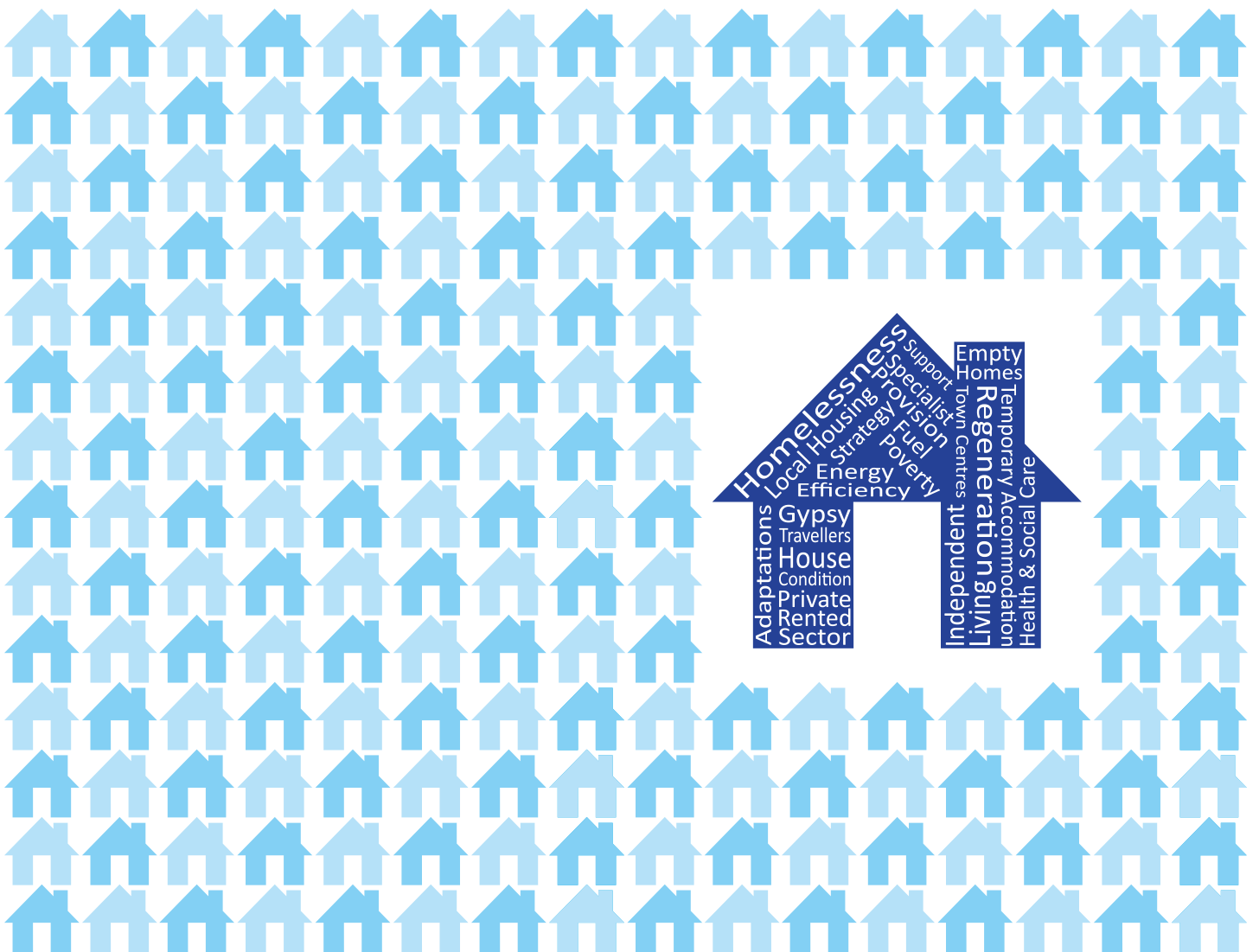
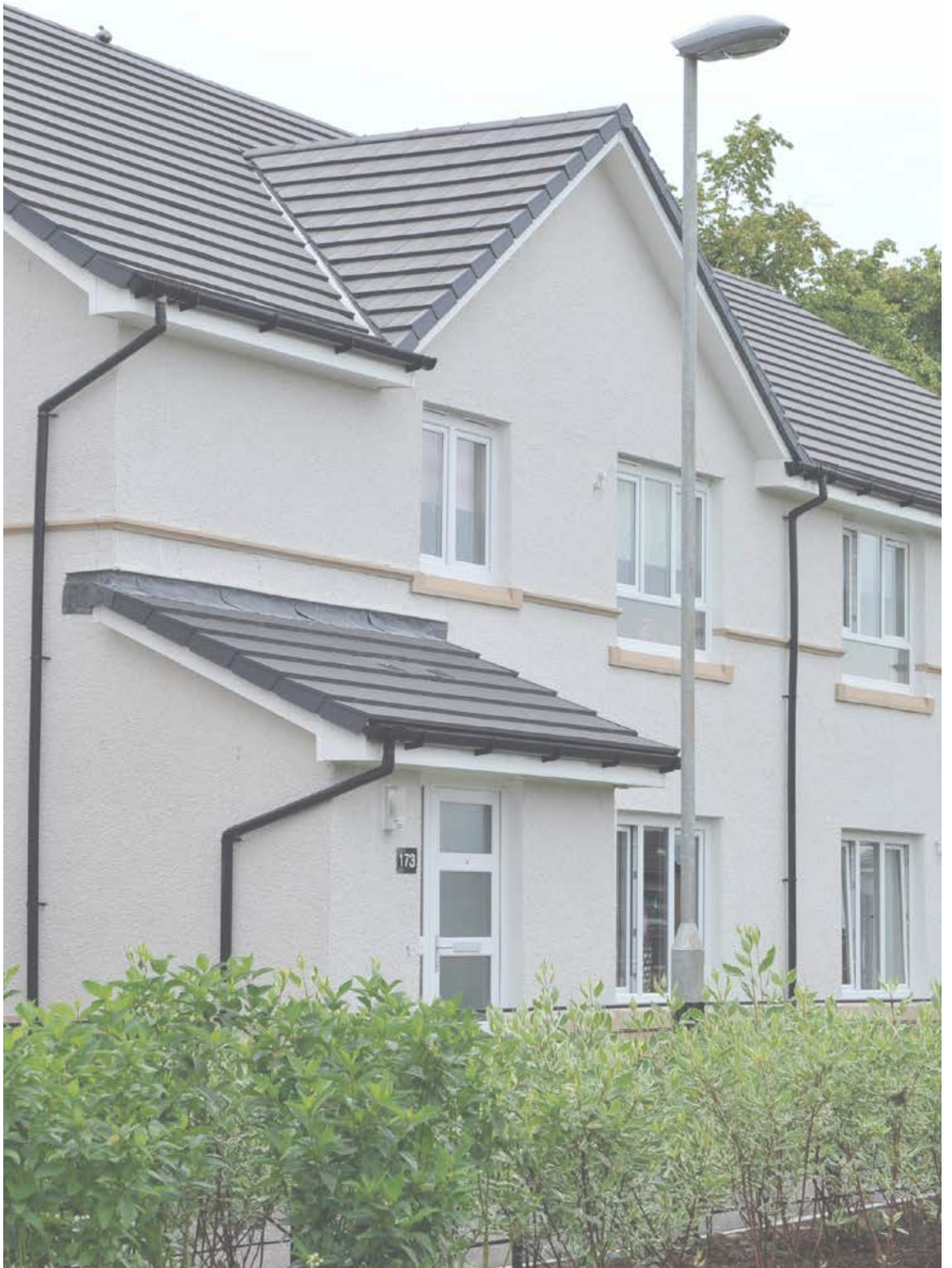


