



Key Facts

- Key sectors are life sciences, technology & renewables
- Unemployment rates are currently below UK and Scottish averages
- Strategic location – 60% of Scotland's population within one hour travel time
- Nine universities are within easy reach of West Lothian



www.investinwestlothian.com

West Lothian Key Sectors

West Lothian has **76,000** jobs and **5,300** registered firms. The area's largest private sector employer is Sky Television with over **3,500** employees at their Livingston subscriber centre. There are strengths in a number of diverse sectors.



Food and Drink - West Lothian has 160 companies and 2,500 employees in this sector including Scotch whisky producers Glenmorangie and Scottish speciality foods manufacturer Paterson Arran



Logistics and Distribution - some 200 companies and 3,900 employees in this sector are based in West Lothian. It includes specialist warehouse and freight operators, distribution operations linked to food, drink, electronics and other manufacturing operations and the Scottish distribution hubs for major retail chains, such as Amazon, Tesco and Aldi



Life Sciences - the area supports a significant biotechnology and medical products business sector employing over 4,300 employees. The 45 major companies include Valneva, Q2 Solutions and Catalent Pharma Solutions



Construction - 630 companies with 5,500 employees are based in West Lothian. House building and construction related activity has increased, particularly in the Core Development Areas and employment is still extremely significant to the local economy



Electronics and Software - the sector has a very significant presence in West Lothian with 90 firms and 3,000 employees. West Lothian is home to some of the world's leading companies such as Mitsubishi and Plexus and a diverse indigenous electronics and opto-electronics sector, software development and IT services



Retail - West Lothian's visitor potential is reinforced by its strong specialist retail offering. Overall, the sector employs 10,300 employees based in West Lothian, employed by 350 businesses, many in the regional shopping centre at The Centre in Livingston, the 4th largest in Scotland, and the nearby Livingston Designer Outlet.



West Lothian Key Facts for Investors

West Lothian's **strategic location** between Edinburgh and Glasgow makes it Scotland's hub.

West Lothian has the youngest, fastest growing population in Scotland, a business friendly community and a track record in attracting inward investors.

West Lothian has direct access to Scotland's major academic, research and innovation facilities and links to key worldwide markets through rail, road, air and sea facilities - notably Edinburgh Airport, Grangemouth docks, Rosyth ferry terminal and Eurocentral rail freight hub.

West Lothian's strength as a business location is mirrored by its reputation as a great place to live and visit.

West Lothian has a vibrant economy that benefits from being located in the wider metropolitan regions of Edinburgh and Glasgow, making West Lothian Scotland's hub.

60% of Scotland's population, some 3.5 million people, and an estimated 54% of Scotland's businesses, are within a one-hour travel time.

