

Housing Land Audit 2024 Report



Introduction

Housing Land Audit '24 (HLA '24) provides a snapshot of the amount of land available for the construction of housing as at 31 March 2024.

Preparation of HLA '24 began in August 2024 and was widely consulted on in September 2024. New guidance on the preparation of Housing Land Audit's was published by the [Scottish Government in January 2025](#). However, as work was at an advanced stage, the decision was taken to continue with HLA'24 as an audit that has been prepared and published under [PAN 2/2010](#).

The Housing Land Audit is made up of three main components;

1. Report
2. Excel Spreadsheet
3. Map of HLA sites (link to GIS)

Consultation Process

The consultation process involved preparing a draft housing land audit. For every site that is included in the audit (both effective and non-effective), the known contact (developer, agent or landowner) is sent a copy of the draft audit and asked to comment on the audit, the effectiveness of their site and the suggested phasing.

Comments are taken into consideration and then a further draft is issued to Homes for Scotland for a further round of comments. Homes for Scotland issued additional comments. The draft was further revised and has resulted in an audit that is agreed with the exception of two sites.

The disputed sites are;

HLA Ref: 127A; LDP Ref: H-BD 2, Willowdean (Site B), Bridgend, Lochay Homes

HFS Position: The affordable housing element of the wider Willowdean site is disputed due to no SHIP funding.

Council Response: It is nonsensical to dispute just the affordable element and not the private element. It is an allocated site, with a planning application and a developer behind them. There are many sites contained within the effective housing land supply that are not part of the SHIP and does not represent a consistent approach from HFS. Paragraph 63 of PAN 2/2010 states 'The Strategic Housing Investment Plan (SHIP) has a distinct function referring specifically to those affordable housing sites which the authority has prioritised for development over the next five years. While the SHIP and the audit may both refer to common sites, they contain different information, and not all sites will be in both the audit and the SHIP. These data sets are therefore not interchangeable.'

The absence of the site in the SHIP is not a constraint. Such an approach would render all sites that had an affordable housing element non-effective beyond 5 years and would therefore provide an inaccurate account of the housing land supply position.

HLA Ref: 130 / 130A; LDP Ref: H-BU 8, Greendykes Road (West), Broxburn, M2 Group

HFS Position: Allocated for extremely long time. Not deliverable. No application submitted at base date, by November 2024, or by March 2025. No confidence in delivery. Constrained. Disputed site.

Council Response: It is unclear what is the nature of the constraint that is being referred to. The Council has had extensive engagement with the developer (albeit, not a HFS member) within the audit period and therefore have confidence that the site is being actively progressed. Since the audit date, a PAC, EIA and an outline planning application have all been submitted.

West Lothian Council are grateful to all parties who have taken the time to respond and comment on the audit. While it is not possible to achieve complete accuracy, this process does support the robustness and realism of the council's housing land supply position.

Completions

The HLA provides information on past completions. For the period 1st April 2023 – 31st March 2024 there were **1,088** completions.

For the purposes of HLA, a completion is defined as a house or flat which is built and is capable of being occupied.

The main source of data collection for the calculation of completions is completion certificates issues by Building Standards. Temporary completions certificates are accepted as an indication of a completion for the purpose of the HLA. Completion certificates for homes that already had a temporary certificate are not included to avoid double counting.

