

DATA LABEL: PUBLIC



COUNCIL EXECUTIVE

WEST LOTHIAN STRATEGIC HOUSING INVESTMENT PLAN 2026/27 TO 2030/31

REPORT BY 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) 2026/27 to 2030/31 and seek approval for the Plan and its submission to Scottish Government.

B. RECOMMENDATION

It is recommended that Council Executive:

1. Approves the Strategic Housing investment Plan (SHIP) 2026/27 to 2030/31 attached at Appendix 1;
2. Notes that the council has an approved council housing programme of 427 homes to be delivered over the period 2022/23 to 2027/28;
3. Notes that while the SHIP identifies sites for 1,967 homes by both the council and RSLs, approved Scottish Government funding is confirmed to support approximately 200 homes; and,
4. Approves submission of the SHIP to More Homes Division of the Scottish Government.

C. SUMMARY OF IMPLICATIONS

I Council Values	<ul style="list-style-type: none"> • Caring and Compassionate • Open, Honest and Accountable • Collaborate, Inclusive and Adaptive
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	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 and performance Indicators	Performance indicators have been included in the SHIP
V Relevance to Single Outcome Agreement	We live in resilient, cohesive and safe communities.
VI Resources - (Financial, Staffing and Property)	Scottish Government grant of £15.376 million is available to support the delivery of

affordable housing in West Lothian in 2025/26.

The RPAs for future years are uncertain.

A revised three-year Housing Capital Investment Programme with a total of £20.296 million for the New Housing Supply Programme was approved by Council Executive on 24 June 2025.

VII Consideration at PDSP

The SHIP was considered by Housing Services PDSP on 30 October 2025.

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 five-year Strategic Housing Investment Plan (SHIP) which will augment their current Local Housing Strategy.

The SHIP 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 continues to work closely with the Government's More Homes Division to support RSLs in West Lothian.

During 2024 it was announced by the Scottish Government that there would be a reduction in the Affordable Housing Programme budget which resulted in a cut to the Resource Planning Assumption (RPA) for West Lothian of 24%. Such a substantial budget reduction was not anticipated and had a significant impact on the number of projects which could be funded in future years. The longer term impact of this reduction has been a slow down in sites being identified and progressed for affordable housing due to future uncertainty.

The Resource Planning Assumption (RPA) for 2025/26 from Scottish Government has been confirmed as £15.376 million, the same as the RPA in 2023/24 but with no indexation this represents a net reduction of 6% in grant funding. The reinstatement of funding level for 2025/26 from the Affordable Housing Supply Programme is welcome but to ensure continued delivery of new affordable homes at pace, confirmation of multi -year funding would be beneficial.

Over the five-year period of the SHIP 2026/27 to 2030/31, 26 sites have been put forward in the SHIP by seven RSLs, as well as Open Market Acquisitions and regeneration projects, which if all could be supported would provide 1,224 affordable homes. In addition, the SHIP also identifies another 13 sites, which could provide up to 743 units which have could be delivered over the next 5 years should funding be made available and partnerships be formed between developers and relevant social landlords. Given the current funding position not all of these developments can be supported.

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 West Lothian Council's Planning department and the RSL community operating in West Lothian.

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 AND FUNDING CHALLENGES

The West Lothian Affordable Housing Programme to 2027/28 includes sites for the development of a minimum 1,621 homes, including 383 additional council homes and 1,238 homes delivered by Registered Social Landlords (RSL) partners. Progress to the end of Quarter 2 of 2025/26 has seen completions of 1,348 (83%) with a further 445 units under construction and due to complete by the end of 2027/28.

During 2025/26, the RSLs operating in West Lothian have completed 136 new build affordable housing units to the end of Quarter 2. The RSLs also have a further six sites under construction, and there are a further 51 units expected to complete in 2025/26, and 256 units over 2026/27-2027/28. West Lothian Council has completed 16 new build affordable housing units to the end of Quarter 2 of 2025/26 with a further 116 under construction.

The Scottish Government has been unable to confirm the Resource Planning Assumptions (RPAs) for grant availability for the duration of this current SHIP. The Resource Planning Assumption (RPA) for 2025/26 from Scottish Government has been confirmed as £15.376 million, the same as the RPA in 2023/24 but with no indexation this represents a net reduction of 6% in grant funding. The reinstatement of funding level for 2025/26 from the Affordable Housing Supply Programme is welcome but to ensure continued delivery of new affordable homes at pace, confirmation of multi -year funding would be beneficial.

At present the long-term funding position for affordable housing in West Lothian is not yet clear. An overall budget for affordable housing of £4.9 billion over the next 4 years for the whole of Scotland was announced by Scottish Government in September 2025. The Scottish Government has not yet set out further detail on this budget specifically relating to Resource Planning Assumptions for local authorities but this is anticipated in 2026.

The uncertainty of long-term funding makes it challenging to prioritise sites that have a funding commitment in future years or require phased funding over a number of years. This uncertainty means that fewer projects can be committed in this SHIP than in previous years. There are a number of large-scale development opportunities coming forward that could be supported should funding be available.

It is important to note that Local Authorities and RSLs require to find resources to fund at least half of the cost of any affordable housing development. There is considerable borrowing commitment for previous projects and this coupled with high costs of new build homes makes it a challenging environment for the council and RSLs to continue to commit to the provision of new affordable homes at scale.

The declaration of the Housing Emergency in 2024, the Housing Emergency Action Plan and the new Homeless Strategy demonstrate that the need for affordable housing has never been greater. The development opportunities are available in West Lothian, however what is lacking is sufficient long-term commitment to funding to deliver affordable homes at scale.

The uncertainty regarding future funding will impact on future years, in terms of what projects can be supported. The SHIP identifies sites for up to 1,953 homes by both the council and RSLs.

D.3 SHIP PRIORITIES

The priorities for this year's SHIP will remain as follows;

- Prioritise the council projects in high demand areas such as Livingston and Linlithgow;
- Progress development in the Core Development Areas; and
- Develop those projects that are already committed, including the continued housing regeneration in Deans South.

