

16. NEW BUILD COUNCIL HOUSING 2007-2011

The Council Executive considered a report (copies of which had been circulated) by the Head of Housing and Building Services providing an update on the progress with Phase 1 of the council's new build housing programme and to seek approval for the second phase of construction.

The report advised that approval had been provided to construct 1200 new houses for rent in West Lothian and that work was underway for the first phase on all four sites in Bathgate, Boghall, Livingston and Whitburn with the first house completions expected in the summer.

With regards to the sites for Phase 2, as outlined in Appendix 2 to the report, the selection of sites reflected the high demand for affordable housing in the main settlements of Bathgate and Livingston. However it was to be noted that site investigations had still be carried out and it was possible that the site capacities would change or maybe substituted if there were major ground stability problems

Additionally officers were exploring options of direct purchase of units currently being built by private developers, which could be an option where any of the sites identified for Phase 2 proved to be undeliverable.

The report then summarised the procurement programme and advised that it was proposed to repeat the process of a developer led, two stage design and build tender.

The report concluded that the second phase of new build council housing would meet the target of 700 new houses within the period of the current administration.

Decision

To approve the terms of the report