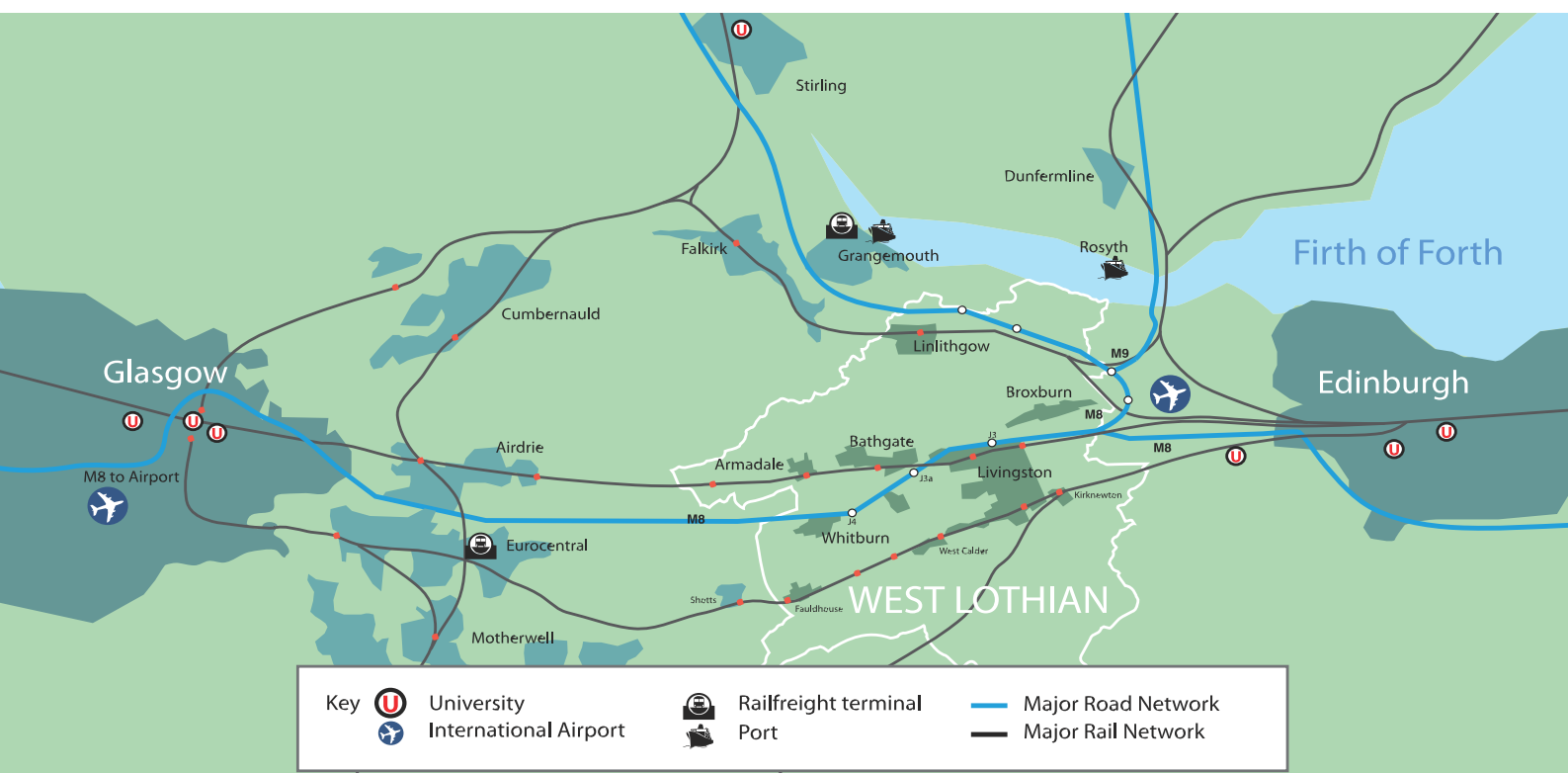
Property costs are 30% lower than Edinburgh or Glasgow, yet much of West Lothian is only 30 minutes drive from the city centres.

Key Statistics

Population	185,580
Area	79,892 hectares
Households	71,351
Businesses	5,300
Private Sector Jobs	62,400
Total Jobs	76,000
Residents in Work	88,400
Average Wage Levels (FT) (Workplace)	£14.73

Main Town Populations

Livingston	57,377
Bathgate	23,741
Broxburn & Uphall	16,099
Linlithgow	13,497
Armadale	11,983
Whitburn	12,557
East Calder	6,724
Blackburn	5,876
Fauldhouse	4,826



West Lothian Infrastructure Skills

West Lothian is one of the **best connected** areas of Scotland, strategically positioned between the two major cities of Edinburgh and Glasgow.



Road - West Lothian is conveniently located for the M8 and M9, giving excellent access to Scotland's Central Belt, as well as linking directly to the M74 travelling South and M90 travelling North. The three main towns in West Lothian are less than 30 mins from Edinburgh and 45 mins from Glasgow



Rail - West Lothian has direct rail links from 3 stations to Edinburgh and Glasgow with onward access to London and the rest of the UK network.

Services include:

- > 47 trains daily to Edinburgh from Livingston North
- > 49 trains daily to Glasgow from Livingston North
- > 53 trains daily to Stirling from Livingston North
- > Freight services at Eurocentral and Grangemouth
- > within 20 minutes drive



Air - Edinburgh Airport is located 10 minutes drive from West Lothian. Glasgow Airport is less than an hour away.