# Local Housing Strategy **2016 - 2021** Summary

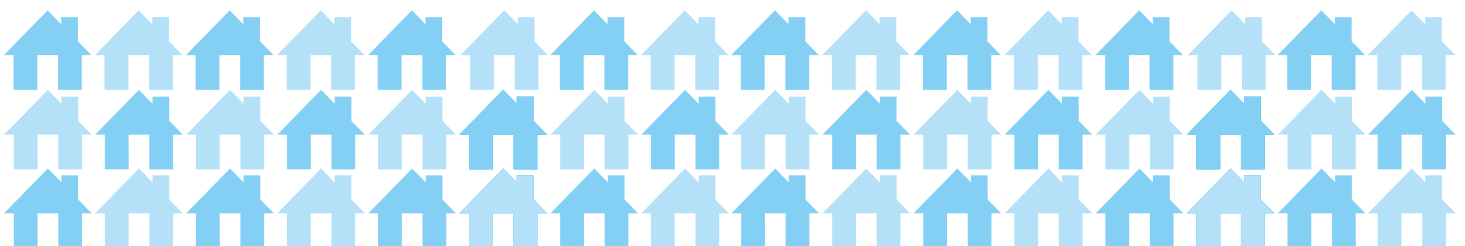






# Contents

Foreword .....	4
Introduction.....	5
Local Context .....	6
Summary of Resources .....	10
Consultation and Prioritisation .....	12
<b>Priority 1:</b> <i>Promote supply of good quality affordable housing across all tenures.....</i>	<b>13</b>
<b>Priority 2:</b> <i>Contribute to regeneration and sustainability of places .....</i>	<b>15</b>
<b>Priority 3:</b> <i>Homelessness is prevented and appropriate housing support provided to improve health, wellbeing and tenancy sustainment .....</i>	<b>16</b>
<b>Priority 4:</b> <i>Ensure there is a range of housing solutions and appropriate support to meet the needs of older households and those with other specific needs.....</i>	<b>18</b>
<b>Priority 5:</b> <i>Tackle Fuel Poverty and contribute to meeting Climate Change Target .....</i>	<b>21</b>
<b>Priority 6:</b> <i>Improve stock condition across all tenures .....</i>	<b>23</b>
Supporting Documentation .....	25





**Councillor Barry McCulloch**  
Convener of Housing & Social Work Services

## Foreword

Welcome to this summary version of our North Lanarkshire Local Housing Strategy (LHS) which covers the five year period from April 2016 to March 2021. The strategy has been developed in partnership with our key stakeholders including other registered social landlords, service providers, statutory bodies as well as our tenants, residents and elected members.

Formal consultation took place between December 2015 and March 2016 and the final strategy was approved by Housing and Social Work Services Committee in April 2016.

The new LHS comes at a challenging time for the council and its partners as we face significant reductions in public sector resources, as well as the ongoing uncertainty from welfare reforms that affect the lives of many local people while reducing the funding available to pay for housing services. At the same time we need to meet the needs of an increasingly elderly population and an increase in the overall number of households as well as the continued need to address homelessness and fuel poverty.

Despite these challenges, we believe the Local Housing Strategy will help us to deliver real improvements to peoples lives, by setting out how we will improve the quality and energy efficiency of the housing stock in our area; build much needed new affordable homes; and deliver a range of support services that help people achieve their potential and be safe, healthy and included.

We will therefore continue to build on our excellent track record of working in partnership to deliver positive housing outcomes for all households in North Lanarkshire and contribute to the regeneration of our communities.





# I. Introduction

The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy supported by an assessment of housing need, demand and provision. Scottish Government Guidance was issued in August 2014 to assist authorities in preparation of their LHS.



The LHS 2016-2021 builds on the success of our previous strategies and supports the Scottish Government's vision within 'Homes Fit for the 21st Century' and the 'Joint Housing Delivery Plan for Scotland' **"that all people in Scotland live in high quality sustainable homes that they can afford and that can meet their needs"**.

We recognise that an affordable, warm and accessible home is the foundation for building a successful life and provides the platform for improved employment, education and health outcomes. In developing our action plans we have considered how we can work with our partners to deliver our vision:

*'To assist people to achieve their potential, and be safe, healthy and included, by providing access to high quality housing and support'*



In order to support delivery of our vision we have developed six Key Priorities in conjunction with our partners and stakeholders.

These are:

**Priority 1:** *Promote supply of good quality affordable housing across all tenures*

**Priority 2:** *Contribute to regeneration and sustainability of places*

**Priority 3:** *Homelessness is prevented and appropriate housing support provided to sustain living arrangements*

**Priority 4:** *Ensure there is a range of housing solutions and appropriate support to meet the needs of older households and those with other specific needs*

**Priority 5:** *Tackle Fuel Poverty and contribute to meeting Climate Change Target*

**Priority 6:** *Improve stock condition across all tenures*

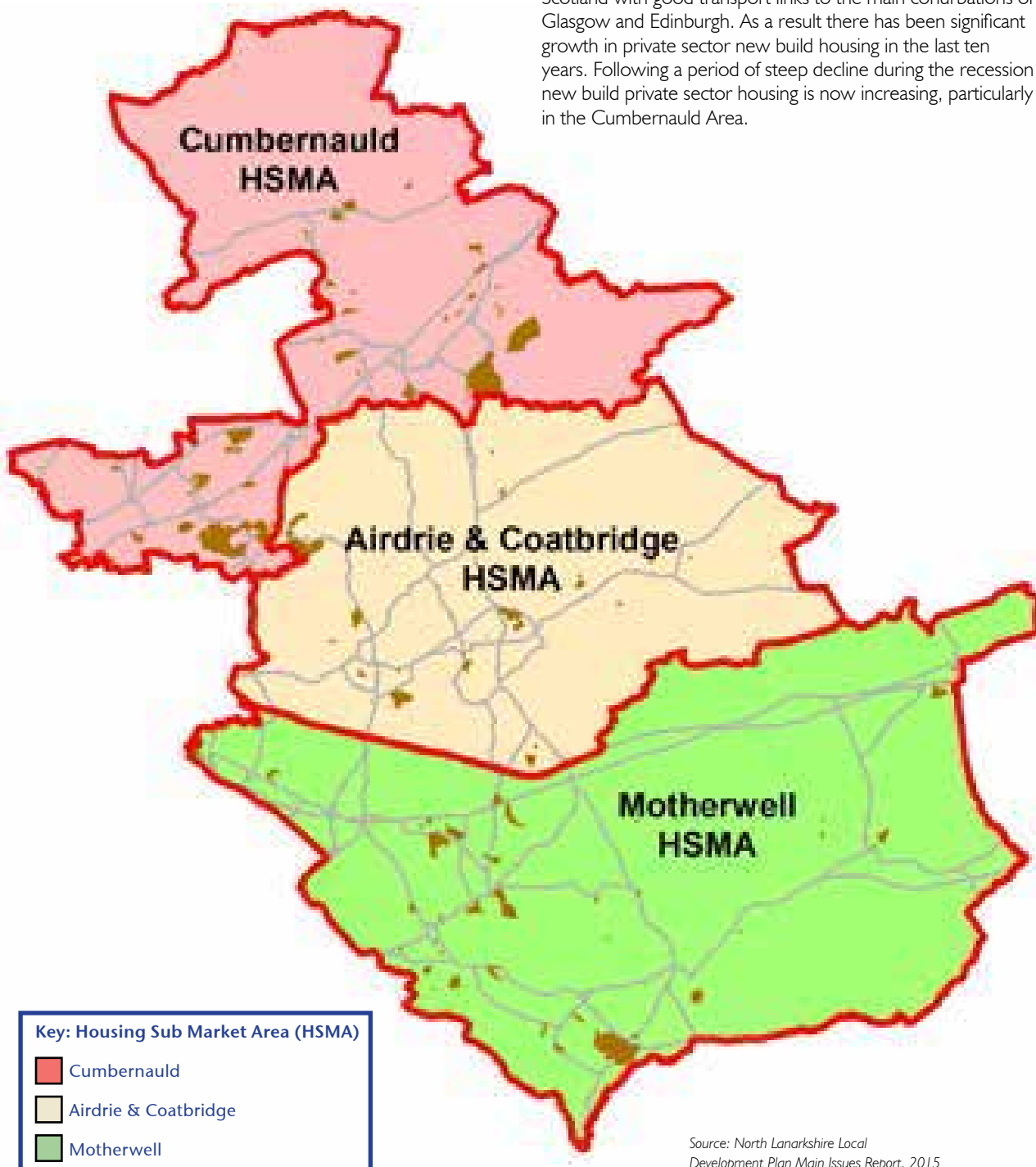
## 2. Local Context

North Lanarkshire is the 4th largest local authority area in Scotland with a population of 337,950 and comprising a number of distinct communities.

