



## 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](http://www.investinwestlothian.com)

# West Lothian Key Sectors

West Lothian has **76,313** jobs and **4,510** 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 270 companies and 3,000 employees in this sector including Scotch whisky producers Glenmorangie and Scottish speciality foods manufacturer Paterson Arran



**Logistics and Distribution** - some 385 companies and 6,000 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 2,200 employees. The 20 major companies include Valneva, Q2 Solutions and Catalent Pharma Solutions



**Construction** - 645 companies with 6,000 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 80 firms and 1,670 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 8,000 employees based in West Lothian, employed by 355 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.

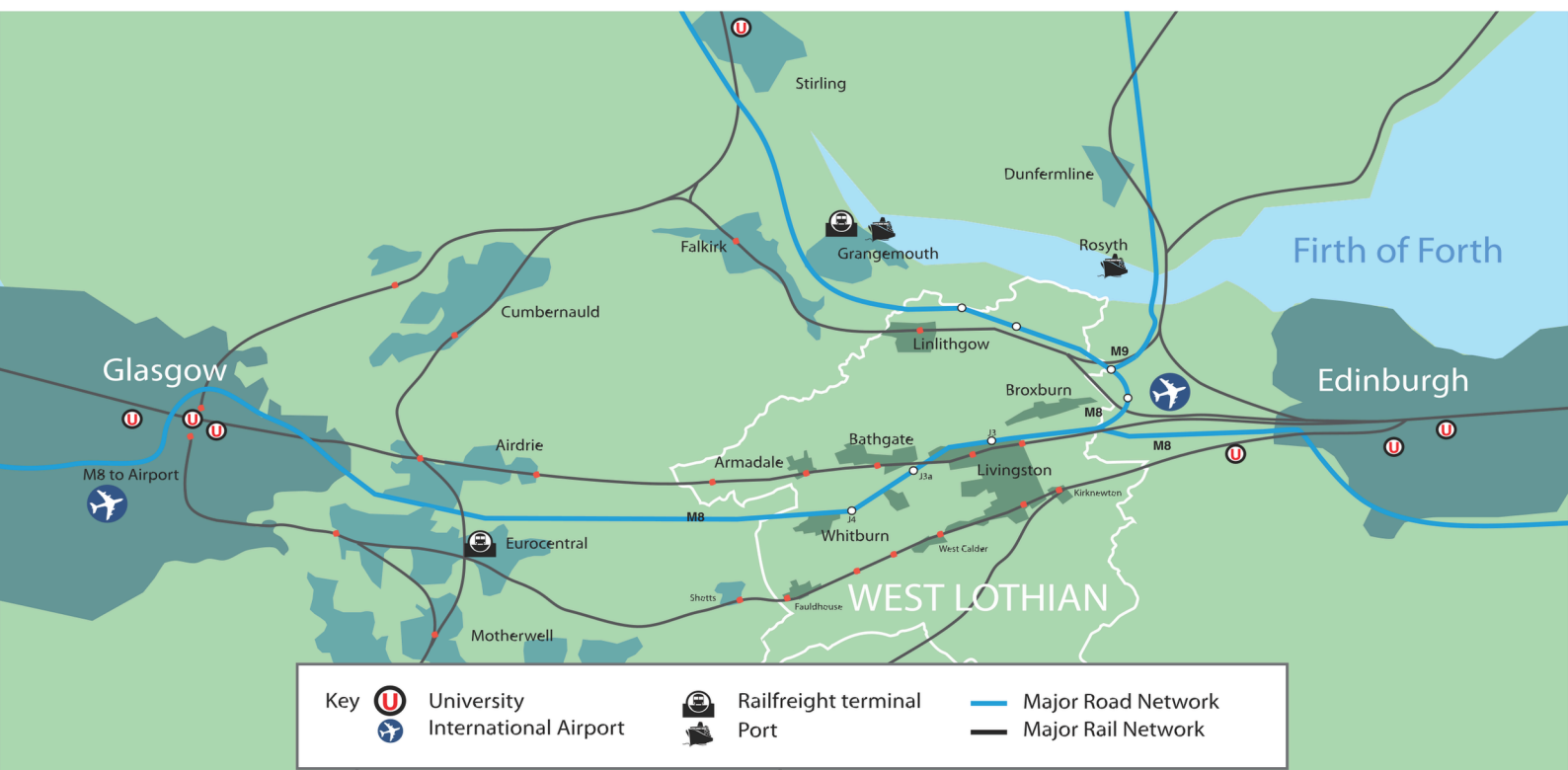
Property costs are 30% lower than Edinburgh or Glasgow, yet much of West Lothian is only 30 minutes drive from the city centres.