The council has reviewed the sites put forward by RSLs and sites that the council are aware of that are most likely to be delivered over the period of the SHIP and have rated them Priority 1 (670 units) or Priority 2 (1,297). Given the Housing Emergency no site is considered 'low' priority but given the funding position, every effort has been made to only include sites which will at least be considered for funding over the next five-year period of this SHIP.

D.4 PROGRESS ON PRIORITY DEVELOPMENT AREAS

In terms of priority areas, West Lothian Council has 116 units under construction and Wheatley Homes East have a further 74 underway in priority areas Livingston and Linlithgow. There are a further 8 sites considered as Priority 1 within this year's SHIP in the ward areas of Livingston North, Livingston South and Linlithgow.

With regard to Core Development Areas (CDAs) the council accepted handover of 16 units in Winchburgh and Homegroup completed 19 units during 2025/26. There are a further 105 units under construction at Winchburgh with Wheatley Homes East.

In the current SHIP there are five new sites at Winchburgh being proposed and three new sites at Calderwood. These sites together could deliver up to 359 homes, subject to funding being made available. The development at Winchburgh would be enhanced by provision of the railway station, discussion around this is ongoing in terms of support from the Housing Infrastructure Fund.

In Linlithgow various sites have been identified which together could deliver up to 90 homes. At Whitburn, the development of a distributor road at Heartlands would help facilitate more development in this area. There is both social and mid-market rent development proposed for Heartlands which could see 246 units delivered, however at this time these are considered Priority 2 sites.

In terms of ongoing development, the Deans South estate has also been prioritised for investment in this SHIP in order for the site to be fully developed. West Lothian Council completed a site for 54 houses in 2018 and a further 29 homes completed March 2023. In addition, Wheatley Homes East completed the development of their first phase of new homes in 2024/25 delivering 52 units. Phase 2 of 38 units is currently under construction and due to complete early 2026. The final phase of 37 units will be given priority for development in order to see the completion of the regeneration in this area.

E. CONCLUSION

The West Lothian Affordable Housing Programme to 2027/28 includes sites for the development of a minimum 1,621 homes, including 383 additional council homes and 1,238 homes delivered by Registered Social Landlords (RSL) partners.

The Scottish Government has been unable to confirm the Resource Planning Assumptions (RPAs) for grant availability for the duration of this current SHIP. The Resource Planning Assumption (RPA) for 2025/26 from Scottish Government has been confirmed as £15.376 million, the same as the RPA in 2023/24 but with no indexation this represents a net reduction of 6% in grant funding.

The reinstatement of funding level for 2025/26 from the Affordable Housing Supply Programme is welcome but confirmation of multi-year funding from Scottish Government is vital to ensure continued delivery of new affordable homes at pace.

F. BACKGROUND REFERENCES

Appendices/Attachments:

Appendix 1 Strategic Housing Investment Plan 2026/27 – 2030/31

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Strategic Housing Investment Plan (SHIP)

2026/27 - 2030/31

October 2025

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Executive Summary

West Lothian Council's Strategic Housing Investment Plan (SHIP) identifies priorities for investment over a 5-year period from 2026/27 – 2030/31.

In March 2021, the Scottish Government published its first long-term housing strategy 'Housing to 2040' which set an ambition to deliver a further 110,000 affordable homes by 2032, with at least 70% of these for social rent. Meeting this target is ambitious and will require increased investment by the Scottish Government, Local Authorities and Registered Social Landlords and a step change in the pace of housebuilding in order that it is achieved.

The SHIP is the key document for identifying strategic housing projects towards meeting the Government's 110,000 affordable housing target. This document is updated annually to present up to date information on affordable housing investment plans. The SHIP provides an opportunity for the Council to:

- Set out investment priorities for affordable housing and identifies how these will be delivered;
- Identify the resources required to deliver these priorities; and
- Involve key partners in the delivery of new affordable housing.

The SHIP will continue to inform the allocation of resources from the Scottish Government's Affordable Housing Investment Programme, which primarily supports the delivery of affordable housing via the Council and Registered Social Landlords.

The West Lothian Affordable Housing Programme to 2027/28 includes sites for the development of a minimum of 1,621 homes, including 383 additional council homes and 1,238 homes delivered by Registered Social Landlord (RSL) partners. Despite a proven record of affordable housing delivery, West Lothian Council declared a housing emergency in May 2024. A Housing Emergency Action Plan has been developed within the context of existing resource available to the council.

During 2024, the Scottish Government announced that there would be a reduction in the Affordable Housing Programme budget which resulted in a cut to the Resource Planning Assumption (RPA) for West Lothian of 24%. Such a substantial budget reduction was not anticipated and had a significant impact on the number of projects which could be funded. WLC are aware of a number of RSLs who are reviewing their business models and making more careful consideration of future development.

The reinstatement of funding level for 2025/26 from the Affordable Housing Supply Programme is welcome but to ensure continued delivery of new affordable homes at pace, confirmation of multi -year funding would be beneficial.

1. Strategic Context

1.1 Alignment with Local Housing Strategy

Local Authorities are required to produce an annual 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, 2026/27–2030/31.

West Lothian Council's SHIP sets out the affordable housing investment priorities for the area as identified in the Local Housing Strategy 2023/24 to 2027/28. It demonstrates how these investment priorities will be delivered and the resources required. This SHIP has been developed in line with revised guidance issued by the Scottish Government, and it sets out the national and local context by identifying the council's investment priorities; the approach being taken to deliver these priorities; outlines potential risks and constraints; and how these can be mitigated.

The West Lothian Local Housing Strategy (LHS) 2023/24 - 2027/28 was approved at Council Executive in June 2023. A target of 1,580 affordable homes was set with a further target for private homes to be considered in the preparation of the new Local Development Plan over the next three years. 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.

It is West Lothian Council's intention to replace the existing West Lothian Local Development Plan (LDP 1), which was adopted in September 2018 with a new plan, LDP 2. This will set out how West Lothian could grow over a ten-year period.

