

SCOTTISH FUTURES TRUST

Innovative funding opportunities: Unlocking construction projects



Fiona Clandillon
Associate Director - Housing

Innovation and Infrastructure: SFT Development & Housing



Asset Strategy



**Economic
Investment**



Land



Housing

Innovation and Infrastructure: SFT Development & Housing



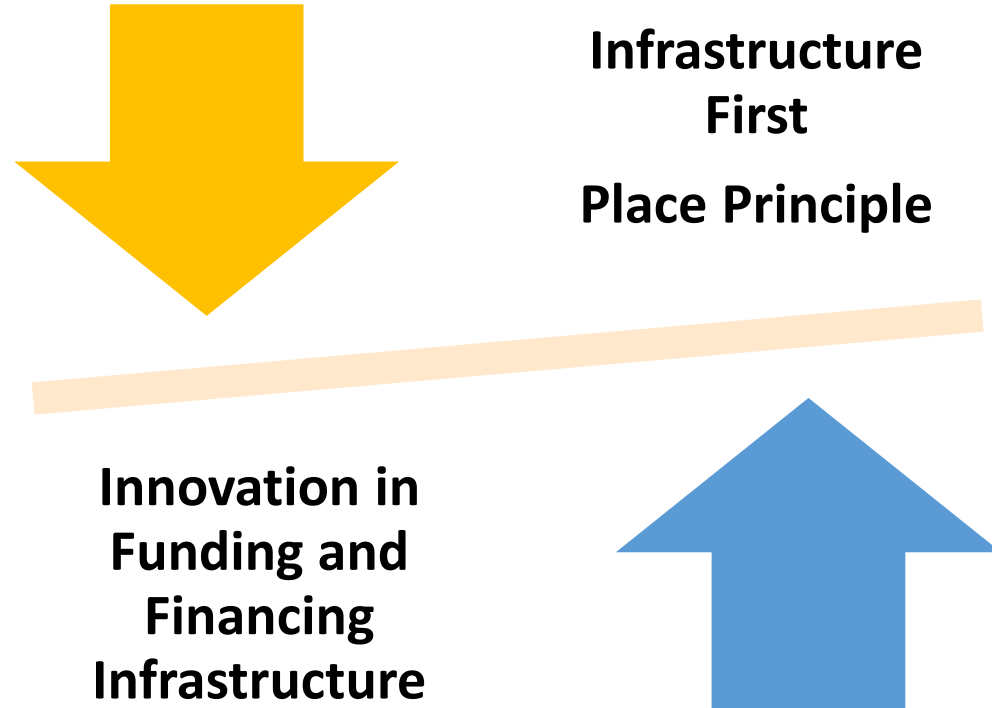
More Homes in More Ways

- New tenures of housing
- New ways of delivery those tenures
- Accelerating delivery of strategic sites