Direct flights from Edinburgh Airport operate to:

- > 111 worldwide destinations
- > 26 UK locations
- > 80 European locations
- > 2 destinations in North America

Direct flights from Glasgow Airport operate to:

- > 84 worldwide destinations
- > 26 UK locations
- > 45 European locations
- > 10 destinations in North America

Frequent worldwide connections are also available via London Heathrow, Frankfurt, Amsterdam and Dubai

West Lothian's **highly skilled** workforce is drawn from across the central belt of Scotland giving businesses access to over **2,000,000** potential employees.

West Lothian's Travel To Work Area covers all of Central Scotland including:

- | | |
|---------------------|---------------------|
| > Edinburgh | > South Lanarkshire |
| > East Lothian | > Fife |
| > Midlothian | > Falkirk |
| > Glasgow | > Stirling |
| > North Lanarkshire | |

Over 20,000 people commute into West Lothian each day providing a wide employee catchment in addition to West Lothian's high quality local labour force.



Universities - West Lothian is at the centre of one of the largest concentrations of higher education in the UK.

Nine universities are within easy reach of West Lothian.

- > University of Edinburgh
- > Heriot Watt University
- > Edinburgh Napier University
- > Queen Margaret University
- > University of Glasgow
- > Glasgow Caledonian University
- > University of Strathclyde
- > University of the West of Scotland
- > University of Stirling

West Lothian is also home to two Further Education colleges, West Lothian College and Oatridge College. 44% of West Lothian's total working age population are qualified to HND, degree and Higher degree level, above the UK average of 43.6%.



West Lothian Support for Investors

Whatever the scale of the facility you are planning, West Lothian Council's **Business Gateway** team is keen to assist you.



Our team of advisers work closely with key business facing services of the council and our economic development partners.

Their role is to make your move as easy as possible.

Some examples of the support we can provide are as follows:

- > Property listings by type and size including details of the agents for fuller information
- > Orientation tour to view properties and get a feel of the area
- > Advice on average wage levels
- > Support in accessing funding
- > Assistance with recruitment and training
- > Links to local business networks
- > Facilitating meetings with the planning service and other parts of the council

Whatever type of property your business needs – office, industrial or retail – **West Lothian has much to offer, including the new development at Winchburgh.**

The Alba, Kirkton and Eliburn Campuses in Livingston provide a variety of development opportunities and existing properties in a high quality environment for technology businesses and others.

Livingston is a hub for high specification office accommodation with several recently constructed developments available close to the town centre.

Modern industrial estates, like Oakbank Park and Starlaw Park offer a high quality environment which has proved attractive to technology based manufacturers, as well as as well as distribution and life sciences firms.

J4M8 to the west of Bathgate is a major location for logistics and distribution including the 632,000 sq. ft. Max development, Scotland's largest ever speculative industrial development.

The new development at **Winchburgh** is one of the UK's largest placemaking projects. In 2005 planning permission was granted in principle for redevelopment in Winchburgh. In 2012 that plan was developed to be worth an estimated £1 billion.

Phase 1 was finished in 2018 with 588 new homes completed. Since then work has progressed on the new 85 acre Auldathie park site and Winchburgh Marina. On completion, the historic town will have over 3,800 new homes, 3 new schools, 40 acres of business and retail space and newly developed recreational green spaces.

The new motorway junction on the M9 was constructed to facilitate the growing village and marks a step-change in accessibility for this part of West Lothian.

You can learn more via www.winchburghdevelopments.com

West Lothian Universal Credit Claimants

The Edinburgh and South East Regional Claimant Count December 2023 Summary, prepared by Capital City Partnership, provided the following valuable insight into the number of universal claimants **across the City Region**.