The new plan, intended to be adopted in 2027 will set out planning policies and proposals for the use and development of land within West Lothian for a ten-year period. The council approved the [Evidence Report](#), the first stage in producing LDP2, in June 2025. The Evidence Report sets out an indicative Local Housing Land Requirement (LHLR) of 12,500 houses over the ten-year plan period. The Evidence Report has been submitted to Scottish Ministers for a gate check review to confirm whether there is sufficient evidence to produce the Proposed LDP2.

The council carried out a 'Call for Ideas' engagement exercise between March and May 2025 to allow landowners and developers to submit sites for inclusion in LDP2. The council is currently assessing the housing sites submitted to this engagement exercise.

The council's [Development Plan Scheme \(DPS\) 2025](#) sets out the timetable for producing LDP2. The DPS anticipates the next stage of LDP2, the completion of the gate check review of the Evidence Report, to be late 2025. A Proposed Plan is anticipated to be produced and consulted on during 2026.

Table 1: West Lothian Local Development Plan 2 Timetable

Plan Preparation Stage	Anticipated Date*
Gate Check Review of Evidence Report	July-November 2025 (Q2-Q4 2025)
Council Approval of the Proposed Plan	February 2026 (Q4 2025)
Proposed Plan Consultation Period	April-July 2026 (Q1-Q2 2026)
Proposed Plan Modifications and Submission to Examination	October 2026 (Q3 2026)
Examination	October 2026-March 2027 (Q3 2026-Q1 2027)
Adoption	Early May 2027 (Q2 2027)

*Note quarters start from the beginning of the financial year.

1.2 The Need for Affordable Housing in West Lothian

There is an established need for quality affordable housing in West Lothian, with a Housing Emergency being declared in May 2024. A Housing Emergency Action Plan has been developed within the context of existing resource available to the council. As of June 2025, there were 10,820 applicants on the Common Housing Register for social rented housing. Some RSLs operating in West Lothian also hold their own registers. The need for affordable social housing in West Lothian remains high due to the high number of applications for housing, high sustainability and low turnover of properties. West Lothian Council have a high demand for larger family house types and as a result encourage all developments both in the private and public sector to reflect this.

The council takes consideration over the tenures that are delivered on each site encouraging a fair share of house sizes and types across both private developments and affordable housing.

Furthermore, supply pressures are not predicted to ease over the next 3 years with demand for homeless services predicted to remain high due to the ongoing costs of living crisis, increased mortgage costs, higher rent in the private sector and changes to homeless legislation.

There continues to be high demand for temporary accommodation including use of bed and breakfast accommodation to provide emergency accommodation for homeless households. The imbalance between supply and demand for permanent social rented accommodation continues to be a challenge in West Lothian and is the key driver of the ongoing breach of statutory duties and budget pressures that are experienced within the council due to the high reliance on unsuitable accommodation.

1.3 Strategic Housing Priorities and Homelessness

A new Homeless Strategy was approved by Council Executive in March 2025. The development of the Homeless Strategy incorporates the successful outcomes of 5 years of Rapid Rehousing Transition Plan (RRTP) emphasising a shift to a prevention first approach and a shared partnership approach to managing homeless demand. This change in approach has been affected against a backdrop of significantly increased homeless demand, funding constraints and changes to the economic landscape and operating context. Despite positive achievements in reducing homeless demand locally, the pressure for increased homeless services has remained critically high, leading to ongoing financial strain for the council, and systematic failures at a national level in terms of the shortfall in supply of affordable social homes, and resources to meet increasing demand and additional homeless duties introduced over the past 5 years.

The new homeless strategy incorporates a programme of work across homeless services developed through the lifetime of RRTP to prevent homelessness as the first option and improve accommodation supply. The actions outlined within the council Housing Emergency Action Plan have been aligned within the strategy to ensure a focus on high priority areas of work already underway. The strategy sets out the systematic nature of homelessness and addressing housing need, and that this is a societal problem for all community partners, requiring shared objectives, input, and commitment to tackle root causes and achieve local outcomes.

The strategy has 3 priorities:

1. Ensuring prevention is the first response to reduce homelessness where it is possible and safe to do so.
2. Increasing opportunities and improving access to housing supply.

3. Ensuring people who become homeless are supported to achieve long term.

The West Lothian Homeless Strategy provides a refreshed focus on the key priorities for the council in terms of prevention and delivery of good outcomes which support those at risk of homelessness, and those who are homeless. The learning gained from 5 years of RRTP and in responding to the housing emergency has enabled value insight to inform the creation of the strategy.

The strategy has strong focus on the need for a partnership approach addressing the housing emergency, and the need for whole-system solutions to tackling the drivers of homelessness, and to evolve homeless services to meet the demand being experienced.

The SHIP aims to support the actions of the Homeless Strategy 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.
- Delivering housing that meets a range of needs.

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.

2. Affordable Housing Programme Update

Since the previous SHIP (2025-2030), there have been a number of new build completions delivered by both the council and registered social landlords operating in West Lothian. The sites noted in the table below were completed during 2024/25.

Table 2: New Build Completions between April 2024 to September 2025

Site	RSL/Council	No. of Units	Date of Completion
Livingston, Crusader Rise	ARK Housing Association	20	July 2024
Uphall, Station Village	Cairn Housing Association	20	June 2024
Longridge, Fauldhouse Road	Cairn Housing Association	52	July 2024
Winchburgh, Site 02A	Homegroup	55	July 2024
Bonnington, Wilkieston	Places for People	12	August 2024
East Calder, Raw Holdings	Wheatley Homes East	17	April 2024
Livingston Deans South 1A	Wheatley Homes East	6	July 2024
Livingston Deans South 1	Wheatley Homes East	46	Oct 2024

East Calder Raw Holdings	Link Group	75	Oct 2024
Bathgate, Sibbald's Brae	Wheatley Homes East	29	April 2025
Winchburgh CC-FF	Homegroup	19	June 2025
Kirknewton, Camps Junction	Link Group	7	July 2025
Winchburgh, Winchburgh Heights	West Lothian Council	16	July 2025
Livingston, Sydney Street	Link Group	49	September 2025
Blackburn, Sycamore Walk	Almond Housing Association	20	September 2025
		443	