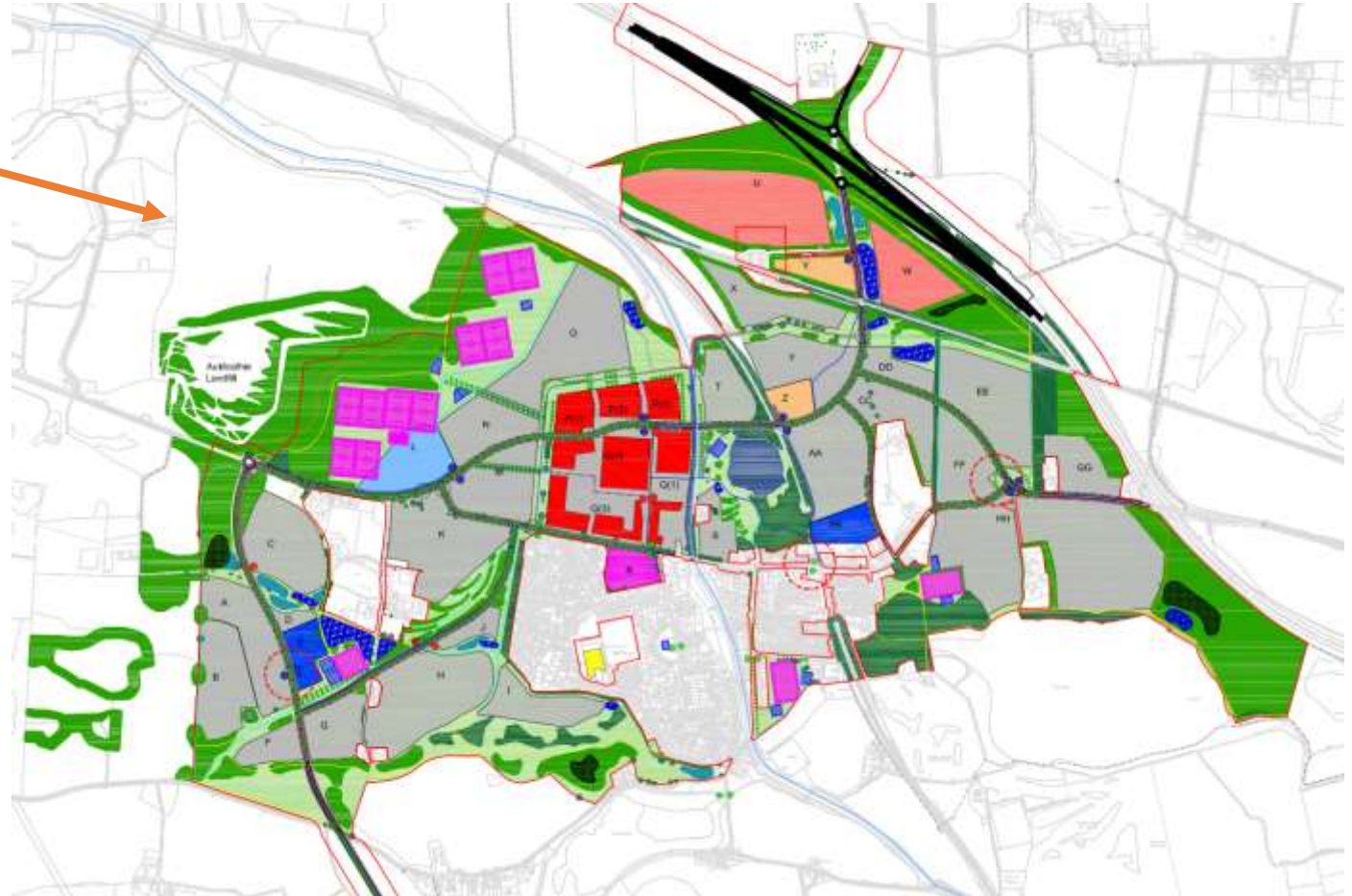
Infrastructure & Strategic Sites



Space for Innovation



Winchburgh, West Lothian



Winchburgh, West Lothian



**RISK SHARING
GUARANTEES**

**SG £50M
7 Strategic Sites**

Winchburgh, West Lothian

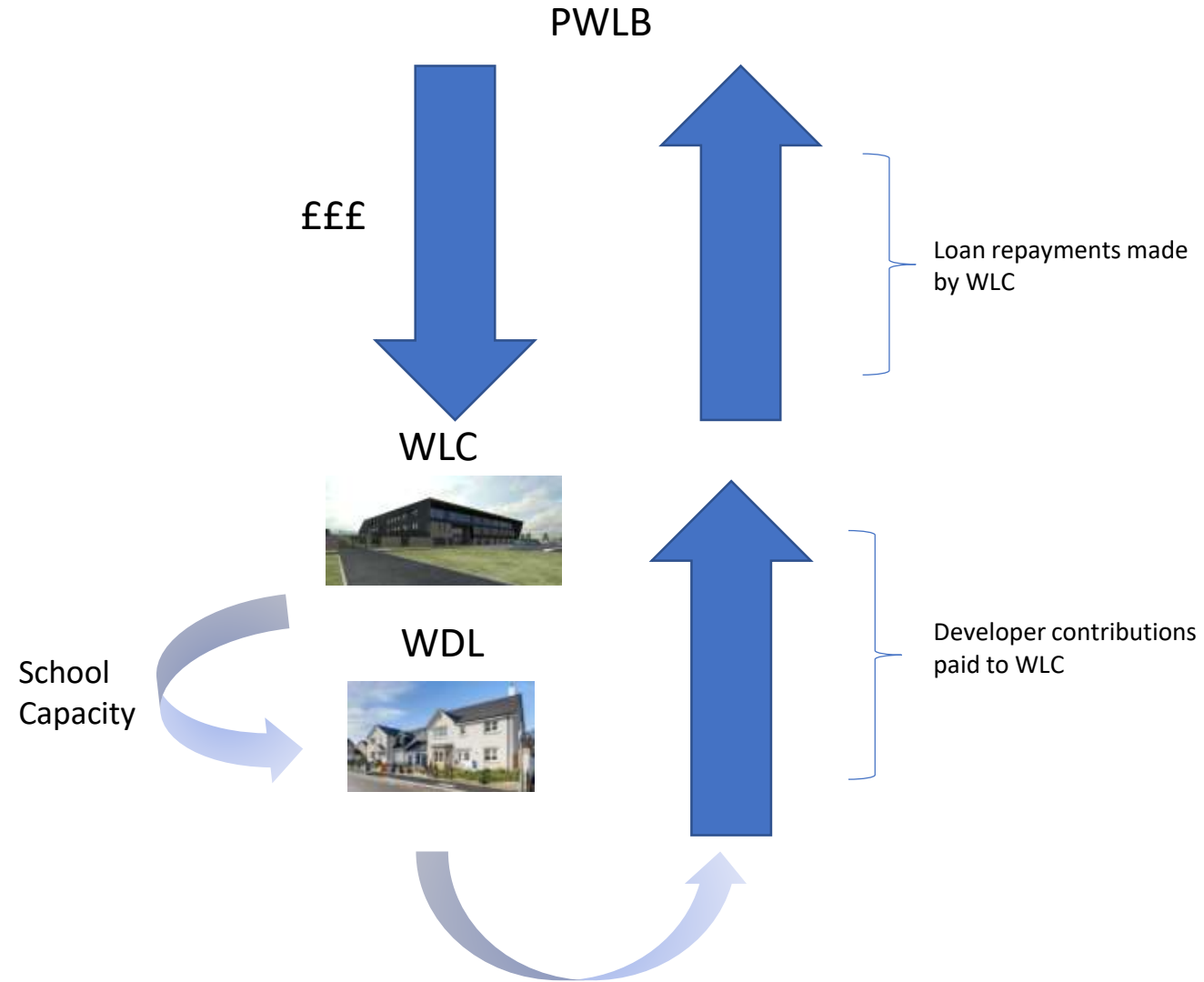
Forward Funding Non-Denominational High School.

- Requirement for school solution or development stalled at 550 homes.
- Landowner unable to fund due to high infrastructure costs elsewhere.
- Council unwilling to assume fixed debt service costs with potential variable income from Section 75 income.
- Also forward funding Denominational High School on site.