## Key Statistics

<b>Population</b>	<b>186,440</b>
<b>Area</b>	<b>42,733 hectares</b>
<b>Households</b>	<b>81,645</b>
<b>Businesses</b>	<b>4,610</b>
<b>Private Sector Jobs</b>	<b>62,344</b>
<b>Total Jobs</b>	<b>84,000</b>
<b>Residents in Work</b>	<b>87,400</b>
<b>Average Wage Levels (FT) (Workplace)</b>	<b>£19.74 per hour</b>

## Main Town Populations

<b>Livingston</b>	<b>57,785</b>
<b>Bathgate</b>	<b>22,188</b>
<b>Broxburn &amp; Uphall</b>	<b>15,548</b>
<b>Linlithgow</b>	<b>13,170</b>
<b>Armadale</b>	<b>11,228</b>
<b>Whitburn</b>	<b>13,612</b>
<b>East Calder</b>	<b>9,601</b>
<b>Blackburn</b>	<b>5,598</b>
<b>Fauldhouse</b>	<b>4,509</b>



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

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 Auldcaithie 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](http://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 May 2024 the claimant count for the City Region was 24,435 (2.7%). Of these:

- > 4,400 (4.5%) were 16-24 year olds up from 4,355 in April
- > 14,655 (3.1%) were 25-49 year olds up from 14,495 in April
- > 5,375 (1.8%) were 50 or older up from 5,325 in April

In April 2024 there were 47,191 working individuals claiming Universal Credit in the Region, up from 46,313 in March.

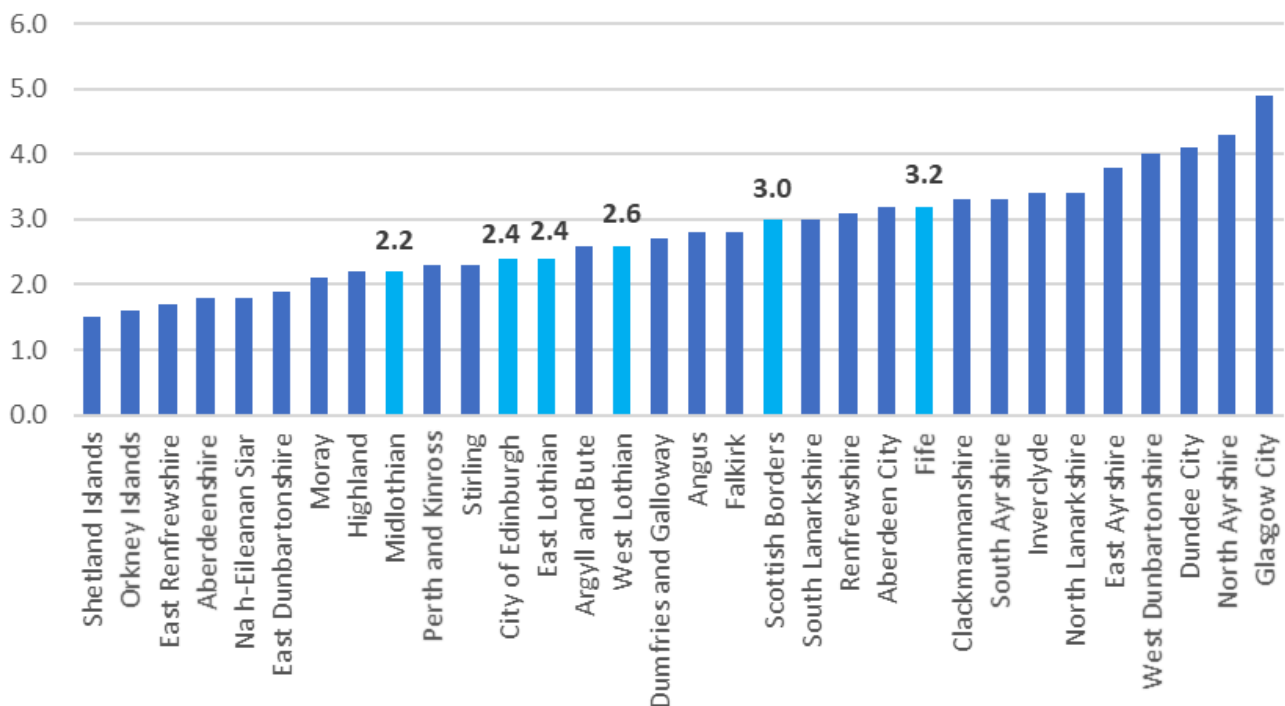


**A West Lothian Summary** - In May 2024, the claimant count for West Lothian was 3,110 (2.6%). Of these:

- > 670 (5.3%) were 16-24 year olds the same as April
- > 1,840 (3.0%) were 25-49 year olds down from 1,860 in April
- > 600 (1.5%) were 50 or older up from 595 in April

In April 2024 there were 7,147 working individuals claiming Universal Credit in West Lothian up from 7,098 in March.

