

## SFT Outcomes Demonstrating progress with impact



2020 CASE STUDY

### Outcome 03



Infrastructure investment is sustainable and affordable with an increased use of innovative funding and financing approaches

### Land development – Winchburgh

*Unlocking strategic site through innovative financing solution*

**Winchburgh Developments Ltd** had planning consent to build over 4,000 homes on a site in West Lothian. However, no more than 550 homes could be built unless a solution for the funding of a new non-denominational secondary school could be found. The site was in danger of being mothballed unless a financing solution between the local authority and the landowner could be agreed.

SFT's planning, development and financial skills from both the Housing and Land teams were utilised to broker a financial solution to the school issue between the public and private sectors. This included the preparation of a business case for a tri-partite risk sharing agreement and scenario modelling which was used by the Scottish Government in its due diligence process.

The unique tripartite legal agreement was signed, which ensured West Lothian Council could borrow the £15.4m required to forward-fund the school, with the support of stand-by facilities from both the landowner and Scottish Government.

This unlocked the delivery of 3,450 homes on the site (25% of which will be affordable) and the further release of 15,000 homes across West Lothian, which were affected by education constraints.

And in July 2020, Contract Close was reached on the £60m West Lothian Council schools project allowing construction to start on a new primary and two new secondary schools, one of which is a new non-denominational secondary, in Winchburgh.