Both the council and the RSLs operating in West Lothian also have further sites currently under construction which are outlined in the table below;

Table 3: Sites under construction at 1 September 2025

Site	RSL/Council	No. of Units	Est. Completion Year
Livingston, Houston Road	West Lothian Council	33	2026
Livingston, Simpson Parkway	West Lothian Council	32	2026
Livingston, Almondvale Crescent	West Lothian Council	36*	2026
Linlithgow, Deanburn	West Lothian Council	15	2025
Armada, Standhill North	Places for People	94	2026
Winchburgh, Site BB	Wheatley Homes East	81	2025
Winchburgh P3	Wheatley Homes East	69	2027
Whitburn, Hen's Nest Road	Cairn Housing Association	19	2027
Livingston, Deans South PH2	Wheatley Homes East	38	2026
Livingston, Charlesfield Road	Wheatley Homes East	36	2026
		453	

* Almondvale there are a further 12 homes that are supported housing for young people.

Most of the development opportunities are delivered via Section 75 agreements, whereby the developer constructs the units on behalf of the social landlord and those units are purchased on completion. This gives little room to influence the method of construction. West Lothian

Council's project at Almondvale Crescent, is an exception to this where the development was procured to be delivered via Connect Modular – an off-site manufacturer. The site commenced in Summer 2024, but unfortunately Connect Modular are no longer operational, which has delayed the deliverability of this project.

2.1 Development Constraints

During 2024, the Scottish Government announced that there would be a reduction in the Affordable Housing Programme budget which resulted in a cut to the Resource Planning Assumption (RPA) for West Lothian of 24%. Such a substantial budget reduction was not anticipated and had a significant impact on the number of projects which could be funded.

The partial reinstatement of the budget for affordable housing supply programme for West Lothian has improved the funding position but challenges remain in terms of the amount of funding available and the affordability of projects for both RSLs and the council. The uncertainty over funding in 2024/25, meant that some RSLs reduced the number and scale of projects they can develop.

Other methods of funding affordable housing may have to be considered. RSLs are investigating the option of front funding developments but if they do so they will require a funding commitment in future years which at present is uncertain. Consideration may be given to unsubsidised affordable housing and the involvement of institutional investors. This would require further analysis on the feasibility of housing provided through this route and whether it could meet the greatest need in West Lothian which is for social rented housing. These options are currently being investigated by the council.

The majority of RSL projects coming forward in this SHIP are likely to be for social rent rather than mid-market rent. RSL's have identified sites for 167 homes for mid-market rent. This demonstrates the willingness of RSL's to consider tenures other than social rent, however WLC aim to prioritise units for social rent due to the consistently high demand for this tenure.

Constraints identified by RSL's include inflation in the construction sector, 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.

Development at Winchburgh will be enhanced by efforts to secure funding for a railway station. At Heartlands, further housing development is constrained by the requirement for a distributor road. The recent "Call for Ideas" for LDP2 may bring forward new housing sites.

3. Consultation and Partnership Working

West Lothian Council continues 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.

3.1 Registered Social Landlords (RSLs)

West Lothian Council and RSL development partners have an ongoing dialogue in relation to the delivery of affordable housing. Over a 5-year period from 2023 to 2028, the proposal will be to deliver a minimum of 1,621 affordable homes. The council and RSL partners, through Homes for West Lothian Partnership will contribute to the delivery of this scale of 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, Wheatley Homes East, Places for People, Home Group, Cairn Housing Association, Link Group and Sanctuary Scotland. The key points discussed were in relation to identifying potential development opportunities and overcoming constraints to development including funding requirements and infrastructure. There are a large number of affordable housing projects that could be supported in West Lothian if funding was available. Some RSLs are willing to front fund projects to enable development to proceed.

3.2 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 number of RSLs seeking to develop housing in West Lothian has increased in recent years. RSLs that have agreed to be involved in the Partnership are;

- Almond Housing Association
- Ark Housing Association
- Bield Housing and Care
- Cairn Housing Association
- Hanover Housing Association
- Homegroup
- Horizon Housing Association
- Link Group
- Places for People Scotland
- Sanctuary Scotland
- Wheatley Homes East

There is also representation from More Homes Division at the Scottish Government which encourages regular updates on programmes and policy to be discussed. Several meetings

have taken place in 2025 and discussions are ongoing with RSLs so that affordable housing development in West Lothian can continue to be agreed and supported. There has been recent focus on the Homeless Strategy and engaging RSL in discussion on housing supply.

3.3 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. There is regular interaction with developers to deliver Section 75 obligations with greater emphasis on the design, standards and quality of housing required through this route.

3.4 West Lothian Council Service Areas

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

There is ongoing liaison with Social Policy to identify requirements for specialist housing provision in West Lothian. There is close working on specialist housing provision to ensure that new build housing is future proofed to limit the need for adaptations in the longer term.

3.5 Edinburgh and South East Scotland City Region Deal

There is good collaborative working with West Lothian Council and other council partners in the South East Scotland and City Region Deal. There is ongoing work in relation regional housing delivery of a regional Strategic Housing Investment Plan that sets out all the affordable sites that are being delivered in South East Scotland. There are regular updates on progress at the two strategic sites at Winchburgh and Calderwood to the City Region partners. Work has also been undertaken on development of alternative approaches for housing delivery, a procurement framework and the development of a range of standard house types.

3.6 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. A Housing Need and Demand Assessment was completed in April 2022 and was approved as robust and credible by the Scottish Government Centre for Housing Market Analysis in July 2022. The six South East Scotland Councils worked collaboratively on this through the South East Scotland Housing Forum. The HNDA3 Core Project Team is

accountable to the Regional Housing Board of the Edinburgh and South East Scotland City Region Deal.