City Region Summary - In November 2023 the claimant count for the City Region was 24,070. Of these:

- > 4,375 were 16-24 year olds up from 4,285 in October
- > 14,435 were 25-49 year olds up from 13,820 in October
- > 5,260 were 50 or older down from 5,330 in October

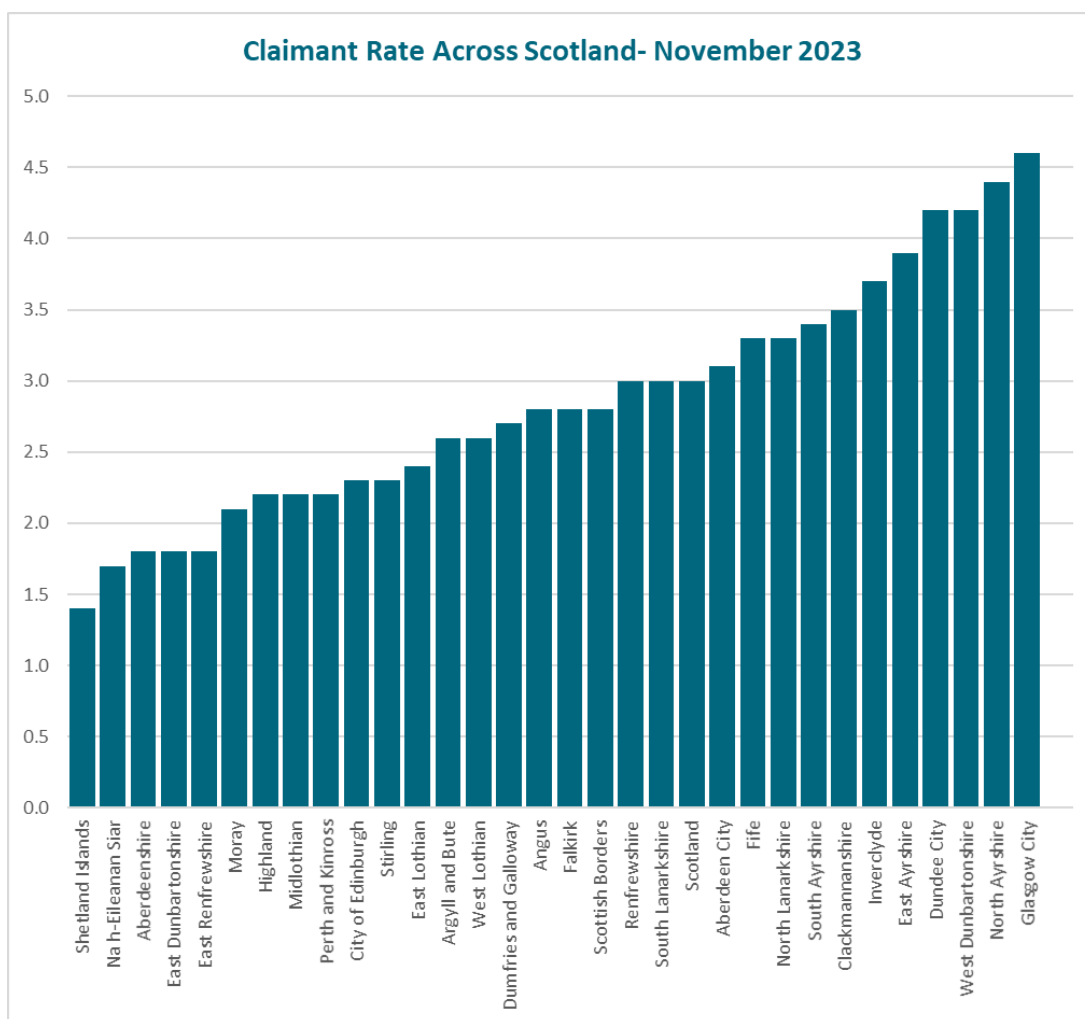
In October 2023 there were 43,594 working individuals claiming Universal Credit in the Region. In September there were 43,030.



A West Lothian Summary - In November 2023 the claimant count for West Lothian was 3,115. Of these:

- > 690 were 16-24 year olds. In October there were 645
- > 1,830 were 25-49 year olds. In October there were 1,705
- > 590 were 50 or older. In October there were 590

In October 2023 there were 6,364 working individuals claiming Universal Credit in West Lothian. In September there were 6,263.