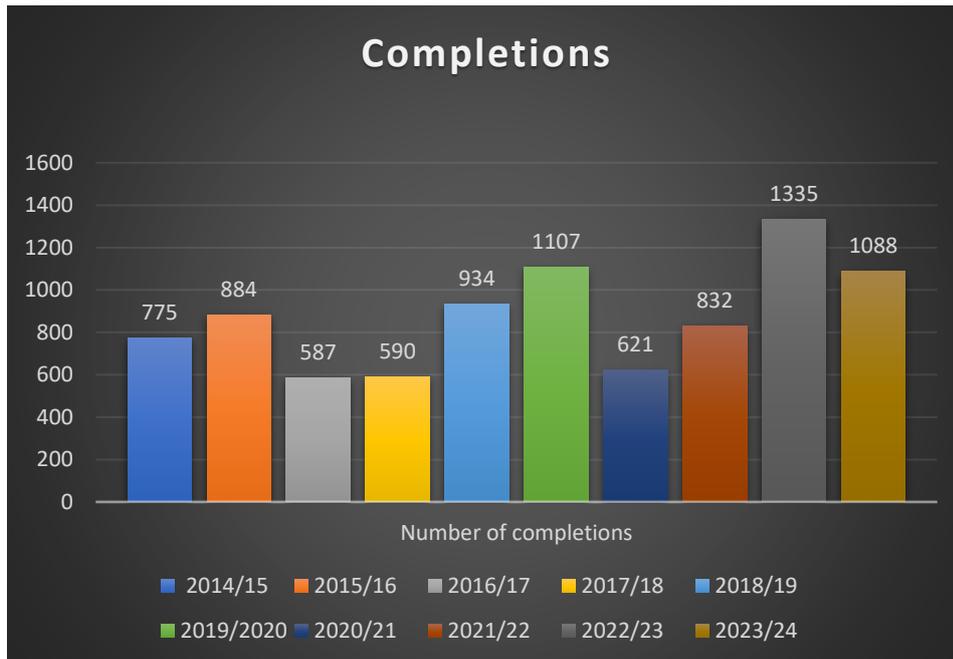
There are some instances that a completion certificate does not exist for occupied homes, in such instances a cross referencing with the Scottish Assessors takes place. If the property exists for the purposes of council tax, then that property will also be included in the definition of completion for the purpose of the HLA.

Table 1: Past Completions

HLA	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	775	884	587	590	934	1107	621	832	1335	1088

10 Year Total	8,753
10 Year Average	875
5 Year Total	4,983
5 Year Average	997

Figure 1: Past Completion Rates as defined by Housing Land Audits.



188 of the **1,088** completions were built on brownfield land, this equates to 17%.

30 of the **1,088** completions were derived from windfall, this equates to 2.8%

5 of the **1,088** completions were built on small sites (3 or less units).

332 of the **1,088** completions were affordable housing, this equates to 31%.

HLA 2023 estimated **1,428** completions in 2023/24. The delivery of sites is therefore not happening earlier than previously identified.

Remaining Established Land Supply

The remaining effective housing land supply is **15,973**. Of which **12,609** are programmed over a 10-year period.

NPF4 sets a Minimum All-Tenure Housing Land Requirement (MATHLR) for each planning authority in Scotland. The MATHLR is the minimum amount of land, by reference to the number of housing units, that is to be provided by each planning authority in Scotland for a 10-year period. The MATHLR for West Lothian is **9,850**.

At present there is sufficient effective land supply to meet the housing land target set out by NPF4.

Figure 2: Composition of effective housing land supply

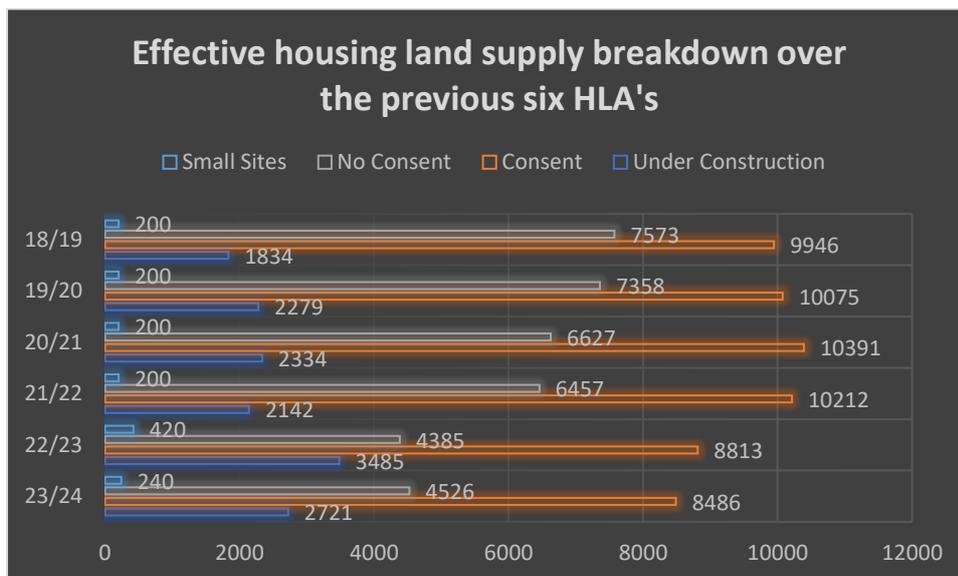


Figure 3: Total effective land supply over the past six Housing Land Audits.