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. Several 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 implementation of the new Homeless Strategy to address homelessness in West Lothian. A key element of the Local Outcomes Improvement Plan has Housing as a key pillar and awareness raising is being undertaken with Community Planning Partners in relation to duties on homeless prevention.

3.7 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. 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.

West Lothian Council has spent the last year engaging with the Scottish Government as part of the National Sprint sharing learning and best practice to address the housing emergency. Whilst the opportunity to contribute to this sprint was welcomed the pressure of the housing emergency remains very challenging with resource allocation insufficient to meet the scale of the issue.

4. Methodology

Affordable housing provision is delivered in West Lothian via both council and RSL projects, which are part funded by the Scottish Government. West Lothian Council consider the following as priorities which would see projects supported in terms of SHIP funding and all funding allocations will be based on best value principles.

4.1 Priority Area

The Local Housing Strategy 2023-2028 confirmed priority areas for affordable housing investment. These are noted below;

- Priority 1: Broxburn, Uphall and Winchburgh, East Livingston & East Calder, Linlithgow, Livingston North, Livingston South.

- 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. The council will continue to give priority to sites in West Lothian in high demand areas such as the development of planned council projects in Linlithgow and Livingston.

4.1.2 Linlithgow

There is high demand for housing in Linlithgow with very few development opportunities becoming available. The council is considering development of affordable homes on a number of small sites on council owned land. There may be additional development opportunities that come through the “Call for Ideas” for the Local Development Plan.

4.2 Core Development Areas (CDAs)

The SHIP will also aim to prioritise Core Development Areas. Progress is being made on the Core Development Areas (CDAs) at Winchburgh, and Calderwood. Developers have approached RSLs and WLC to discuss opportunities for development in the CDAs. In the current SHIP there are 178 units at Winchburgh being proposed and 218 units at Calderwood. These sites together could deliver up to 396 homes, subject to funding being made available.

During 2025/26, the completions at Winchburgh reached 100 units with work commencing on site for a further development of 69 homes.

4.3 Ongoing Development

A further priority for the SHIP programme is to develop those sites that already have a funding commitment. The redevelopment of Deans South, Livingston is a key priority over the next two years for West Lothian.

West Lothian Council completed a site for 54 houses in 2018 and a further 29 council homes completed March 2023. In addition, Wheatley Homes East completed the first phase of their new build housing with 52 homes completed in 2024/25. A further phase of 38 homes is on site with a final phase of 37 homes to follow in 2026/27.

5. Funding and Investment

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 vital across the range of projects.

The approved Housing Capital Investment Programme 2023/24 to 2027/28 includes £31.436 million for new council housing supply. The council delivered 1762 new build council homes between 2012/13 and 2024/25. The total drawdown of funding from Scottish Government from West Lothian Council projects for 2024/25 equated to £6,868,359.37. The Scottish Government provided £15.676m to support new build affordable housing and open market acquisitions in West Lothian during 2024/25. This funding supports the council's latest affordable housing supply programme.

The Scottish Government have been unable to confirm the Resource Planning Assumptions (RPAs) for grant availability for the duration of this current SHIP. West Lothian Council's assumed RPA for 2025/26 is £15.376m. The Scottish Government announced additional funding of £80m to address the housing emergency to be distributed across all 32 local authority areas, at £40m each year for 2024/25 and 2025/26.

Table 4: Resource Planning Assumptions

	2025/26	2026/27	2027/28	2028/29	2029/30
Base RPA	£15,376,000	£12,301,000	£9,226,000	£6,105,000	<i>Unknown</i>
Additional Funding	<i>£1,689,000</i>	<i>Unknown</i>	<i>Unknown</i>	<i>Unknown</i>	<i>Unknown</i>
Wheatley Bond	£5,500,000	0	0	0	
Charitable bond donations	£4,129,000				
Total	£26,694,000	£12,301,000	£9,226,000	£6,105,000	-

The Scottish Government have indicated that future years allocation should be based on an 80-60-40% of the confirmed RPA of 2025/26.

5.1 Additional Government and RSL funding

In 2024/25 the council received £2.002m, as a share of the £40million from Scottish Government secured for acquisitions. The funding was used to bring 50 void properties back into use and purchase 10 Open Market purchases for the council and fund 6 new build homes for an RSL.

West Lothian Council were advised of an uplift to funding of £1.689m for 2025/26. This additional funding is to be directed towards helping address temporary accommodation

pressures, with funding being used to support Winchburgh Heights and open market acquisitions. A further £2.4m was secured through Charitable Bond funding to support an RSL project at Hen's Nest Road, Whitburn. Funding from the Wheatley Bond was secured to support a development of 69 homes at Winchburgh by Wheatley Homes East.

An announcement of an additional £40m for acquisitions was made in September 2025. The distribution of the recent additional funding is not yet known. The council's capital investment programme for new build council is fully committed on existing projects. The planned number with of Open Market Acquisitions between 2022 and 2027 has already been exceeded. The original target was 48 with 84 purchased and a further 19 planned for 2025/26. There is currently no additional council budget to purchase any further open market acquisitions. RSLs would also have to fund a proportion of the cost if they were to acquire more properties.

5.2 Housing Infrastructure Fund

West Lothian Council are considering the use of the Housing Infrastructure Fund to fund a distributor road at Heartlands. This will help to open up areas of land and increase opportunities for future development. There has been good progress on developing a case funding for a railway station at Winchburgh. A railway station there would greatly enhance the accessibility of the town, this is currently under consideration with Network Rail.

5.3 Town Centre Investment

West Lothian Town Centres are long established with limited development opportunity within the town centres for new build housing development. Regeneration of brownfield sites would be given due consideration if presented as viable options in the SHIP, so long as the development was fitting for the area.

The sites put forward in this years' SHIP include 114 units for three town centre sites in Bathgate, Blackburn and Livingston.

5.4 Developer Contributions

Developer contributions are negotiated on Affordable Housing Policy sites where an on-site provision of affordable housing is not required or practical to deliver. Once agreed through the planning application process the requirement for a commuted sum is detailed within the Section 75 Agreement. The table below details the value of Commuted Sums that have been collected each financial year and the carry forward balances which incorporate interest added on the balances held. The council have an approved budget to drawn down £200,000 of Developer Contributions each financial year up to 2027/28 which contribute to the provision of affordable housing in West Lothian.

