

Work on a new £9m project to deliver 48 new homes to start next week

Work on a new £9m project to bring much needed new homes for rent and young people in West Lothian. is set to start next week

The central Livingston development will provide 48 new homes close to shops and West Lothian College.

And modular construction plans will mean faster delivery to alleviate pressure on council waiting lists. First tenants are expected to move in next September.

The development will see West Lothian Council become one of the first councils in the country to use modular construction to build housing.

Councillors on the Executive approved the launch of works this week at the Almondvale Crescent site behind the Tony Macaroni restaurant.

David Baird, Estates Manager told the meeting: "The project remains on course for completion on September 2025."

Council leader Lawrence Fitzpatrick, chairing the meeting said: "Could I commend the officers on the work they have done to date. The foot is on the accelerator here. It is very much needed for the group of young people that we are reaching out to assist."

The proposals won planning permission earlier this year and

the Executive were given the construction timetable at their recent meeting.

Plans for the supported housing for young people consist of 28 one bed flats. Flexible office space will be provided for staff members along with staff overnight accommodation to provide dedicated space and privacy, whilst still being on hand to assist and support the young people develop the skills they need to live and manage their home independently.

The affordable housing element of the development will provide 20 homes consisting of 18 houses, a mix of two and three bed homes, and two flats.

Executive councillor for housing services, George Paul joined representatives from the council and construction partners Hub South East and Modular Connect on a visit to the site earlier this year.

Councillor Paul, said: "It is recognised that there is a need to increase social housing options in Livingston especially for young people. I was pleased to meet representatives from our construction partners during a visit to the site and look forward to working with them to deliver these new homes for Livingston."

Speaking after the initial site visit the Richard Reid the acting CEO of Connect Modular, said: "Connect Modular is delighted to be working in partnership with Hub South East and West Lothian Council on this high profile affordable housing project in Livingston town centre.

"The project team has adopted our standard design house types for the family homes and we have been working collaboratively on bespoke modular designs for the 28 cottage flats that are set to provide supported accommodation for young people. We are excited to get construction underway in our factory in the coming months, as our slick volumetric modular process promises to deliver the 49 new homes at speed.

“Modular construction holds immense potential to transform the provision of affordable housing in Scotland and Connect Modular is proud to be leading the way, with the support of progressive partners like West Lothian Council and Hub South East on this exciting new development.”

By Stuart Sommerville, Local Democracy Reporter