With a stock of 36,834, we are the largest local authority landlord in Scotland and at 24% there is a higher proportion of social rented stock in North Lanarkshire than in Scotland overall.



North Lanarkshire is well situated within the central belt of Scotland with good transport links to the main conurbations of Glasgow and Edinburgh. As a result there has been significant growth in private sector new build housing in the last ten years. Following a period of steep decline during the recession new build private sector housing is now increasing, particularly in the Cumbernauld Area.



Source: North Lanarkshire Local Development Plan Main Issues Report, 2015

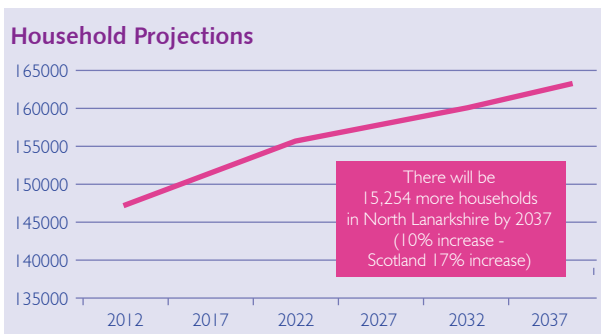
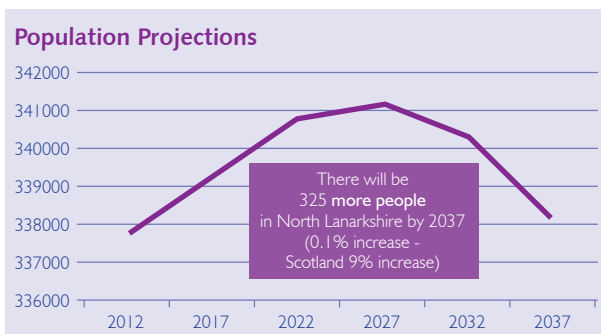


## Key Issues and Trends for North Lanarkshire

Some of the issues that the LHS must take account of when considering the future housing needs of the area include:

### Population, household and economic change

The 2011 census population for North Lanarkshire was 337,727, an increase of 16,627 from 2001.

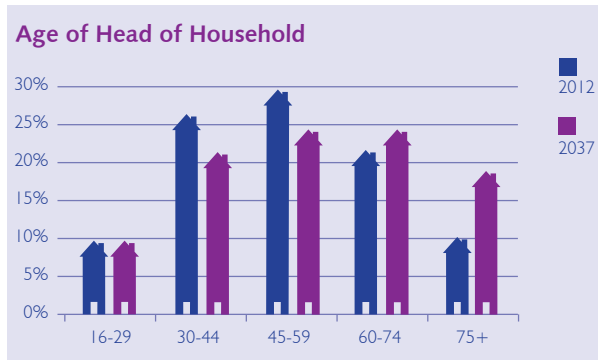


Source for Population and Household Projections: National Records for Scotland 2012 Mid Year Estimates

Although the population is projected to remain relatively static, the number of households in North Lanarkshire is expected to increase by 10% between 2012 – 2037.

This increase in the number of households is due to household size decreasing, as a result of an increasing elderly population

and a rise in one person households. It is expected that by 2037 the older population in North Lanarkshire will have increased by 68.4% from 2012. The implications of this will be an increasing need for suitable, accessible accommodation and associated support services.



Source: National Records for Scotland

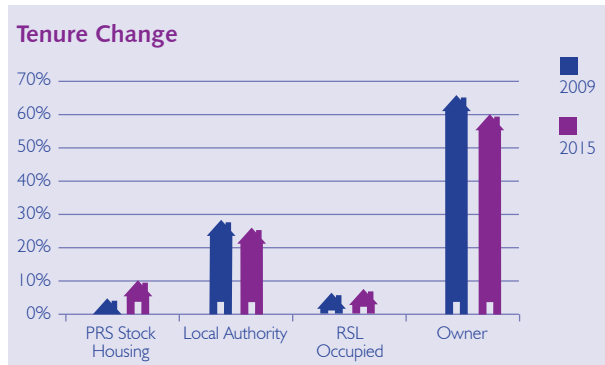
The ageing population will be a challenge going forward and reinforces the scale of future need, not only for homes and services for an increasing older population overall, but also for people in the oldest age groups (75+). 65.0% of the population in North Lanarkshire are of working age (16 – 64) which is a similar proportion to Scotland overall (64.9%), however, within North Lanarkshire there are significant numbers of the working age population who are unemployed and have either a limiting long term illnesses or disability. The proportion of resident working age population on benefits is also higher in North Lanarkshire than Scotland overall.

According to the 2011 Census data 21.4% of North Lanarkshire's overall population experience a limiting long term illness in comparison to 19.7% of Scotland's population overall. When considering the 16 – 64 age groups the difference is more marked, with 17.3% of 16 – 64 years olds either long term sick or disabled in North Lanarkshire in comparison to 15.0% of the same age group across Scotland. This would suggest that there are other factors which influence limiting long term illness in North Lanarkshire which are not age related, including poverty and deprivation.



### Tenure

Over the last six years there has been a significant rise in the private rented sector in North Lanarkshire, which has grown from 3.7% in 2009 to 9.8% in 2015. This increase may in part be a result of an increase in households who have been unable to sell their property due to the economic downturn and have become what is known as 'reluctant landlords'. The increase in private rented properties has therefore contributed to meeting the needs of households who were unable to access finance for owner occupation and those households unable to access social housing.



Source: North Lanarkshire Council Area Profiles 2015

The average house price in North Lanarkshire is £114,388, which is lower than the Scottish average, indicating owner occupation is a more affordable option within North Lanarkshire than in other areas of Scotland.

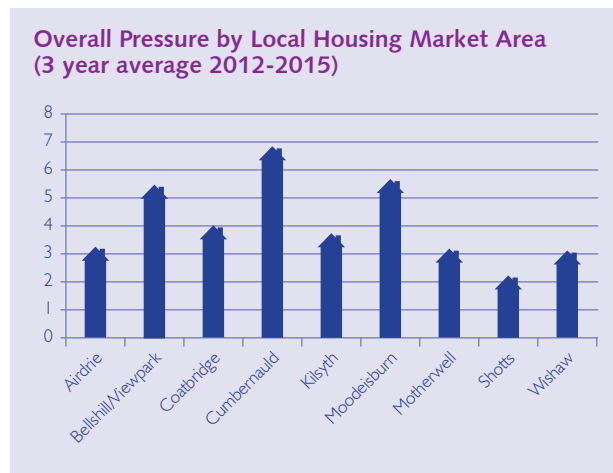
However, the population of North Lanarkshire has a lower average income than Scotland as a whole, which indicates there are affordability issues; particularly since 23 (5.5%) of the most severely deprived data zones in Scotland (worst 5%) are located within North Lanarkshire.

Owner occupation is more prominent in the Cumbernauld area with the income profile of households being above the North Lanarkshire average. Furthermore this area has the smallest proportion of local authority stock and has highest pressure on social housing indicating a shortfall of affordable housing.

### Housing Need

As at 31st March 2015 there were 13,077 applicants on the Common Housing Register. In 2014/15 the council and its CHR partners allocated 3,600 properties. Demand varies significantly between and within localities in North Lanarkshire. As indicated in the table below, the areas with the highest shortfall in social rented housing are Moodiesburn, Cumbernauld and Bellshill/Viewpark.