	SUMS		
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS
2021/22	£5,271.00	£63,607.42	0.00*
2022/23	£713,762.31	£250,000	£698,879.31
2023/24	£341,198.00	£300,000	£789,049.31
2024/25	£220,834.15	£200,000	£855,150.46

**fully drawn down at end of 2021/2022*

5.5 Access to other Available Funding

The Strategic Housing Investment Plan Guidance for 2025, requires that each council consider the requirement to access additional funding offered by the Scottish Government.

West Lothian Council do not have a dedicated site for Gypsy/ Travellers and do not anticipate seeking additional funding from the Scottish Government in relation to this.

Furthermore, West Lothian Council are not seeking funding from the Vacant and Derelict Land Investment Programme for any of the projects outlined in the SHIP.

In West Lothian, there are no specific concerns regarding the housing of key workers, and the council do not anticipate utilising the Rural Affordable Homes for Key Workers Fund.

The Islands (Scotland) Act is not applicable to West Lothian Council.

6. Empty Homes, OMAS and Second Homes

As a means to bring more properties back into the affordable housing sector, West Lothian Council have operated an Open Market Acquisition Scheme (OMAS) since 2016 and more recently developed an Empty Homes Framework.

From 1 April 2018, the Council Tax charged for Empty Homes was set at twice the full charge for the valuation band the property is in. The appointment of a dedicated empty homes officer has been instrumental in developing the council's approach to empty homes. The main focus of empty homes work is to contact owners and provide advice and assistance about bringing the homes back into use. Over the last year, 41 homes have been brought back into use as a direct result of input from the Empty Homes Officer. A draft Empty Homes Framework has been completed and there is ongoing work between council services (Revenues,

Environmental Health, Building Control) as well as Police Scotland and the Scottish Fire and Rescue Service to tackle the more difficult empty homes cases.

Key successes during 2024/25 for 'Empty Homes' includes:

- 41 Empty homes have been brought back into use
- 10 homes were brought back into use for council housing through the Open Market acquisition scheme that were previously long-term empty.
- Good links have been forged with council tax, safer neighbourhood team and environmental health to tackle some long-term empty homes
- There have been a number of previously unrecorded empty homes identified through site visits
- More empty homes are being reported as a result of the engagement of the empty homes officer and the good working relationship with council tax and other teams
- Information and advice has been provided to homeowners to support them in bringing their empty homes back into use
- Empty Homes work is referenced in the Local Housing Strategy 2023-2028 the Homeless Strategy 2025-2028 and the Community Safety Plan 2025 -2028.
- There is ongoing support from the Scottish Empty Homes Partnership for the project.

One of the options available to the owners of Empty Homes is that they may be considered for purchase by West Lothian Council if they meet the required criteria. The council received approval to purchase properties from the open market, at market value to increase the affordable housing stock in West Lothian in October 2016 and was last reviewed in June 2024.

Since October 2016, the council have had a consistent programme of OMAS purchases each financial year increasing the council's social housing stock by 339 units to the end of 2024/25.

During the financial year 2024/25, West Lothian Council purchased 19 properties via OMAS, while most (9 properties) were only empty for 6 months or less, prior to the completion of purchase, five had been empty for between 6-12months, three had been empty for between 2-5 years, and two had been empty for 10 years or more. This is a positive step towards bringing empty homes back into use for social housing.

West Lothian Council do not have budget beyond the 19 OMAS purchases scheduled for 2025/26. RSLs are encouraged to consider increasing their housing stock via open market acquisitions. For a number of years, Almond Housing Association have purchased a small number of properties via their Open Market Acquisition Scheme, and have put forward two purchases per year for the duration of the SHIP. Both the council and RSLs are supported by grant funding from the Scottish Government for Open Market Acquisitions.

Second homes are less predominant in West Lothian than they are in nearby authority areas with only 63 second homes at September 2025. From 1 April 2024, a second home is charged

twice the full Council Tax charge for the band the property is in. During 2024/25, the income generated from Second Home Council Tax charges was £180,279.20, this is directed towards funding the council's affordable housing programme, whether that be new build or purchase via OMAS.

7. Specialist Provision

West Lothian Council acknowledge the requirement for a variety of house types to meet the needs of our residents. Since the last SHIP, there have been a number of new specialist housing provision completed or commenced.

Table 5: Recent and Ongoing Specialist Provision in West Lothian

Housing Provider	Site	Specialist Housing	Status
Horizon HA (Kirknewton Community Development Trust)	Kirknewton	7 wheelchair bungalows	Complete June 2025
WLC	Almondvale Crescent, Livingston	Accommodation for younger people	Under construction
WLC	Preston Cres, Linlithgow	Wheelchair accessible bungalows	Under construction
WLC	Simpson Parkway, Livingston	Wheelchair accessible bungalows	Under construction
WLC	Houston Road	Wheelchair accessible bungalows	Under construction
Link Group	Sydney Street	Wheelchair accessible ground floor flats	Under Construction

7.1 Wheelchair Accessible Housing

Targets for wheelchair accessible housing were set out in the West Lothian Local Housing Strategy 2023-28. A target of 10% wheelchair accessible homes was set over the duration of the Strategy. This currently applies to affordable housing; the longer-term ambition is to encourage private developers to provide more private housing that is wheelchair accessible housing. Further consideration will be given to this in the new Local Development Plan.

Table 6: Wheelchair accessible house completions for duration of the Local Housing Strategy 2023-2028

Provider	Wheelchair Accessible House Completions		
	2022/23	2023/24	2024/25
West Lothian Council	15	22	0
Almond Housing Association	0	0	0
Cairn Housing Association	0	27	0
Places for People	0	30	0
Wheatley Homes East	2	0	1
Link Group	0	1	0
Total	17	79	1

There is a strong commitment to the provision of wheelchair accessible housing by both the council and RSL partners, however the rate of completions has slowed in recent years. In the 5-year period from 2017/18-2021/22, the council and RSL partners completed 146 bungalows. The aim is to provide 10% of all affordable homes to be wheelchair or amenity units.