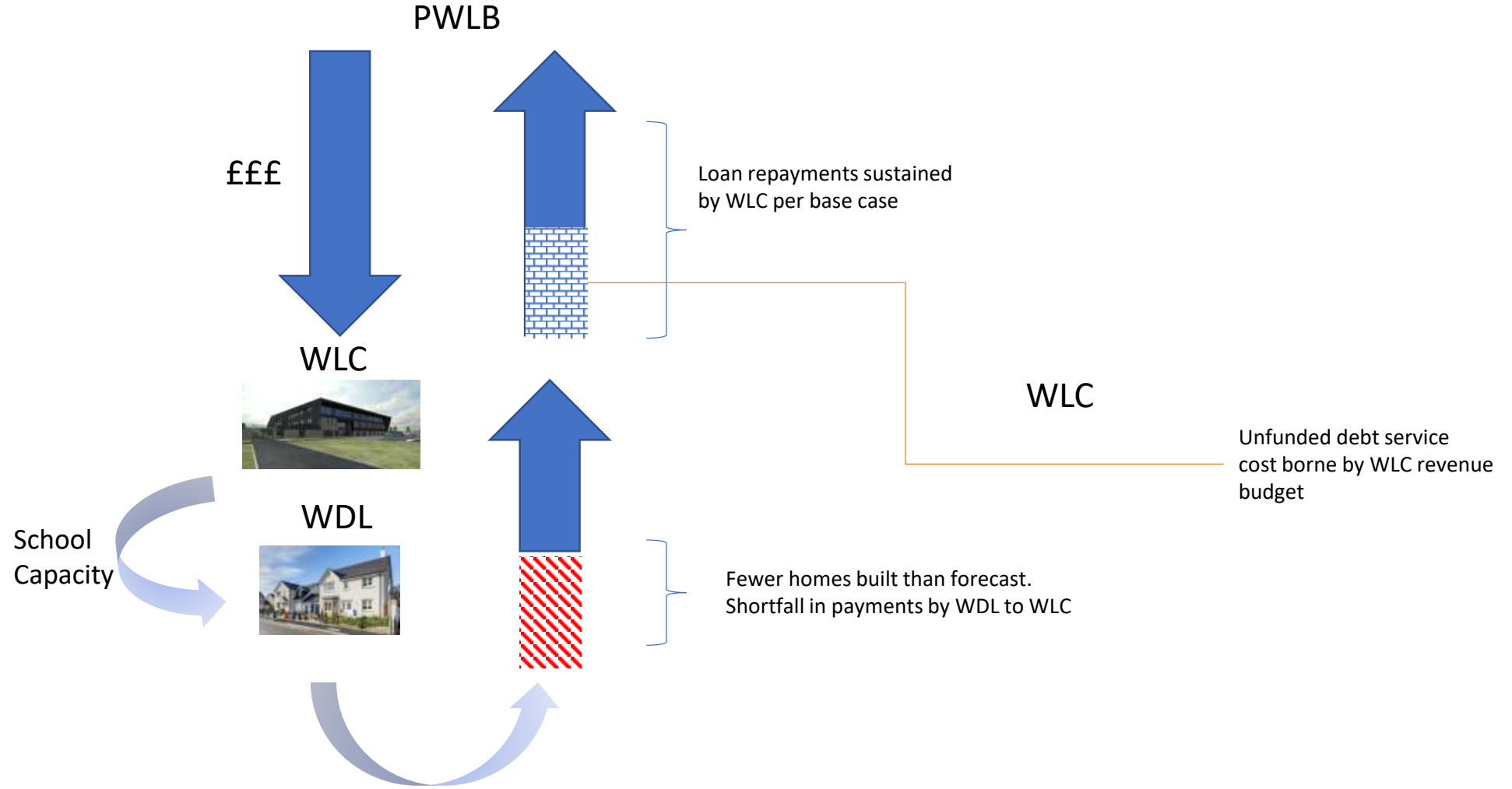


Winchburgh, West Lothian

If all went well...



If it didn't....