Local Housing Market Area	Overall Pressure (3 Year Average 2012-2015)
Airdrie	3.4
Bellshill/Viewpark	5.3
Coatbridge	4.0
Cumbernauld	6.7
Kilsyth	3.5
Moodiesburn	5.6
Motherwell	3.1
Shotts	2.1
Wishaw	3.1



Source: CHR Waiting List / CHR Allocations and NLC/RSL Stock Files - as at 31 March 2015

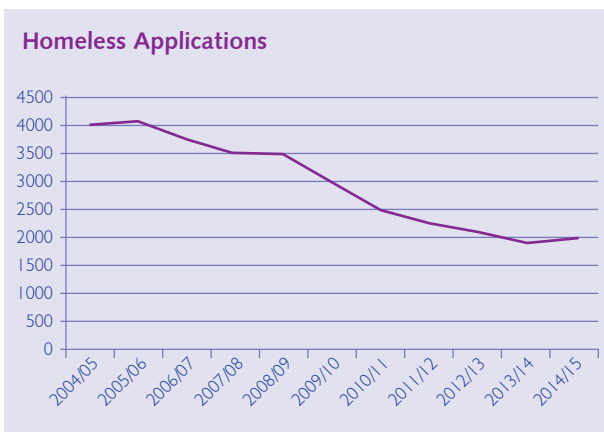






## Homelessness

In 2014/15 there were 1,957 homeless applications which is less than half the number of applications in 2004/05 (4,000). This is a result of extensive homelessness prevention and sustainability services.



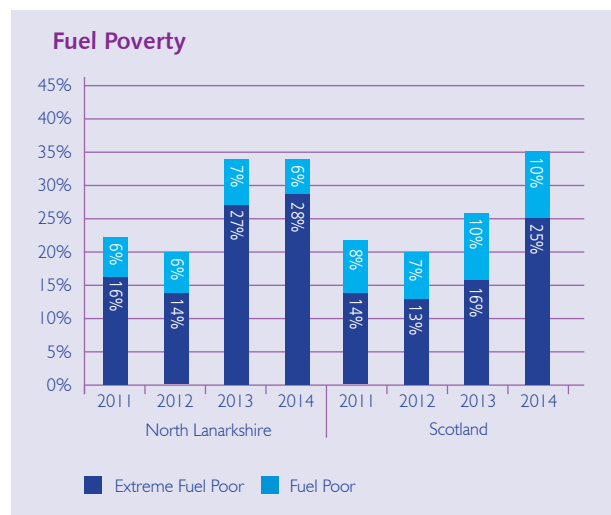
Source: Scottish Government HLI Data

In 2014/15 over half of the applications resulted in the allocation of a social rented home (Scottish Secure Tenancy) (55.48%). This is a 13.2% increase from 2004/05. It is also evident that there is greater use of the Private Rented Sector with 2.5% increase in this tenancy outcome since 2004/05. There are 650 temporary accommodation units within North Lanarkshire, of which 36 are supported transitional units. A recent review of our Temporary Accommodation Strategy has

identified that there is some imbalance in current provision and a need for more supported and hostel type accommodation to reflect applicant's needs.

## Fuel Poverty

The key drivers for fuel poverty are income, fuel costs and the energy efficiency of homes. Despite significant investment in social housing, there were still 34% of households in North Lanarkshire living in fuel poverty due to a range of external factors (2014).



Source: Scottish House Condition Survey 2012-2014



### 3. Summary of Resources

The Local Housing Strategy sets ambitious targets to help meet the housing needs of the area; but it also has to be set within the context of the likely resources available, taking into account current public spending constraints and the impact of welfare reform and other legislative requirements.



The council has had to make average annual savings of £21.8m (2% of its gross revenue budget) to achieve cumulative savings of £109m over the period of the current LHS (2011/12 to 2015/16). Going forward, it is presently projected that further cumulative savings of between £100m and £200m could be required over the next five years, with £42.4m to be delivered in 2016/17 alone. Given increased demand for council services arising from demographic change, this presents significant challenges for the LHS in relation to funding available to provide housing support and advice services; regenerate town centres and local neighbourhoods and assistance for homeowners to carry out repairs.

The council's Housing Revenue Account (HRA) funds the management and maintenance of our own housing and also supports investment in new housing and improvements to our existing houses. Despite the financial challenges we face as a result of welfare reform, we have been able to increase our investment in our stock to £257m over the LHS period. In addition, we project we will invest around £21m per annum on our new house building programme over the period of this LHS. We have been able to increase investment levels while maintaining rents at an average of £59 per week (2016/17), which is below the Scottish average.

#### Welfare Reform

However, the impact of welfare reform, including introduction of Universal Credit (UC), has financial implications and poses risks to current HRA income, in addition to the direct impact that reductions to benefits has on tenants and the local economy. In particular the impact of direct payment of housing costs to tenants carries significant risks for social sector landlords. In addition, there are significant risks to the revenue that funds temporary and supported accommodation, which we estimate to be in the region of £4m per annum when the reforms are implemented in full.

To help mitigate the impact of welfare reform, the council and Scottish Government have increased investment in a number of ways including the Scottish Welfare Fund; Discretionary Housing Payments, to off-set impact of the bedroom tax; welfare rights and income maximisation services. The council has also established a Prevention and Sustainability Fund for tenants to help tenancy sustainment.

#### Affordable Housing Supply Programme (AHSP)

In terms of investment in new supply this is supported through council and RSL funds along with grant subsidy from the Scottish Government's Affordable Housing Supply Programme. Over the period of the current LHS, our allocation for investment in new affordable provision, including top sliced resources for the Cumbernauld multi storey flats re-provisioning project, was £64.5m, which represented around 4% of the total housing investment budget.

The level of investment available through the AHSP for the full LHS period (2016/17-2020/21) is not yet known although confirmation has been received that the budget for 2016/17 will increase significantly to £23m, which includes the top sliced allocation for the Cumbernauld multi storey flats project.

#### Projected Available Resources

The resources needed to deliver the LHS are shared across a number of partners including the Scottish Government, housing associations, the independent sector, private sector and public bodies such as NHS Lanarkshire. The table below reflects the projected funding position as at 31 March 2016 but will be subject to on-going review and any targets within the LHS will be adjusted accordingly if required.



Year	2016/17	2017/18	2018/19	2019/20	2020/21	Total
	£000	£000	£000	£000	£000	£000
Non HRA	9,990	10,115	10,317	10,523	10,733	51,678
HRA Capital Programme (incl new build)	79,592	79,338	75,832	80,249	67,426	382,437
HRA revenue	125,787	126,300	130,363	134,355	138,936	655,741
AHP – commuted sums	171	-	-	-	-	171
Council Tax Levy	300	270	243	219	197	1,229
<b>Sub Total NLC</b>	<b>215,840</b>	<b>216,023</b>	<b>216,755</b>	<b>225,346</b>	<b>217,292</b>	<b>1,091,256</b>
AHSP (RPAs)	23,004	18,403	18,000	18,000	18,000	95,407
Energy Funding	1,871					1,871
<b>Grand Total</b>	<b>240,715</b>	<b>234,426</b>	<b>234,755</b>	<b>243,346</b>	<b>235,292</b>	<b>1,188,534</b>

Source: Enterprise and Housing Resources, 2016.

Overall it is estimated that £1.1 billion of housing related public sector investment is required over the five years of the LHS.

The contribution of private sector finance in supporting the housing strategy and wider economic benefits associated with it, for example infrastructure development, is vital, however it is difficult to estimate the overall contribution of private finance to the local housing system.



## 4. Consultation & Prioritisation

The Housing (Scotland) Act 2001 requires local authorities to consult on their proposed LHS.

Furthermore, statutory Equality Duties require public bodies to involve, consult and engage with as wide a range of local residents as possible.



There has been extensive consultation during the development of this LHS involving a wide range of partners and stakeholders with a variety of opportunities to be involved in the development of priorities and action plans.