RSLs are encouraged to provide homes that are suitable for people with a range of needs. RSLs and WLC have submitted proposals in the SHIP for 151 specialist provision units, including homes that would be suitable for wheelchair users and homes that could be suitable for older people or people who require amenity housing.

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.

The outcome of the consultation on “Enhancing the accessibility, adaptability and usability of Scotland’s Homes” is awaited and this will help to inform the approach to provision of accessible housing. Research is being undertaken on the need for accessible housing to inform the new Local Development Plan and it is hoped that this will translate into more accessible house types being delivered across all tenures.

8. Child Poverty

West Lothian Council established a Child Poverty Reference Group to coordinate local child poverty actions and outcomes. It is a sub group of the West Lothian Tackling Poverty Strategy which is responsible for overseeing the Better Off West Lothian Tackling Poverty Strategy 2023-2028.

A new two-year West Lothian Child Poverty action plan (2025-2027) is due to be developed to drive forward action to address child poverty. The latest child poverty estimates indicate that in 2023/24, 24.1% of children living in West Lothian were living in relative poverty (after housing costs), representing a reduction of 5% from 2022/23.

Headline anti-poverty figures in West Lothian indicate that;

- 20% of West Lothian Population experience some form of financial hardship
- 24.1% of children experience relative poverty
- 76.7% of working age adults are in work
- 4.7% of employees earn below the living wage
- 18% of residents experience fuel poverty (fuel bill >10% of income after housing),
- 9% of residents experience extreme fuel poverty (fuel bill >20% of income after housing)

As of 31st March 2025, there were 454 children living in temporary accommodation. The majority of children are living in local authority furnished temporary accommodation. The aim will be to reduce the use of temporary accommodation with the implementation of the West Lothian Homeless Strategy 2025-2028.

In West Lothian, activity to tackle poverty continues at a local level focused on the main drivers of poverty especially for key priority groups. While it is acknowledged that the rates of child poverty have not decreased in West Lothian, strong partnerships developed approaches that made a difference for families. Two such examples are:

- Anti-Poverty service. West Lothian Citizens Advice Bureau and Social Security Scotland supporting families access income maximisation services and claim Scottish Benefits.
- Developing and delivery of a youth homelessness campaign with partners to ensure that young people facing homelessness had access to financial and housing support and advice.

In 2024, housing advice was offered to 737 tenants and homeowners at risk of homelessness.

By continuing to develop affordable housing, the council and RSL partners play a part in combating poverty through providing affordable homes for families. The need for larger family housing is a consideration on most sites in the SHIP, however, with a greater reliance on sites coming through the Affordable Housing Policy, there can be challenges securing sufficient land in the right locations to build housing for larger families. The aim is to encourage developers to provide a wider range of standard house types that are suitable for a range of needs including larger families.

Section 2: Affordable Housing Projects and SHIP Tables

The tables included below include the rolling forward existing projects from the previous SHIP, and the council's priority 1, 2 and 3 projects demonstrating the projects and resources that are most likely to be delivered over the plan period. The full SHIP tables and funding requirement details are submitted to the Scottish Government.

The long-term funding position for affordable housing in West Lothian is not yet clear. An overall budget for affordable housing of £4.9 billion (for the whole of Scotland) over the next 4 years was announced by Scottish Government in September 2025. The Scottish Government has not yet confirmed Resource Planning Assumptions for local authorities but this is anticipated in 2026.

The uncertainty of long-term funding makes it challenging to prioritise sites that have a funding commitment in future years or require phased funding over a number of years. This uncertainty means that fewer projects can be committed in this SHIP than in previous years. There are a though number of large-scale development opportunities coming forward that could be supported should funding be available.

It is important to note that Local Authorities and RSLs require to find resources to fund at least half of the cost of any affordable housing development. There is considerable borrowing commitment for previous projects and this coupled with high costs of new build homes makes it a challenging environment for West Lothian Council to continue to commit to the provision of new affordable homes at scale.

The declaration of the Housing Emergency in 2024, the Housing Emergency Action Plan and the new Homeless Strategy demonstrate that the need for affordable housing has never been greater. The development opportunities are available in West Lothian, but what is lacking is sufficient long-term commitment to funding to deliver affordable homes at scale.

Table 1 below shows the active sites that are currently under construction in West Lothian by both RSLs and West Lothian Council and the estimated year of completion for each. It is positive that the affordable housing stock in West Lothian will increase by at least 486 units over the duration of the SHIP.

This completion figure will increase should other projects be supported and come forward. The council have reviewed the sites put forward by RSLs and sites that the council are aware of that are most likely to be delivered over the period of the SHIP and have rated them Priority 1 (Table 2) or Priority 2 (Table 3). Given the Housing Emergency no site is considered 'low'

priority but given the funding position, every effort has been made to only include sites which will at least be considered for funding over the next 5-year period of this SHIP.

Table 1: Active Sites

Town, Site Name (Tenure)	Council Ward Area	RSL/Council	Active Sites: Estimated Completion Year						
			2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
Armadale, Standhill North (SR)	Armadale and Blackridge	PLACES FOR PEOPLE		57					57
Armadale, Standhill North (MMR)	Armadale and Blackridge	PLACES FOR PEOPLE		17					17
Armadale, Standhill North (SE)	Armadale and Blackridge	PLACES FOR PEOPLE		20					20
East Whitburn, Hens Nest Road (SR)	Whitburn and Blackburn	CAIRN HA		19					19
Livingston, Almondvale Crescent (SR)	Livingston South	WLC	36						36
Livingston, Houston Road (SR)	Livingston South	WLC	24	9					33
Livingston, Simpson Parkway (SR)	Livingston South	WLC	27	5					32
Linlithgow, Deanburn (SR)	Linlithgow	WLC	15						15
Livingston, Deans South PH2 (SR)	Livingston North	WHE				38			38
Livingston, Charlesfield Road (SR)	Livingston South	WHE		36					36
Stoneyburn, Cannop Crescent (SR)	Fauldhouse and Brieche Valley	HOME GROUP			33				33
Winchburgh, Site BB (SR)	Broxburn, Uphall and Winchburgh	WHE	52						52
Winchburgh, Site BB (MMR)	Broxburn, Uphall and Winchburgh	WHE	29						29
Winchburgh, Plot P3 (SR)	Broxburn, Uphall and Winchburgh	WHE		10	59				69
			183	173	92	38			486

