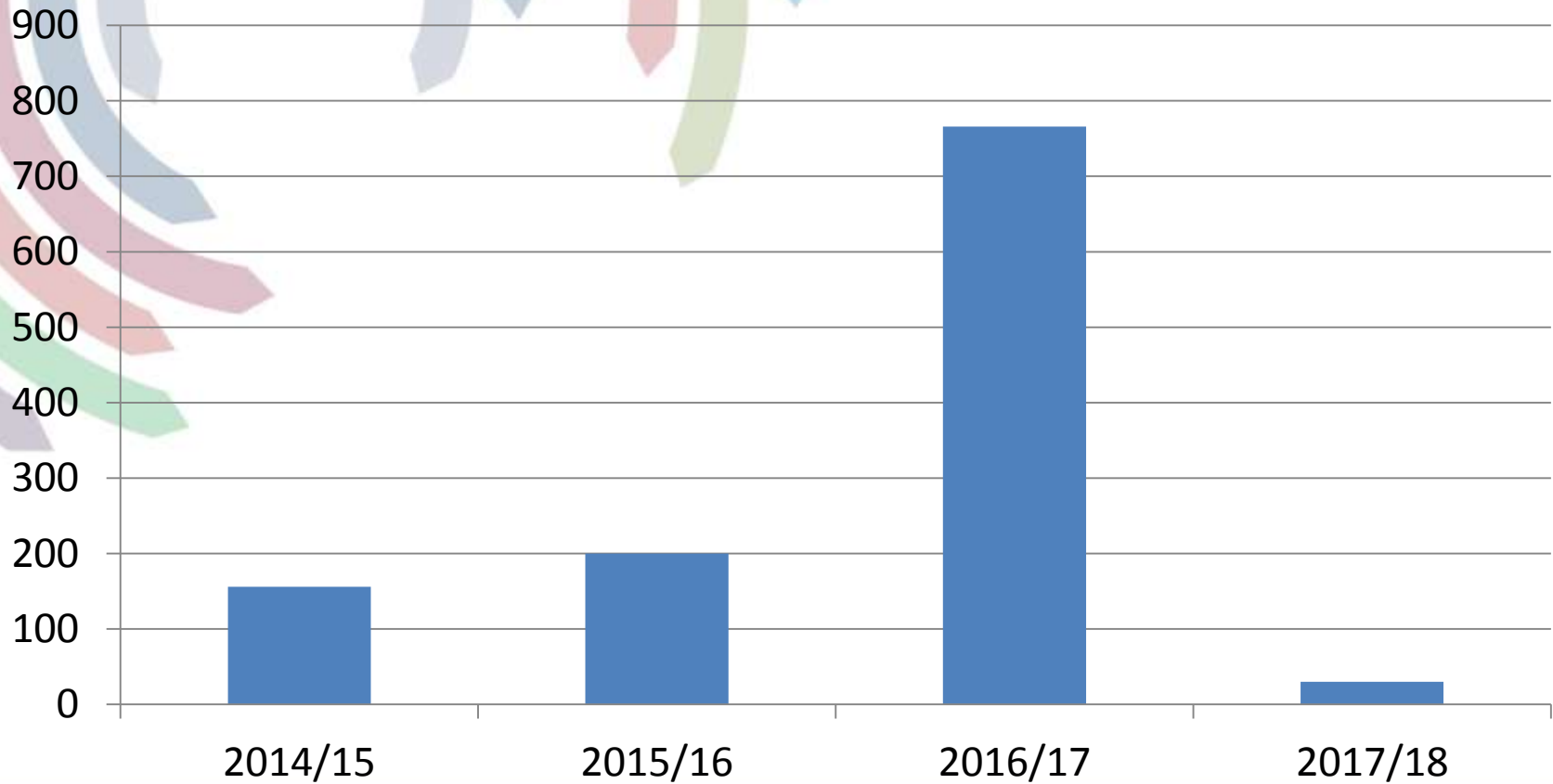


What's Next?

- Deliver 1,000 houses by April 2017
- Build in all 9 West Lothian council wards
- 25 Sites approved
- Overcome infrastructure constraints identified during site search
- In October 2012, WLC allocated £8 million from the Local Infrastructure Fund to support house building in West Lothian
- Deliver within available budget (£104 million)

Projected council house completions

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The economic benefits of house building

A build rate of 500 houses per annum supports:

- Direct construction jobs : 330
- Indirect (supply chain) jobs : 262
- Induced (through employment spending) jobs : 128
- Phase 1 – contract commitment to 25% local labour
- 38 council apprentices received on-site experience
- Phase 2 – 21% of sub-contractors were West Lothian based
- Local contractor spend in excess of £5.6 million
- 1,000 council houses programme – community benefits provision included
- **Total jobs in West Lothian : 720**



Source: GVA Financial Consultants Ltd

Community Benefits

1,000 houses

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- The council has adopted the National Skills Academy for Construction Client Based Approach to Community benefit
- The approach provides a toolkit to deliver employment and skills Community Benefits across a variety of construction project values and construction projects
- Dividing the 1000 Houses project into 5 Lots has resulted in a significant increase in the level of Community benefits

Employment and Skills areas	Lot 1	Lot 2	Lot 3	Total
Work Placement (16 plus years) - persons	12	14	12	38
Work Placement (14-16 years) - persons	5	6	3	14
Construction Curriculum Support	7	5	6	21
Graduates - persons	4	2	1	7
Apprentice Starts - persons	8	8	7	23
Existing apprentices - persons	8	8	6	22
Apprentice Completions - persons	6	6	4	16
Jobs created on construction projects - number	10	8	6	24
S/NVQ Starts for Subcontractors - persons	8	10	8	26
S/NVQ Completions for Subcontractors - persons	7	8	7	22
Training Plans for Subcontractors	5	8	5	18
Supervisor Training for Subcontractors - persons	6	8	5	19
Leadership and Management Training	4	4	3	11
Advanced Health and Safety Training	6	6	5	17
Total	96	104	78	278

Community benefits – Delivering Better Outcomes

our linked approach

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- Monthly meetings held with the council's Community Benefit Team and the contractor
- One key contact identified within the council to provide the link between the relevant council service to support the benefit and the contractor
- Council's employability service is involved in advertising vacancies and shortlisting candidates. This is teamed with employability support
- Short-listed apprentices come from the unsuccessful candidates that are short listed candidates for the council's apprenticeships.





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Questions?





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Contact details:
alistair.shaw@westlothian.gov.uk
01506 821754



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