The key messages from public consultation and stakeholders can be summarised as:

- Build more affordable homes across all tenures;
- Maintain affordable rents while continuing to improve homes in the social rented sector;
- Increase awareness in relation to housing options advice to prevent homelessness and enable movement across the housing system;
- Improve neighbourhoods by tackling anti-social behaviour and low demand housing;
- Make homes and wider environments more accessible for people with disabilities;
- Develop combined housing and support solutions for older people and those with specific needs;
- Promote responsibility and provide appropriate support to owner-occupiers to repair and maintain their homes;
- Tackle fuel poverty among low income groups and older people;
- Improve quality and management standards in the private rented sector.

The LHS aims to support the delivery of an effective housing system through implementing the six Key Priorities and associated action plans:

**Priority 1:**  
*Promote supply of good quality affordable housing across all tenures*

**Priority 2:**  
*Contribute to regeneration and sustainability of places*

**Priority 3:**  
*Homelessness is prevented and appropriate housing support provided to sustain living arrangements*

**Priority 4:**  
*Ensure there is a range of housing solutions and appropriate support to meet the needs of older households and those with other specific needs*

**Priority 5:**  
*Tackle Fuel Poverty and contribute to meeting Climate Change Target*

**Priority 6:**  
*Improve stock condition across all tenures*

An action plan has been developed for each of the priorities identified as outlined in the remainder of this document.





# Priority 1: Promote supply of good quality affordable housing across all tenures

## Background

This priority sets out our approach to addressing housing need and demand across North Lanarkshire. The LHS covers all tenures; it considers current and future housing needs and sets out the strategic priorities for housing across social and private sectors.

Providing the right types of housing in the right places, to meet local housing need is fundamental to the LHS. To help achieve this we have set challenging housing supply targets to increase the number of additional houses to be delivered across both the private and the social rented sectors. These targets have been informed by a region wide Housing Need and Demand Assessment and an assessment of the likely level of available resources to build new affordable homes. The assessment of future housing requirements helps inform the need for additional land to be made available for housing, as set out in the council's Local Development Plan. The priorities for new affordable housing to be built by the council and housing associations are set out in more detail in the Strategic Housing Investment Plan.

There is also a need to address mismatches in supply and demand, recognising that in some areas we may have an over-provision of certain types of stock which we may need to consider demolishing or replacing over time. We also need to ensure that new housing is as accessible as possible to meet the range of needs in our communities.

The private rented sector plays an important role in meeting housing need within North Lanarkshire. This is evidenced by the almost doubling of the sector during the lifetime of the previous LHS. With such high growth in this sector it is important to encourage private landlords to provide good quality homes with high management standards.

## Supporting Documents

- Clydeplan Housing Need and Demand Assessment
- North Lanarkshire Local Plan
- Affordability Analysis
- Housing Needs Evidence Paper for the Development of the Local Housing Strategy 2016-2021
- Private Rented Sector Evidence Paper for the Development of the Local Housing Strategy 2016-2021
- Housing Supply Targets Evidence Paper for the Development of the Local Housing Strategy 2016-2021
- Strategic Housing Investment Plan

## Key Issues and Priorities

### Social Rented Sector

- Evidence of shortfalls in provision of social rented stock with some 10,442 waiting list applicants (excluding transfer applicants) on the Common Housing Register as at 31st March 2015.
- The Clydeplan (Glasgow and Clyde Valley) Housing Need and Demand Assessment 2014 identified a net shortfall of 322 affordable units per annum over the next 5 years in North Lanarkshire. Taking into account likely available resources we have set a Housing Supply Target of 300 affordable units per year to be delivered over the next 5 years.
- The highest shortfall continues to be in the Cumbernauld area.
- Many applicants on the Common Housing Register have insufficient 'need points' to be realistically considered for the house type, size and in the area of their choice. Other forms of affordable housing such as Mid Market Rent, Low Cost Home Ownership and Shared Equity should continue to be explored for this group along with improved information and advice on the private rented sector.

### Private Rented Sector

- The Private Rented Sector has grown substantially over the period of the previous LHS.
- Less than 1% of registered landlords are accredited, suggesting a lack of awareness, limited appetite or barriers to becoming accredited.
- The Private Rented Sector is increasingly accommodating a diverse range of households, including those choosing the flexibility of the sector, those unable to access social housing and those unable to afford owner occupied housing, which means demand for PRS is likely to continue.
- Private rents are unaffordable for a large proportion of households across North Lanarkshire, especially for younger single people where access to some benefits, including housing benefits, is increasingly limited.
- There is evidence of poor property condition in the sector and of properties not being managed or maintained effectively. There is therefore a continuing need to understand the profile of the housing market to inform future service provision and housing development.

### Specialist Provision

- Older person and smaller households are projected to continue to increase over the next five years and beyond, increasing the requirement for smaller specialist provision properties.
- The housing needs and aspirations of young people are varied. A key challenge for this LHS will be to enable a range of appropriate housing options and housing support to meet the needs of vulnerable young people.

### Private Sector - Land Supply

- The private sector land supply over the period of this LHS is sufficient to meet the annual housing need estimate of 738 units per annum identified within Clydeplan Housing Need and Demand Assessment. The Housing Supply Target of 759 units per annum has been set for the private sector with an annual land requirement of 835 units. However, it is noted that there are some mismatches across the authority, with a shortfall in the Airdrie / Coatbridge areas, while many of the identified sites across the authority have significant constraints which will make them resource intensive to develop out.

### What we are doing

- We have increased the supply of council housing through delivery of our new build programme and by bringing empty homes back into use.
- We have an Affordable Housing Policy in place in the Cumbernauld Housing Sub Market Area which places an obligation on private developers to contribute to delivering additional affordable housing.

- We develop an annual Strategic Housing Investment Plan, linked to LHS priorities, identifying investment priorities for both council and RSL provision. This has delivered 1,007 new affordable homes over the period of the last LHS 2011 - 2015, which is above our LHS target of 1,000 new affordable homes.
- We have developed good quality housing advice services to help people access suitable accommodation or enable them to remain in their accommodation.

### Key Actions

1.1	Identify and assess the feasibility of different options for increasing the supply of affordable housing
1.2	Improve our strategic understanding of housing need and aspirations of young people across North Lanarkshire to help meet their housing requirements
1.3	Improve access to and quality of the private rented sector through provision of information, advice and assistance
1.4	Ensure land supply is available for the house-building industry to build over 5,000 homes in North Lanarkshire by 2021
1.5	Maximise provision of affordable homes, to meet a range of housing needs, across North Lanarkshire by delivering 300 new homes per annum (council and RSL)
1.6	Continue to implement the Affordable Housing Policy (AHP) in the Cumbernauld Housing Sub Market Area in order to address unmet housing need
1.7	Contribute to the wider strategic planning for housing in Glasgow and the Clyde Valley





## Priority 2: Contribute to the regeneration and sustainability of places

### Background

We are committed to the development and maintenance of sustainable communities and town centres. In North Lanarkshire we have a strong track record of working in partnership with others to deliver regeneration projects that have helped create vibrant and sustainable communities. An example of this is the current re-provisioning of the Cumbernauld multi-storey flats led by Sanctuary Scotland Housing Association. Increasingly it is disrepair or neglect of private sector properties that is causing concern within our communities and town centres. We also recognise the problems caused by empty and abandoned private properties and we are working hard to tackle these issues using the powers available to us.

There are eight town centres in North Lanarkshire which are important to the communities they serve. At this time, many appear to be experiencing decline having been affected by the economic downturn, change in shopping habits, and competition from out of town retail parks and large supermarkets. We recognise the important role of Housing in helping to regenerate our town centres by supporting projects to increase residential accommodation within town centres and refurbish or repair town centre buildings.

### Supporting Documents

- Empty Homes Statement, 2015
- Town Centre Action Plans
- Low Demand Analysis
- Tower Strategy

### Key Issues and Priorities

- In some locations there are concentrations of poorly maintained and managed private flatted properties that affect the amenity and sustainability of communities and provide poor quality living conditions for residents. There is a need to work with owners to help improve conditions, using enforcement powers where appropriate, while looking at longer term solutions, subject to available funding.
- There are a number of long term empty properties, sometimes causing blight to local areas, which if brought back into use, could help meet housing need. Empty residential properties contributing to decline within town centres. There is a need to assess and prioritise the potential role for Housing to help implement town centre Action Plans to improve condition of buildings, and help bring empty properties back into use.
- Within our stock there are pockets of low demand housing and we will continue to look at options to address low demand, including, where justified, demolition and re-provisioning.

