

## Housing Capital Investment Programme 2018/19 to 2022/23

### Further Information

#### 1. New Build Supply

Major investment is to continue, providing new houses in areas across the district of different sizes and style; many are designed to support occupation by people with limited movement ability, including wheelchair users. Built to modern standards, they are well insulated and will substantially reduce heating bills of tenants while ensuring warmth and stable heat levels. Existing tenants are given priority to move into the new housing supply. Rents are slightly higher but should be more than offset by the reduction in heating costs. A priority will be to complete the existing 1,000 houses programme. Details of the sites which are to be completed are provided below.

Site	Units	Est. House Completions by 2018/19	Estimated site completion date
Mayfield, Armadale	22	22	June 2018
Eastfield, Fauldhouse	40	40	June 2018
Redhouse, Blackburn	100	100	July 2018
Lammermuir House, Livingston	44	44	August 2018
Almondell, East Calder	36	36	August 2018
Drumshoreland	86	86	September 2018
Deans South (phase 1)	54	54	December 2018
Almondvale Stadium, Livingston	37	37	February 2019
Kirkhill, Broxburn	230	214	May 2019
Wester Inch, Bathgate	86	78	July 2019
Nelson Park, Armadale	26	0	2019/20
Deans South (phase 2)	37	0	2019/20
Bathville (phases 4 & 5)	12	0	2019/20
<b>Total</b>	<b>810</b>	<b>711</b>	

Sites for a further 250 new build council houses will be identified in the near future. These units will be constructed during the period of the five year programme.

The council will also add to its stock by purchasing houses; resources for acquisition of around 90 former council houses are included in the planned programme. The majority of these will be Open Market Acquisitions. Provision has also been made to continue with the Mortgage to Rent scheme.

## **2. Scottish Housing Quality Standard (SHQS) and Energy Efficiency Standard for Social Housing (ESSH)**

One of the main objectives of the Housing Capital Investment Programme is to invest in the existing housing stock to maintain Scottish Housing Quality Standard (SHQS) and achieve compliance with the Energy Efficiency Standard for Social Housing (ESSH) by the 1 January 2021. A review of stock condition survey data has been undertaken, to provide an up to date assessment of stock condition and to inform the type and level of investment required. Investment in the existing housing stock has been categorised as Major Refurbishment or Major Elemental Upgrades; as well as Planned Programmes, Environmental Upgrading, Compliance and other Miscellaneous works. It is anticipated that the investment programme will ensure that all stock continues to meet with the SHQS; and will also ensure that the stock meets with ESSH requirements by the 1 January 2021 and maintains that standard beyond 2021.

- **Major Refurbishment**

The Major Refurbishment group of projects involves renewal and reconfiguration of multiple elements such as roof, render, stairs, balconies and external areas in a single project.

### Lower Bathville

The works at Bathville are extensive, involving roof and external wall upgrades; new and more secure stairwells, as well as environmental improvements. The works have been complicated by services such as gas and electricity which underlay the buildings. Despite significant problems and delays, Building Services are making significant progress with the development. Currently the refurbishment work at phases one and two are substantially complete and three new build units are nearing completion and will be tenanted by March 2018. Work will continue with the new investment programme.

### Harrison Houses

Due to ongoing maintenance issues, resulting in high cost roof repairs; major external and structural upgrades will take place at the Whitburn Harrison Houses. The streets to be encompassed in the project include: Gareloch Way, Loch Awe Way, Loch Earn Way, Loch Fyne Way, Loch Maree Way, Loch Trool Way. Despite their relative age, these properties have been assessed as being in greater need of upgrade, due to the impact on the day to day maintenance budget. This site is complex due to the large volume of privately owned properties and the need to engage with owners to encourage participation in the improvement programme. Housing is working with Environmental Health and Legal to maximise options and outcomes of the scheme.

- **Major Elemental Upgrades**

The work involves long term maintenance work, where structural elements such as roof and external walls are identified as beyond economical repair through routine maintenance.