Winchburgh, West Lothian

The Risk Share

West Lothian
Council



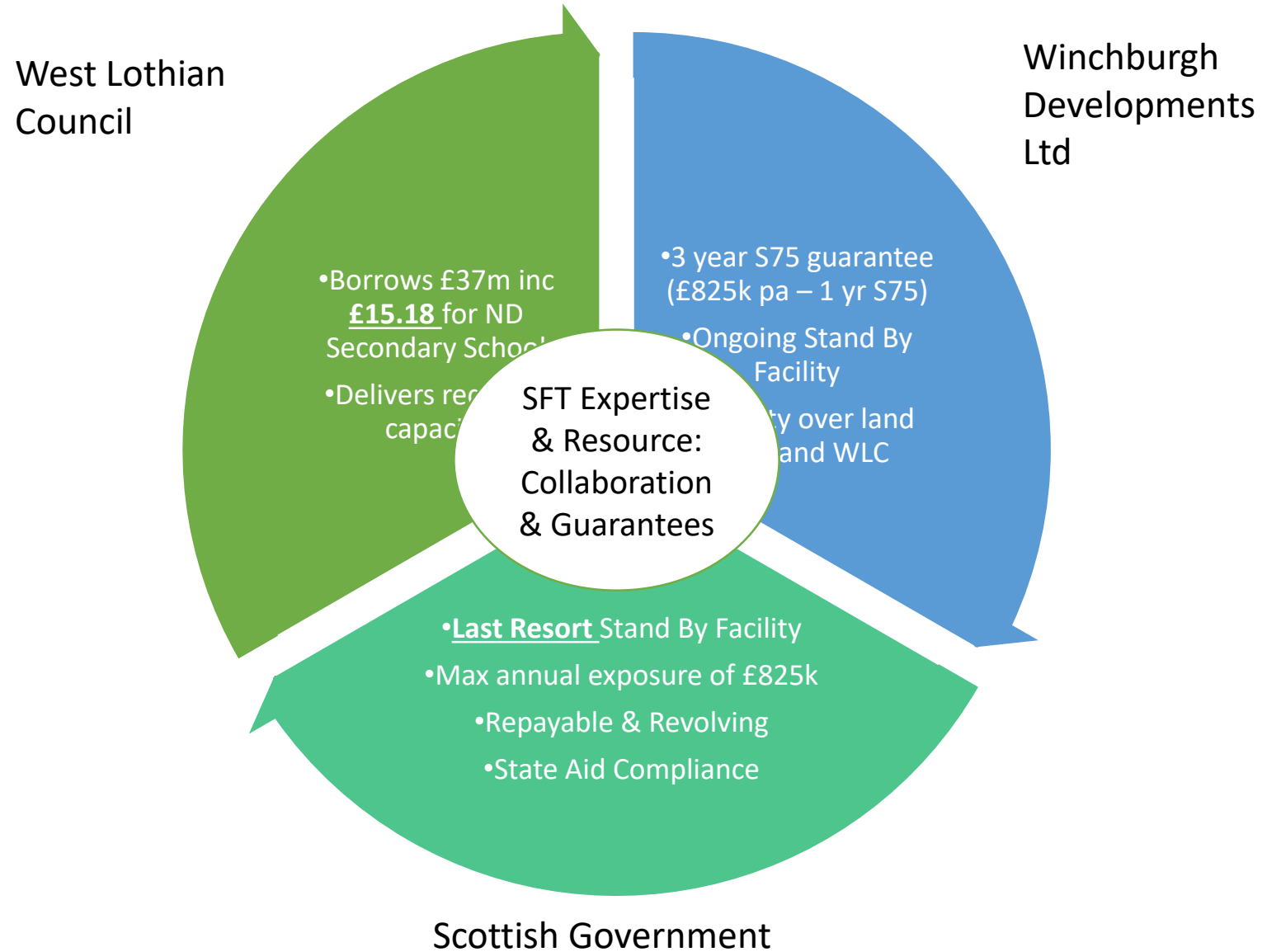
Winchburgh
Developments
Ltd



Scottish Government

Winchburgh, West Lothian

The Risk Share



Winchburgh, West Lothian

PWLB

Tri-Partite Agreement

£££



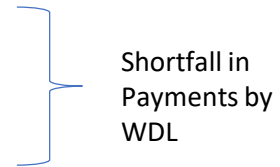
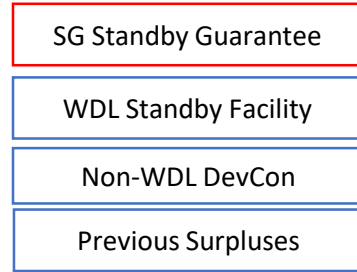
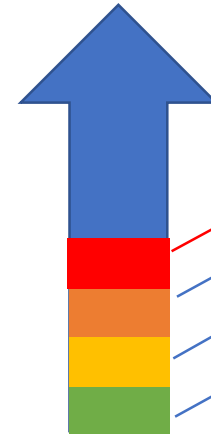
WLC