- Some properties within town centres have been identified as an issue due to deteriorating property condition and lack of maintenance which impacts on both visual amenity and safety.

### What we are doing

- Supporting Sanctuary Housing Association with the re-provisioning programme of the Cumbernauld multi-storey tower blocks;
- Delivering new-build council housing that is secure by design, makes best use of vacant and derelict land and contributes to community regeneration;
- Continuing to deliver the council's Empty Homes Purchase Scheme;
- Appointed a full time Empty Homes Officer to engage with owners, and provide advice and assistance to bring empty homes back into use, as well as encourage owners to ensure the correct council Tax discount/exemption/levy is applied;
- Carrying out low demand analysis of council stock annually to identify pockets of low demand stock to inform local letting plans;
- Continuing to ensure our multi-storey flats remain safe and secure through delivery of the Tower Strategy;
- Actively supporting Town Centre Action Plans to provide assistance to residential owners and consider sustainable opportunities for town centre living;
- Using enforcement powers to seek to address issues around low demand private sector stock.

### Key Actions

2.1	Review and progress delivery of the Tower Strategy to ensure council multi storey flats are safe, secure and attractive
2.2	Contribute to delivery of Town Centre Action Plans including increasing opportunities for residential use
2.3	Explore long term sustainable solutions to address poor maintenance/disrepair within large scale private sector blocks such as - Millcroft Rd, Cumbernauld and Forgewood, Motherwell
2.4	Continue to involve tenants in a range of ways to inform and influence our decisions in relation to Housing Services
2.5	To progress and complete the Cumbernauld multi storey re-provisioning programme
2.6	Increase the number of long term empty homes brought back into use
2.7	Continue to address low demand issues within council stock including demolition where appropriate

## Priority 3: Homelessness is prevented and appropriate housing support provided to improve health, wellbeing and tenancy sustainment

### Background

The Housing (Scotland) Act 2001 places a statutory duty on local authorities to carry out an assessment of homelessness and to prepare and submit to Ministers, a strategy (as part of the LHS) for the prevention and alleviation of homelessness. The strategic actions set out under this priority are based on a detailed assessment on the extent and nature of homelessness in North Lanarkshire as set out in more detail in the Homelessness, Temporary Accommodation and Housing Support Evidence Paper.

In 2014/15 1,957 households made a homeless application in North Lanarkshire, which was a slight increase of 4.5% from the previous year. This increase is the first since 2005/06 when double the number of applications were made. Early indications are that homeless applications in 2015/16 will be around 1,900 for the year and would be a reduction on 2014/15 applications.

We have consistently shown that we work with our partners to ensure a positive and effective approach to tackling homelessness at a local level with a continuing focus on prevention, especially for looked after children, people affected by domestic abuse and those leaving prison.

We adopted a Housing Options approach which looks at people's individual circumstances and assists in looking for the right solution for them. This helps us to prevent homelessness from the outset. As part of our commitment to continuous improvement we recognise that the national Housing Options Guidance has recently been published with a related Training Toolkit due to follow later in the year, which will support the delivery of improved housing options services at a local level.

Welfare Reforms have created additional difficulties for homeless households and will impact on the income available to the council to deliver temporary accommodation. Our renewed Temporary and Supported Accommodation Strategy sets out the significant changes that will be required to ensure the continuing viability of our temporary and supported accommodation. We have assessed that there is a need to increase the supply of supervised and supported hostel type accommodation to more effectively meet the needs of single people; both as a response to welfare reforms and to improve outcomes. Further consideration will be given to the impact of shared room rates and implications for households under the age of 35 years.

We provide a mix of floating housing support and accommodation services to target groups, including young people, through external providers and council in-house support services. Housing support services target prevention activities and future resettlement.

### Supporting Documents

- Temporary and Supported Accommodation Strategy, 2015
- Youth Housing Statement, 2015
- Homelessness, Temporary Accommodation and Housing Support Evidence Paper for the Development of the Local Housing Strategy 2016 – 2021

### Key Issues and Priorities

- A need for more focused and personal housing options advice to people and an understanding of their needs and risks to achieve improved outcomes for them.
- Improved consistency, outcomes and shared responsibility for joint planning and case management for those affected by poor mental health and/or addictions issues by improved staff training and awareness. This is often referred to as Psychologically Informed Environments (PIE).
- Improve how we work with people who have complex needs to take account of the assets and resources they already have, personally or within their community e.g. accessing local community activities. This could help to reduce or avoid the effects of multiple difficulties linked to homelessness.
- The need for enhanced services to support independent living and tenancy sustainment for vulnerable young people, especially those leaving care.
- An improved understanding of social isolation and loneliness affecting younger and working age homeless men.
- Improve referral opportunities between agencies e.g. health and employability services and improve how we share success.
- A high level of refused offers in some areas by homeless households for permanent social rented stock.
- The significant challenges presented by welfare reforms.
- Negative perceptions about the quality and affordability of the private rented sector.
- Negative perceptions about sharing a home with an unrelated person.
- Shortfalls of appropriate temporary and supported accommodation to meet all needs.







## What we are doing

- Carrying out a joint health and homelessness needs assessment with partners in NHS Lanarkshire to improve our shared understanding of the health inequalities that can be a cause and consequence of homelessness;
- Completely reviewing our Temporary and Supported Accommodation Strategy to ensure the mix of available stock meets the changing needs of homeless people;
- Re-classifying some stock and identifying future changes required to ensure the continued viability of temporary accommodation in light of welfare reforms;
- Re-designed and re-tendered our commissioned housing support and supported accommodation services to improve efficiency and more effectively meet needs;
- Providing dedicated Financial Inclusion and tenancy sustainability services to assist households affected by welfare reforms;
- Reviewing our Housing Options Guide, training planning and supporting procedures to ensure the most effective approach to prevention is delivered;
- Developed a Youth Housing Statement with a detailed action plan to support delivery of improved services for young people with emphasis on our increasing Corporate Parenting duties;
- Reviewing our risk assessment, support assessment and performance monitoring frameworks for housing support to ensure continued improvements in outcomes for people with support needs;
- Engaging positively with Health and Social Care Integration to ensure the principles of joint planning and integrated service delivery are applied to homelessness services as well as other adult services;
- Continuing to fund independent housing options and advice services via the Housing Advice Network provided by the Citizen's Advice Bureau (CAB).

## Key Actions

3.1	Review Housing Options process in response to development of Housing Options Hubs, National Guidance and Training Toolkit to ensure effective personal housing advice and sustainable housing solutions
3.2	Improve risk assessment tools to identify opportunities and target homeless prevention activity
3.3	Review Mediation Service to improve homeless prevention interventions
3.4	Improve housing outcomes across a range of measures for young people