The work planned in 2018/19 to 2022/23 is detailed below:

<b>MAJOR ELEMENTAL UPGRADES</b>	<b>2018/19 £'000</b>	<b>2019/20 £'000</b>	<b>2020/21 £'000</b>	<b>2021/22 £'000</b>	<b>2022/23 £'000</b>	<b>Total £'000</b>
Lanrigg Area, Fauldhouse - Ogilvy Crescent & Scott Place	750	800	0	0	0	<b>1,550</b>
Bog Rd - Whitburn	200	0	0	0	0	<b>200</b>
Glebe Rd, Union Rd & Dr, Armadale Rd, Jubilee Rd, - Whitburn	800	800	0	0	0	<b>1,600</b>
Strathlogie - Westfield	500	400	0	0	0	<b>900</b>
Croftmalloch Estate – Harrison Houses Whitburn	0	0	0	875	725	<b>1,600</b>
Almond View and Cousland Terrace, Seafield	0	0	0	0	750	<b>750</b>
Balbardie Avenue & Crescent, Bathgate	400	772	0	0	0	<b>1,172</b>
Dedridge Area	0	0	0	1,415	1,415	<b>2,830</b>
Fallas Place, Walker Road, Main Street - Fauldhouse (Flats)	0	0	600	620	0	<b>1,220</b>
Badallan Place - Fauldhouse	0	0	230	0	0	<b>230</b>
57 - 117 - Lower Bathville	750	0	0	0	0	<b>750</b>
Bridgend	360	0	0	0	0	<b>360</b>
Mansefield Court & Waverley Street, Bathgate	0	0	981	0	0	<b>981</b>
Drummond Place - Blackridge	0	0	400	0	0	<b>400</b>
Church Place - Fauldhouse	0	0	110	0	0	<b>110</b>
Anderson Avenue	0	0	550	0	0	<b>550</b>
Bedlormie/ Ogilface - Blackridge	0	756	0	0	0	<b>756</b>
<b>TOTAL</b>	<b>3,760</b>	<b>3,528</b>	<b>2,871</b>	<b>2,910</b>	<b>2,890</b>	<b>15,959</b>

- **Planned Programmes**

Kitchens and Bathrooms

This category incorporates work which keeps Kitchens and Bathrooms in compliance with the Scottish Housing Quality Standard (SHQS). The budget funds around 100 full kitchen and bathroom installations each year.

Windows and Doors

Windows and Door upgrades to keep them in compliance with the Scottish Housing Quality Standard (SHQS) and contribute towards meeting Energy Efficiency Standard for Social Housing (ESSH). The budget funds around 90 Full Windows and Door Upgrades each year.

Cyclical Maintenance (CM)

CM work involves external and communal parts of the council housing stock and undertakes the required preparatory repairs and minor external upgrades. The work is done on a five year rolling programme. The programme plays a significant role within the council's capital programme planning processes linking key conditions information to overall investment planning.

All properties within the council stock are to be surveyed externally by a Housing Investment Officer (HIO) as part of the five year rolling programme. The survey programme is pre-determined as shown in the table below:

Year	Areas
2018/19	Broxburn, Uphall, Winchburgh & Linlithgow
2019/20	Armadale & Blackridge
2020/21	Fauldhouse & Breich
2021/22	Blackburn, Whitburn & Bathgate
2022/23	Livingston South/ North, East Livingston & East Calder

The CM Programme is primarily made up from the following Capital Planned Maintenance Budgets:

- Painting
- Common Stair Upgrades
- Rainwater Goods Testing and Upgrading
- Fencing

Assisted Decoration and Internal Upgrade Scheme

In 2015 we introduced the Assisted Decoration Scheme to benefit tenants of West Lothian Council who are either senior citizens or of limited physical capacity and who are unable to decorate their home without assistance. Qualifying Tenants can apply for one room per household for the duration of the scheme. Since introducing this innovative scheme we have successfully assisted 653 tenants, and the proposed 5 years programme is intended to assist a further 2,812 households

Common Access Door Upgrades

This Budget undertakes work which keeps the properties in compliance with the Scottish Housing Quality Standard (SHQS). This requires Secure Door Entry System upgrades or replacements in order to keep them in compliance with the Scottish Housing Quality Standard (SHQS). The budget funds around 12 communal blocks each year.

Planned Reactive/ HIO Investment

This programme supports required individual upgrade investment out-with the named current capital projects and is commissioned by the Housing Investment Manager and Building Services Manager.

- **Environmental & External Upgrading**

This category supports local environmental programmes which include; Tenant Led Environmental Projects, Street and Area Improvements, Programme Drainage, Play Area, and Aerial Upgrades. These projects are delivered in consultation with NETS, Roads, Local Housing Offices, tenants and elected members. For example, the drainage programme supports the design and implementation of large works to multiple homes to prevent the flooding of homes and the damage to access paths. 162 council houses have been identified by SEPA (The Scottish Environment Protection Agency) as being at risk of flooding over time as climate change continues. The Flood Risk Management team are identifying the solution to these issues and will be putting them in place over the years.