Table 2: Priority 1 Sites

Town, Site Name (Tenure)	Council Ward Area	RSL/Council	Priority 1 Sites: Estimated Funding Approval Year						
			2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
Blackburn, Ash Grove (SR)	Whitburn & Blackburn	HOMEGROUP	28						28
East Calder, Calderwood ALD (SR)	East Livingston and East Calder	HOMEGROUP	16						16
Winchburgh, Beatlie Woods (SR)	Broxburn, Uphall and Winchburgh	HOMEGROUP	9						9
Bathgate, Westerinch (SR)	Bathgate	PFP - DB		18					18
Livingston, Gavieside Phase 1 (SR)	Livingston South	WHE					40		40
Livingston, Deans South - Phase 3A (SR)	Livingston North	WHE	12						12
Livingston, Deans South - Phase 3B (SR)	Livingston North	WHE	25						25
Livingston, Eliburn (SR)	Livingston South	WHE		28					28
Livingston, Brotherton Farm (SR)	Livingston South	WHE			71				71
Bridgend, Willowdean (SR)	Linlithgow	WHE		12					12
Bridgend, Auldhill Road (SR)	Linlithgow	WHE				40			40
Pumpherston, Uphall Station Village, Phase 2 (SR)	East Livingston and East Calder	CAIRN HA		13					13
Livingston, Ettrick Drive Site (SR)	East Livingston and East Calder	ALMOND HA				10			10
Open Market Purchases 2026-27	Various	ALMOND HA		2					2
Open Market Purchases 2027-28	Various	ALMOND HA			2				2
Open Market Purchases 2028-29	Various	ALMOND HA				2			2
Open Market Purchases 2029-30	Various	ALMOND HA					2		2
Open Market Purchases 2030-31	Various	ALMOND HA						2	2
Bangour - Phase 2B (SR)	Broxburn, Uphall and Winchburgh	SANTUARY HA			51				51
Livingston, Beatlie School Campus (SR)	East Livingston and East Calder	TBC				30			30
Livingston, Letham School Site (SR)	East Livingston and East Calder	TBC				30			30
Bathgate, Whitburn Road (SR)	Bathgate	TBC		17					17
Livingston, Cedarbank	East Livingston and East Calder	TBC			40				40
Livingston, Trim Track	Livingston South	TBC				50			50
Broxburn, Hillview	Broxburn, Uphall and Winchburgh	TBC				30			30
Linlithgow (various sites)	Linlithgow	TBC				90			90
			90	90	164	282	42	2	670

Table 3: Priority 2 Sites

			Priority 2 Sites: Estimated Funding Approval Year						
Town, Site Name (Tenure)	Council Ward Area	RSL	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
Winchburgh, Site Q1N (SR)	Broxburn, Uphall and Winchburgh	HOMEGROUP		28					28
Winchburgh, Site Q1N (LCHO)	Broxburn, Uphall and Winchburgh	HOMEGROUP		10					10
Livingston, Dechmont (SR)	Livingston North	HOMEGROUP		26					26
Valley Park, Calderwood (SR)	East Livingston and East Calder	PFP		15					15
East Calder, Hoghill Farm (Oakbank) (SR)	East Livingston and East Calder	PFP		23					23
Broxburn, Greendykes Road (SR/MMR)	Broxburn, Uphall and Winchburgh	WHE				125			125
East Calder, Raw Holdings (SR)	East Livingston and East Calder	WHE		14					14
West Calder, Harwood (SR)	Fauldhouse and Brieche Valley	WHE					16		16
Mid Calder, New Calder Mill Road (SR)	East Livingston and East Calder	CAIRN HA			25				25
Whitburn, Heartlands 3A	Whitburn & Blackburn	CAIRN HA			50				50
Winchburgh, Phase 1 (HH4) (SR)	Broxburn, Uphall and Winchburgh	LINK/CURB		54					54
Winchburgh, Phase 1 (HH2) (MMR)	Broxburn, Uphall and Winchburgh	LINK/CURB		28					28
Whitburn, Heartlands (SR)	Whitburn & Blackburn	LINK/CURB			136				136
Whitburn, Heartlands (MMR)	Whitburn & Blackburn	LINK/CURB			60				60
Bathgate, Morrisons (SR)	Bathgate	LINK/CURB		36					36
Livingston, Craighill Regeneration Project (1)	East Livingston and East Calder	ALMOND HA				24			24
Livingston, Craighill Regeneration Project (2)	East Livingston and East Calder	ALMOND HA					25		25
Livingston, Craighill Regeneration Project (3)	East Livingston and East Calder	ALMOND HA						26	26
Livingston, Craighill Regeneration Project (4)	East Livingston and East Calder	ALMOND HA						24	24
Bangour - Phase 2A (MMR)	Broxburn, Uphall and Winchburgh	SANTUARY HA		36					36
Bathgate, Whitburn Road (MMR)	Bathgate	TBC		8					8
Winchburgh, Glendevon Park	Broxburn, Uphall and Winchburgh	TBC				49			49
Livingston, Former Swimming Pool	Livingston South	TBC				122			122
Livingston, Kirkton North 10B	Livingston North	TBC				25			25
Armada, Lower Bathville (AC Land Regeneration)	Armada and Blackridge	TBC				138			138
East Calder, Calderwood (Various)	East Livingston and East Calder	TBC				150			150
Livingston, Alderstone Business Park	Livingston South	TBC				24			24
				278	271	657	41	50	1297