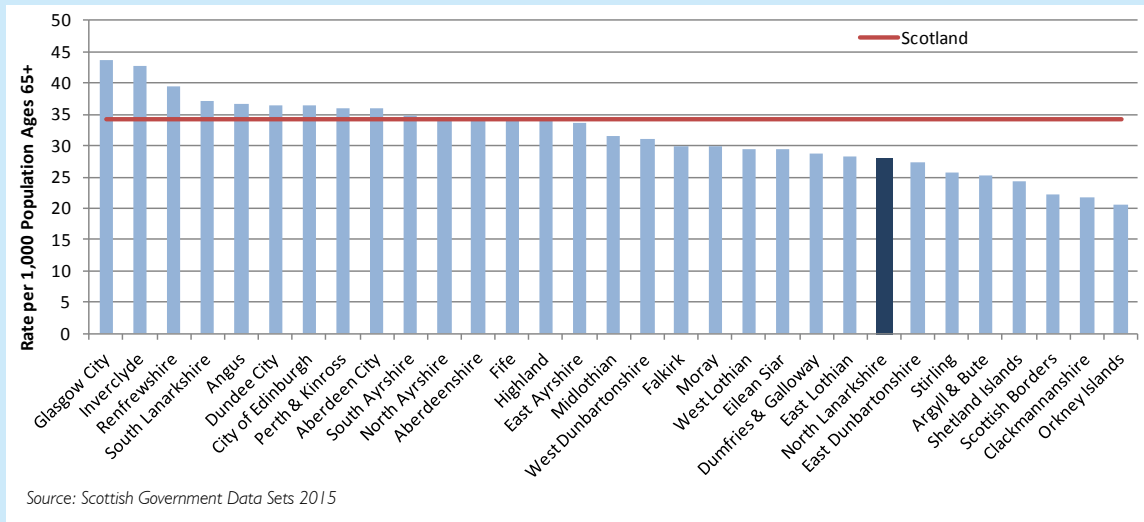
3.5	Explore ways to improve access to the Private Rented Sector
3.6	Improve access and affordability of housing by considering the development of shared tenancies both within the social sector and Private Rented Sector, especially for those under 35 years of age
3.7	Review allocation protocols to ensure that people leaving institutions do not become homeless
3.8	Continue to develop and deliver high quality outcome focussed housing support services
3.9	Strengthen existing partnerships to ensure people with complex needs are pro-actively supported on a consistent basis to improve outcomes by tackling health inequalities and supporting healthier lifestyles
3.10	Explore Assets Based models of support and intervention to prevent Multiple Exclusion Homelessness (MEH)
3.11	Improve health and wellbeing of homeless households as part of the Joint Health Needs Assessment to tackle recurring and extreme distress for those who have poor mental health and high instances of self-harm
3.12	Explore the feasibility of developing a "Housing First" type model to wrap support around the individual to help them achieve good outcomes
3.13	Improve understanding of why people do not engage with housing support and associated services and develop innovative practice to aid engagement
3.14	Mitigate the impacts of welfare reform on homeless people
3.15	Ensure the most appropriate and affordable mix of temporary and supported accommodation is available locally to meet needs
3.16	Review temporary accommodation provision in order to reduce the impact of welfare reforms on income levels as well as improve the range of provision to meet needs
3.17	Re-classify some existing hostel type temporary accommodation to a more supported/supervised model
3.18	Improve sustainability and affordability of temporary accommodation for people in receipt of benefits by considering the introduction of sharing within some dispersed properties
3.19	Consider feasibility of transitional accommodation options for different client groups who may take time to become tenancy ready
3.20	Improve referral process to employability services and Health and Homelessness services across the partnership

## Priority 4: Ensure there is a range of housing solutions and appropriate support to meet the needs of older households and those with other specific needs

### Background

The LHS provides a vehicle for planning independent living within North Lanarkshire to ensure appropriate specialist housing provision and support is in place when it is required. As individual need can vary considerably, a broad range of flexible housing and related support options are required to help ensure older people, people with disabilities and people with other particular needs have access to the same life opportunities as others to achieve their full potential. North Lanarkshire Council has a strong track record of partnership working to deliver services that support independent living and contribute to achieving positive outcomes for people. Evidence of this can be seen in the proportion of older people supported to live independently at home as opposed to long term care with North Lanarkshire ranked eighth out of all Scottish local authorities for the lowest proportion of older people supported in a care home.

Rate per 1,000 of Population of People Aged 65+ Supported in a Care Home



It is anticipated that these strong foundations will be further strengthened through the integration of Health and Social Care services.

### Integration of Health and Social Care

The integration of health and social care is the most substantial reform to health and social care services in recent times. The Public Bodies (Joint Working) (Scotland) Act 2014 introduced in April 2014 provides a framework to improve the quality and consistency of outcomes for people who use health and social care services through the integration of all adult social care services, community health services and some acute health services.

Housing plays a vital role in achieving the Scottish Government's nine National Outcomes for Health and Wellbeing with a particularly strong contribution to outcome 2:

*'People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community'*

Some housing functions, specifically aids, adaptations and the resource for the garden assistance scheme are compulsory delegated to integration authorities. Housing support for older people and homeless households are optional for delegation.

### Housing Contribution Statement

The Integration Board must produce a Strategic Plan by April 2016, which must include a Housing Contribution Statement (HCS). The HCS is a key document which sets out the shared evidence, key housing issues, strategic outcomes and priorities for the Joint Integration Board (JIB). It also sets out housing's role in the governance arrangements for the integration of health and social care to ensure housing's input into the strategic decision making processes. The HCS acts as a bridge between the LHS and the Strategic Plan ensuring alignment of shared outcomes and priorities.



## Supporting Documents

- Older Persons Evidence Paper for the Development of the Local Housing Strategy 2016-2021
- Particular Needs Evidence Paper for the Development of the Local Housing Strategy 2016-2021
- Gypsy Traveller Evidence Paper for the Development of the Local Housing Strategy 2016-2021
- Older People Housing Strategy
- The Housing Contribution Statement
- The Strategic Plan
- The Local Housing Strategy Equality Impact Assessment

## Key Issues and Priorities

### Older People

- The projected increase in older people will bring significant challenges for the council and other service providers in terms of provision of accessible housing and housing support to meet the increasing demand arising from this population growth.
- There is a need to explore other housing options such as shared equity given the level of older people in owner occupation and increased demand from owner occupiers for social rented specialist older people's housing.
- There is a clear need for additional specialist older people's housing provision in the Cumbernauld locality. Overall there is an adequate supply of sheltered housing in North Lanarkshire so new provision should predominantly focus on amenity type provision where care and support can be more flexibly provided.
- Given the lower proportion of very sheltered housing in North Lanarkshire and the high proportions of older people supported at home as opposed to care homes, consideration should be given to the need for additional very sheltered or other enhanced specialist forms of housing provision.

### Disability

- There is a clear correlation between life expectancy and deprivation levels in North Lanarkshire, with those living in the least deprived areas least likely to have a health issue. This is reinforced by the disparity in life expectancy between the most deprived and most affluent areas.
- Long term illness and ill health appear to be a particular issue amongst the 'working age' population in North Lanarkshire reflected in the higher proportion of benefit claimants in North Lanarkshire. This need does not translate directly into a need for new additional provision, it does however highlight that there is a need to develop the broader range of housing services that support people with health needs such as adaptations and equipment services.
- Reshaping Care for Older People has influenced a number of successful community based, preventative focussed housing initiatives, which have supported older people to

live independently for longer in their own home. Evaluation of these initiatives has demonstrated the success and impact of these projects for example enhanced dementia friendly design in sheltered housing enhancing the usability of common space for older people with complex needs improving social inclusion and health and wellbeing.

- Given the integration of health and social care services covers all adult groups it would be prudent to consider the scope of such successful initiatives for the wider population.
- Self directed support has increased considerably over the period of the last LHS. Housing's role in relation to housing support functions will require consideration throughout the period of this LHS especially in light of the new integrated arrangements.

### Other Groups

- Life expectancy for people with learning disabilities is increasing and the majority of people with a learning disability live in ordinary housing with some support, many of whom live with carers. Given this it is important that we consider to how to improve future planning for adults with a learning disability to better quantify and plan for housing need and prevent crisis from occurring. The strategic and locality planning arrangements of the new integrated health and social care structures should be used as the main vehicle to achieve this.
- The impact of housing on health, particularly mental health requires further exploration. The health needs assessment for homeless people will provide a foundation to do this.
- The introduction of legislation changes to the Children's and Young People (Scotland) Act 2014 will increase demand for housing and housing support.
- Services need to develop better access to information, advice and health services following discharge from prison or other judiciary settings to ensure people have the optimum chance of successful resettlement.
- North Lanarkshire is becoming more culturally diverse and as such it is important to ensure that access to housing and related services are accessible and meet a broad range of needs.