The total effective land supply remained steady for a number of years with windfall sites and sites previously categorised as non-effective contributing to the effective supply and replacing the supply that has been converted to completions.

The supply is steadily reducing as it converts to completions.

Figure 4: Effective housing land pipeline.

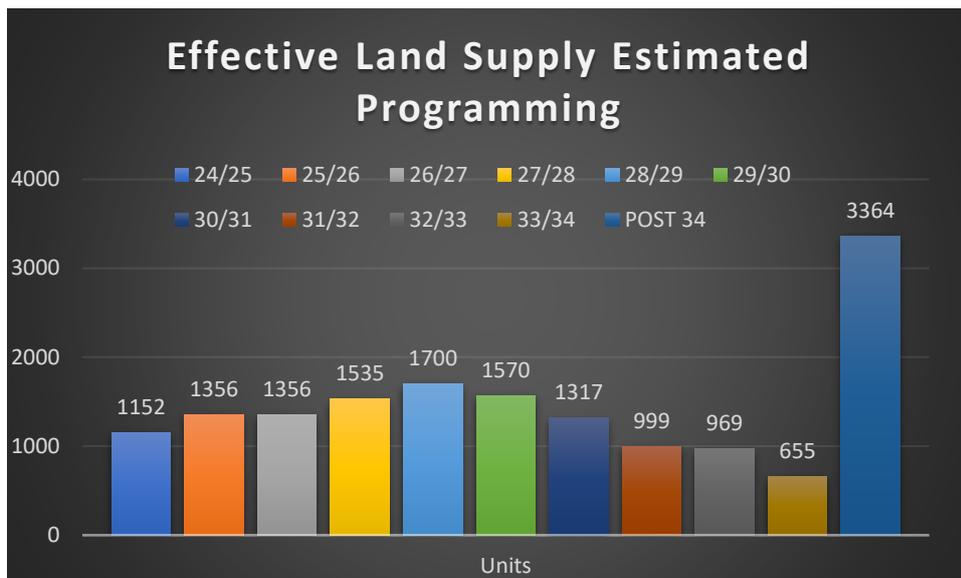


Figure 5: Effective housing land Pipeline in comparison to MATHLR

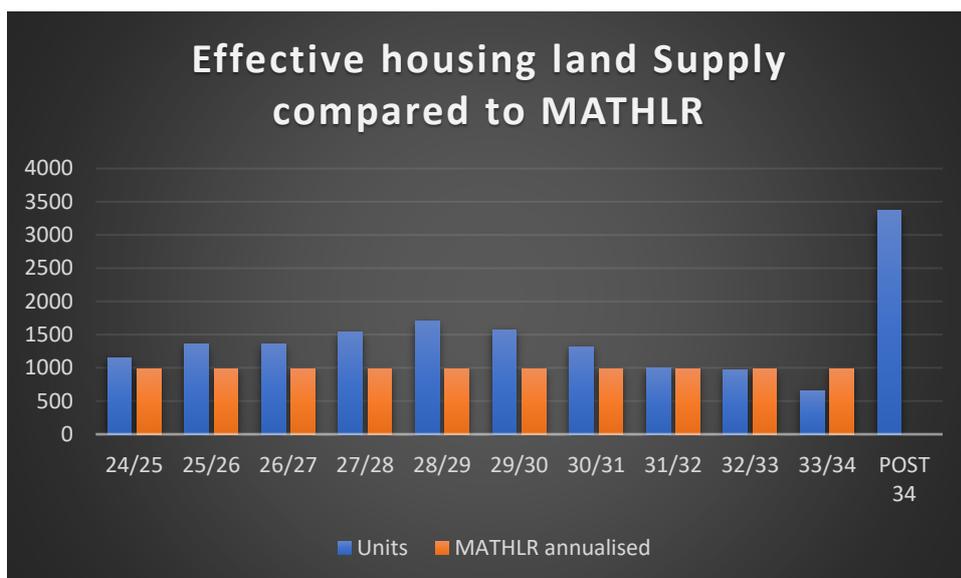


Figure 5 demonstrates that there is ample supply to meet MATHLR until 2031/32 and 2032/33. The supply in 2031/32 and 2032/33 is closely aligned with an annualised MATHLR figure. If completion rates deliver as programmed, then the year 2033/34 will see a shortfall in supply when compared to an annualised MATHLR figure.