WDL



School Capacity



Shortfall in
Payments by
WDL

Winchburgh, West Lothian



Lessons for Infrastructure First



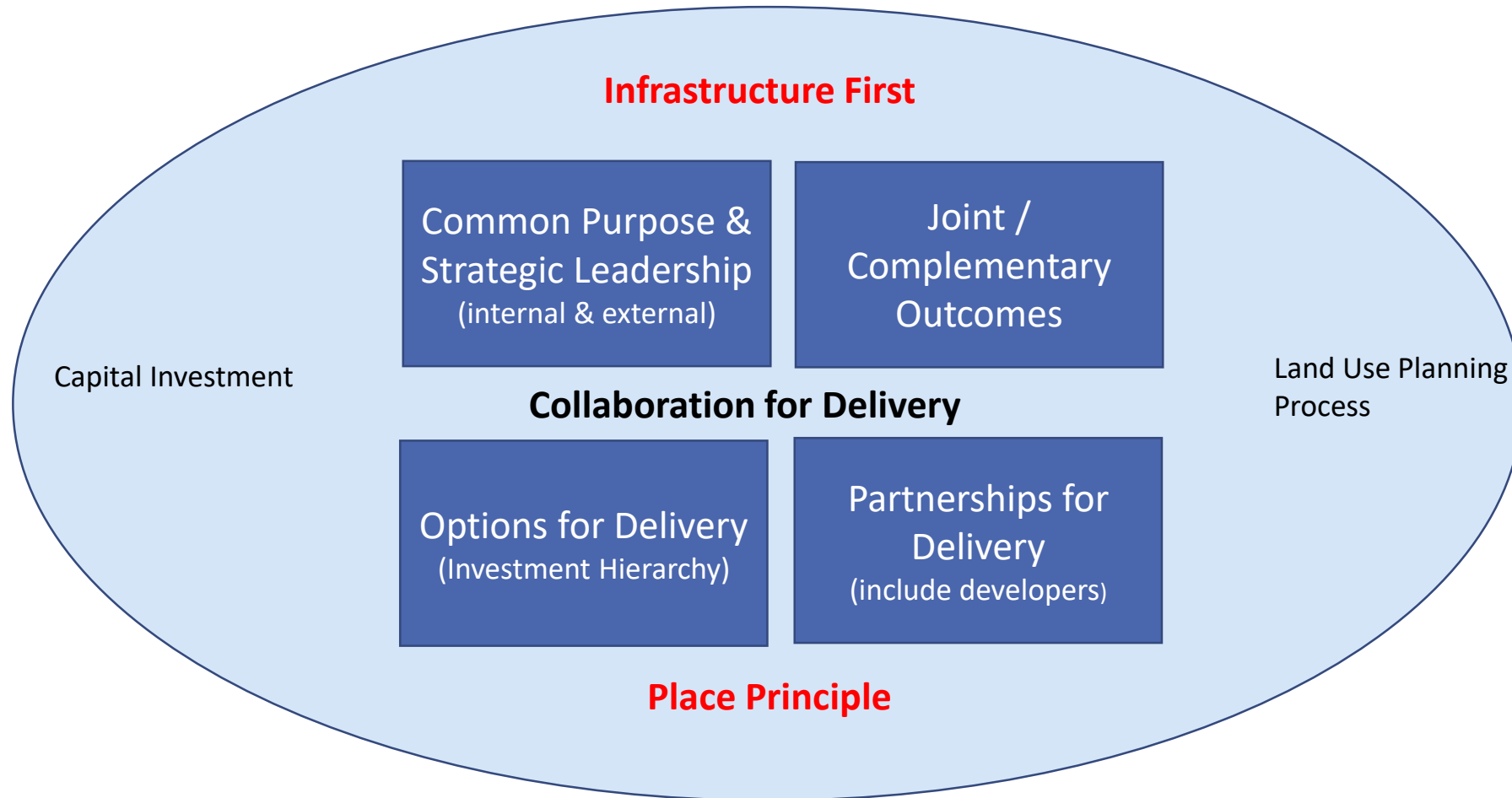
Lessons for Infrastructure First



“Our Infrastructure supports Scotland’s resilience and enables inclusive, net zero, and sustainable growth”



Principles → Process → Performance / Delivery



Thank you



Fiona Clandillon

fiona.clandillon@scottishfuturestrust.org.uk

07809 904 584