West Lothian Universal Credit Claimants



City Region Position - Looking in more detail at the position in the City Region. It can be seen that across the region the claimant count recorded in November 2023 is slightly lower than it was in November 2022. In two LAs it was lower than it was a year ago and in the other four the claimant count is higher than it was in 2022.

Claimant Count - City Region LAs

	November 2018	November 2022	November 2023
Edinburgh	4,490	8,505	8,575
East Lothian	1,820	1,465	1,575
Fife	8,310	7,815	7,590
Midlothian	1,370	1,275	1,300
Scottish Borders	1,370	2,005	1,915
West Lothian	2,625	3,050	3,115
City Region	19,985	24,115	24,070

West Lothian Universal Credit Claimants

The Edinburgh and South East Regional Claimant Count December 2023 Summary, prepared by Capital City Partnership, provided the following valuable insight into the number of universal claimants **in West Lothian**.



West Lothian Claimant Count by Ward November 2023 - The situation in West Lothian is looked at in the table below. Overall, there were 3,115 claimants in West Lothian in November 2023, and this 2.1% more than a year ago and 6.0% more than last month. We can see that 58% of claimants in West Lothian are male and 22% are aged between 16-24.

Looking at the wards in more detail, we can see that all wards recorded higher claimant numbers in November than in October, apart from Linlithgow where it was much the same. Whitburn and Blackburn saw the claimant increase by 10.2% between October and November 2023. The number of claimants in this ward was 540 in November – the highest in West Lothian.

West Lothian Claimant Count by Ward November 2023								
Wards	November 2023	% Change		Proportion of Claimants November 2023				
		Nov 22 – Nov 23	Oct 23 – Nov 23	Male	Female	Aged 16 – 24	Aged 25 – 49	Aged 50+
Armadaale & Blackridge	295	0.0%	9.3%	61%	39%	25%	56%	19%
Bathgate	425	-4.5%	3.7%	59%	41%	20%	62%	18%
Broxburn, Uphall & Winchburgh	325	1.6%	8.3%	60%	38%	22%	55%	22%
East Livingston and East Calder	355	14.5%	1.4%	55%	45%	20%	61%	18%
Fauldhouse and Breich Valley	345	1.5%	6.2%	59%	41%	19%	65%	14%
Linlithgow	110	-4.3%	0.0%	64%	41%	18%	50%	36%
Livingston North	315	10.5%	6.8%	57%	43%	27%	57%	16%
Livingston South	415	10.7%	6.4%	53%	47%	27%	53%	19%
Whitburn and Blackburn	540	-4.4%	10.2%	58%	42%	19%	61%	19%
West Lothian	3,115	2.1%	6.0%	58%	42%	22%	59%	19%

Source: NOMIS 13/12/2023



In Work UC Claimant Count by West Lothian Ward October 2023 - The table below indicates that across West Lothian in October 2023 there were 6,364 individuals working and claiming UC which is 2% higher than last month. We can also see that only one ward has over 1,000 working UC claimants and apart from Linlithgow every ward has over 500 people working and relying on UC.

In Work UC Claimant Count by West Lothian Ward October 2023					
	Oct – 22	Sept – 23	Oct – 23	Oct 22 – 23	Sept 22 – 23
Armadaale & Blackridge	539	525	539	0%	3%
Bathgate	798	771	787	-1%	2%
Broxburn, Uphall & Winchburgh	636	663	672	6%	1%
East Livingston and East Calder	719	808	834	16%	3%
Fauldhouse and Breich Valley	620	660	659	6%	0%
Linlithgow	231	225	227	-2%	1%
Livingston North	641	661	674	5%	2%
Livingston South	847	870	879	4%	1%
Whitburn and Blackburn	1,003	1,069	1,089	9%	2%
West Lothian	6,031	6,263	6,364	6%	2%

Source: StatXplore 13/12/2023



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