Claimant Rate Across Scotland - May 2024



# 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 May 2024 is slightly lower than it was the previous year. In three LAs (Fife, Midlothian and West Lothian) it was lower than it was a year ago and in the other three (City of Edinburgh, East Lothian and Scottish Borders) the claimant count is higher than it was in 2023.

## Claimant Count - City Region LAs

	January 2020		May 2023		May 2024	
<b>City of Edinburgh</b>	<b>6,910</b>	<b>1.9%</b>	<b>8,570</b>	<b>2.3%</b>	<b>8,895</b>	<b>2.4%</b>
<b>East Lothian</b>	<b>1,750</b>	<b>2.7%</b>	<b>1,565</b>	<b>2.3%</b>	<b>1,595</b>	<b>2.4%</b>
<b>Fife</b>	<b>8,505</b>	<b>3.7%</b>	<b>8,065</b>	<b>3.5%</b>	<b>7,500</b>	<b>3.2%</b>
<b>Midlothian</b>	<b>1,410</b>	<b>2.5%</b>	<b>1,320</b>	<b>2.3%</b>	<b>1,285</b>	<b>2.2%</b>
<b>Scottish Borders</b>	<b>1,835</b>	<b>2.7%</b>	<b>2,040</b>	<b>3.0%</b>	<b>2,055</b>	<b>3.0%</b>
<b>West Lothian</b>	<b>3,260</b>	<b>2.8%</b>	<b>3,165</b>	<b>2.7%</b>	<b>3,110</b>	<b>2.6%</b>
<b>City Region</b>	<b>23,670</b>	<b>2.6%</b>	<b>24,720</b>	<b>2.7%</b>	<b>24,435</b>	<b>2.7%</b>

# 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 May 2024** - The situation in West Lothian is looked at in the table below. Overall, there were 3,110 claimants in West Lothian in May 2024, and this is -1.7% decrease from the previous year and a -0.6% decrease from the previous month. 58.8% of claimants in West Lothian are male and 21.5% are aged between 16-24.

Only one ward (Livingston North) saw an increase from the previous month and five wards (Armadale & Blackridge, Bathgate, Broxburn, Uphall & Winchburgh, East Livingston and East Calder, Fauldhouse and the Breich Valley and Linlithgow) saw no change from the previous month. Whitburn and Blackburn had the highest claimant count at 505.

Wards	May 2024	% Change May 23-May 24	Proportion of Claimants November 2023					
			April 24- May 24	Male	Female	Aged 16 - 24	Aged 25 - 49	Aged 50+
Armadale & Blackridge	270	-3.6%	0.0%	59.3%	40.7%	20.4%	61.1%	18.5%
Bathgate	420	-7.7%	-1.2%	58.3%	41.7%	23.8%	57.1%	17.9%
Broxburn, Uphall & Winchburgh	305	-12.9%	0.0%	60.7%	39.3%	24.6%	52.5%	23.0%
East Livingston and East Calder	370	8.8%	0.0%	58.1%	43.2%	21.6%	56.8%	21.6%
Fauldhouse and Breich Valley	365	-7.6%	0.0%	64.4%	35.6%	20.5%	64.4%	15.1%
Linlithgow	130	8.3%	0.0%	57.7%	42.3%	19.2%	50.0%	34.6%
Livingston North	325	14.0%	1.6%	56.9%	43.1%	18.5%	63.1%	20.0%
Livingston South	410	7.9%	-2.4%	58.5%	41.5%	23.2%	62.2%	14.6%
Whitburn and Blackburn	505	-9.0%	-3.8%	58.4%	42.6%	21.8%	59.4%	18.8%
West Lothian	3,110	-1.7%	-0.6%	58.8%	41.0%	21.5%	59.2%	19.3%

Source: NOMIS 13/12/2023



**In Work UC Claimant Count by West Lothian Ward April 2024** - The table below indicates that across West Lothian in April 2024 there were 6,069 individuals working and claiming UC which is 0.7% higher than last month. We can also see that two wards (Livingston South and Whitburn and Blackburn) have over 1,000 working UC claimants.

	Apr - 23	Mar - 24	Apr - 24	Apr 23 - 24	Mar 24-Apr 24
Armadale & Blackridge	510	604	601	17.8%	-0.5%
Bathgate	780	890	887	13.7%	-0.3%
Broxburn, Uphall & Winchburgh	644	750	765	18.8%	2.0%
East Livingston and East Calder	761	940	937	23.1%	-0.3%
Fauldhouse and Breich Valley	659	727	724	9.9%	-0.4%
Linlithgow	216	261	259	19.9%	-0.8%
Livingston North	627	778	811	29.3%	4.2%
Livingston South	861	1007	1006	16.8%	-0.1%
Whitburn and Blackburn	1014	1144	1163	14.7%	1.7%
West Lothian	6069	7098	7147	17.8%	0.7%

Source: StatXplore 13/12/2023



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