<b>ENVIRONMENTAL / EXTERNAL UPGRADING</b>	<b>2018/19 £'000</b>	<b>2019/20 £'000</b>	<b>2020/21 £'000</b>	<b>2021/22 £'000</b>	<b>2022/23 £'000</b>	<b>Total £'000</b>
Tenant Environmental Projects	265	150	150	150	150	<b>865</b>
Street Improvements – Area Improvements	100	100	100	100	100	<b>500</b>
Almondell	262	0	0	0	0	<b>262</b>
Programmed Drainage	150	150	100	100	100	<b>600</b>
Play Areas	50	50	50	50	50	<b>250</b>
Bin Store Improvements	50	50	25	25	25	<b>175</b>
Aerial Upgrades	50	50	30	30	30	<b>190</b>
<b>TOTAL</b>	<b>927</b>	<b>550</b>	<b>455</b>	<b>455</b>	<b>455</b>	<b>2,842</b>

- **Compliance Works**

BISF Ladeside, Blackburn

BISF Houses are steel framed and have steel walls. The upgrades are to protect the existing structure and to increase the energy efficiency of the homes, benefitting both the houses and the tenants. All other BISF council houses in West Lothian have been upgraded and this scheme will complete the programme.

### Firewalls

This scheme will upgrade firebreaks in Winchburgh at: Midhope Place, Oakbank Place, Craighton Place, Main Street and Castle Terrace. The programme will see 70 properties upgraded over the 5 year planning period.

### Hard Wired Smoke Detectors

A ten-year programme, which commenced in 2010/11, will continue and replace battery operated smoke detectors with hard wired smoke detectors and battery operated heat detectors. The outcome of the Scottish Government's consultation on Fire and Smoke Detectors has not been released yet. The programme may need to be reviewed to take account of any recommendations or legislative changes following the conclusion of the Government review.

### Renewal of Walls and Footpaths

This budget is a part of the cyclical maintenance survey programme, and will address statutory compliance issues with the surface finishes or structure of external paths, ramps, paved areas, courts, laundry and drying areas associated with council housing. This Budget allocation will ensure properties stay in compliance with the Scottish Housing Quality Standard (SHQS).

### Periodic Testing and Electric Upgrades

There is an obligation on the council as a landlord to electrically test each house at least every five years and additionally at the point of re-letting after a house is empty. These surveys identify any potential problems. The most important of these are electrical faults, earthing issues and asbestos in consumer units. This includes full electrical upgrading where required.

### Central Heating

The central heating upgrades are in order to keep the properties in compliance with the Scottish Housing Quality Standard (SHQS) and meet The Energy Efficiency Standard for Social Housing (EESH) by 1 January 2021. The budget funds around 3,800 heating upgrades over 5 years.

### Energy Efficiency/PV Panels

Local energy efficiency schemes will continue to be carried out, prioritising households in fuel poverty, in consultation with the local housing offices and the Advice Shop. It will also include PV panel schemes and replacement of existing insulation where required to meet The Energy Efficiency Standard for Social Housing (EESH) by January 2021.

### Energy Performance Certificates

EPCs are required for circa 9,000 of the council's properties in order to ensure the council meets its legal requirements when renting a property as well as updating our Asset Management Database. This will also help focus investment in the energy efficiency measures required to ensure the council complies with EESH.

External Wall Insulation

External wall insulation will be fitted to 685 No Fines properties across the district in order to improve the properties' energy efficiency level and ensure the properties comply with EESSH. This improvement will make the properties cheaper to heat creating a saving in the tenant's fuel bills and will work towards reducing levels of fuel poverty in the district.

Aids and Adaptations

Aids and adaptations for both council housing and private sector housing are assessed by Occupational Therapists in Social Policy and are carried out based on individual need.

Asbestos Management

This budget funds surveys and removal work arising from those surveys.

Legionella Upgrades

This budget funds surveys and remedial work to installations of stored water in common areas. It also allows for upgrade and prevention works.

- **Miscellaneous**

Deans South

This budget funds ongoing maintenance work, pending any agreement on the long term future of the estate.

Feasibility Surveys

This budget will support a 5 year Stock Condition Programme aimed at updating the council's stock conditions information and providing cost information for future capital planning. The budget also supports detailed engineering reports on structural issues.

Home Safety Service

This provides an upgraded package of smart technology primarily for older people in their own homes. This technology can help in providing a safer and more secure long-term home environment.

Home Security for Pensioners

This scheme provides options including; the provision of locks, external lighting, door viewers, door chains, window locks and door intercom systems. To date around 3,000 council houses have had security measures fitted under this scheme.

Mortgage to Rent

This is a Scottish Government subsidy scheme to allow owners in extreme financial difficulty to sell their properties to the council and become council tenants.