## What we are doing

- Developed community resource flats providing short term accommodation to enable swifter discharge from hospital;
- Implementing a revised allocation policy for older people's housing to ensure we make best use of older people's housing in meeting the broad range of older people's housing needs;
- Implementing technology infrastructure in Sheltered Housing Complexes and Older People Multi-storey Towers to enable a range of wi-fi based technology supports;
- Participating in Scottish Government 'Help to Adapt Pilot' which enables older owner occupiers to use equity in their homes to fund adaptations;
- Investing over £2.25 million across tenures delivering a broad range of equipment and adaptations to enable discharge from and prevent admissions to hospital from falls and accidents;
- Further developing 'Making Life Easier' to enhance the range of housing and care information, advice and options and transform how demand for services is managed;
- Reviewing Very Sheltered Housing Contract Specifications to ensure capacity for more complex needs;
- Investing in a range of improvement works to enhance multi-storey towers designated as Older Persons housing, incorporating dementia friendly design principles;
- Reviewing the adaptations process to ensure we make best use of adapted properties and wherever possible adaptations are recycled;
- Reviewing operational processes for new build developments to ensure particular needs are identified at an early stage;
- Developed new build integrated day services for older people in all localities, three of which are co-located within sheltered housing complexes;
- Housing Services are represented on the Community Justice Partnership with a view to improving access to housing options advice to people with convictions.

## Key Actions

4.1	Increase the number of wheelchair standard homes to ensure a minimum of 5% in new build social rented housing
4.2	Review council new build and capital programme works specification to improve accessibility standards and incorporate dementia friendly design
4.3	Utilise information on needs arising from health and social care integrated planning arrangements to better estimate the need for specialist housing provision
4.4	Increase the suitability of existing housing stock in meeting disabled people's needs by continuing to provide equipment and adaptation services and make best use of adapted housing stock
4.5	Increase the number of people who have access to technology based care and support by installing broadband within council sheltered housing complexes
4.6	Further develop housing options and financial inclusion advice through the 'Making Life Easier' website
4.7	Identify new ways of involving people/groups who are under-represented in tenant and resident participation and the co-production group
4.8	Assist older owner occupiers meet their housing needs, including through use of their equity
4.9	Make better use of specialist older people's housing to meet future needs
4.10	Develop additional older people's housing provision in areas where there is an identified shortfall
4.11	Evaluate effectiveness of 'community resource flats' to inform future provision
4.12	Develop a new build short stay care facility to replace the council residential care home in Chryston and consider further re-provisioning where required
4.13	Review very sheltered housing contract specifications to ensure revised specifications meet the current and future needs of older people
4.14	Help ensure Gypsy Travellers accommodation and related support needs are met





## Priority 5: Tackle Fuel Poverty and contribute to meeting Climate Change Target

### Background

We are committed to improving the energy efficiency of our homes and we provide dedicated advice and assistance to households to help reduce energy consumption in order to help tackle fuel poverty and contribute to meeting the Scottish Government's 2020 climate change targets. Since 2013, we have secured over £7m in external funding to improve energy efficiency of domestic housing which has had a direct impact on helping us achieve our carbon reduction commitment. Works have included insulation programmes for home owners and tenants through Green Homes Cashback, incorporating measures such as the installation of new heating controls, LED light bulbs and condensing boilers.

A person is living in fuel poverty if, in order to maintain a satisfactory level of heating, they would need to spend more than 10 per cent of their household income (including Housing Benefit or Income Support for Mortgage Interest) on all household fuel use. Within North Lanarkshire, around 35% of social rented tenancies and 31% of private sector homes are estimated to be in fuel poverty. Social rented stock has had significant investment to improve energy measures but households living within this sector continue to be more at risk of being in fuel poverty due to lower incomes and wider poverty issues. In 2015-16, we launched and delivered a high profile and successful fuel switching campaign entitled 'The Big Switch' (rebranded in March 2016 to 'It Pays to Switch'). Its main aim was to encourage households to realise cheaper energy tariffs through a collective switching scheme. To date, nearly 2,000 households have registered over the successive campaigns delivered to date.

The Energy Efficiency Standard for Social Housing (EESHS) aims to improve the energy efficiency of social housing in Scotland. The 2020 targets set by the Scottish Government will help to reduce energy consumption, fuel poverty and the emission of greenhouse gases.

The Scottish Government had planned to consult on Regulation of Energy Efficiency in Private Sector Homes (REEPS) in 2015, however, as a result of announcements in relation to the funding of energy efficiency measures the consultation on REEPS has been delayed until the next Parliamentary session.

Through our Warm Homes Statement, fuel poverty continues to be identified and addressed at local levels across North Lanarkshire. Our aims are to:

- Reduce, where possible, domestic energy bills
- Improve energy efficiency of homes
- Develop alternative domestic energy choices such as renewables
- Help people who cannot afford to heat their homes comfortably
- Contribute to reducing household greenhouse gas emissions

### Supporting Documents

- Warm Homes Statement, 2015
- Climate Change Evidence Paper for the Development of the Local Housing Strategy 2016 - 2021
- Low Carbon Strategy 2015-2018

### Key Issues and Priorities

#### Fuel Poverty

- Early identification and alignment of programmes to ensure a better understanding of stock condition across all tenures and maximise funding streams such as Home Energy Efficiency Programmes Scotland: Area Based Schemes (HEEPS:ABS).
- North Lanarkshire has a high proportion of vulnerable households including those with long term illness and disability, as well as an ageing population, indicating that fuel poverty is likely to increase due to higher energy consumption of these groups, despite significant investment in energy measures within social rented stock.
- Increasing fuel prices have contributed to increasing numbers of households in fuel poverty.
- Households most at risk of fuel poverty are not necessarily the households who have benefited to date from 'The Big Switch' / 'It Pays to Switch'. It is a priority to provide assistance to do so, including targeted publicity within areas affected by deprivation.
- Households are not aware of how to make effective use of their heating system or how to access information in relation to improving the energy efficiency of their home and there is a clear opportunity to provide further advice in such areas.

#### Climate Change

- Ensuring homes can adapt to changing climate and be sustainable for the future will be important going forward and will have an impact on the future design of homes.
- We will continue to investigate the use of district heating systems, particularly through the use of biomass plants as a means of affordable heat whilst delivering overall carbon reductions within North Lanarkshire.
- Climate Ready Clyde indicate an increase in rainfall and incidences of adverse weather will impact on infrastructure such as roofs, gutters, drain pipes and water run offs which has potential to lead to damp and condensation issues and a requirement for increased investment.
- There is a need to identify potential areas where properties could be susceptible to flooding and where sewerage systems would be unable to cope, although this would only be achievable through partnership working with Scottish Government and Scottish Water.

- Private sector disrepair is more significant than in the social rented sector and improvements in this sector in relation to energy measures are progressing at a much slower pace which has a resulting impact on the condition and energy efficiency of properties within the private sector. Although in its early stages of development, it is hoped the forthcoming Regulation of Energy Efficiency of Private Sector (REEPS) will begin to help to address this issue.
- We are fully signed up to Scotland's Climate Change Declaration (since 2007);
- Assisting in delivery of the Council's Low Carbon Strategy 2015-2018;
- Assisting in delivery of the Council's Sustainable Development Statement and Action Plan.

### What we are doing

- Continuing to invest in our stock to maintain 100% SHQS and meet EESSH targets;
- 'The Big Switch/It Pays to Switch' campaign has been very successful;
- Promoting income maximisation and other support services across all tenures;
- Encouraging owners to participate in programmes that will improve energy efficiency of their homes;
- Providing energy information and advice across all tenures;
- All new build affordable homes are built to good energy efficiency standards and the council is now building to the higher 'Silver' sustainability standard for energy efficiency;

### Key Actions

5.1	Develop and implement technologies to help people reduce energy consumption in their homes
5.2	Agree strategy for future delivery of alternative heating options within council stock subject to available resources
5.3	Continue to mitigate impacts of climate change in relation to housing by improving energy efficiency of homes, meeting EESSH requirements and meeting improved new build standards
5.4	Effectively target available funding to improve the energy efficiency of homes
5.5	Continue to implement collective switching framework for North Lanarkshire residents





## Priority 6: Improve stock condition across all tenures

### Background

This priority sets out our approach to improving stock condition across North Lanarkshire. The LHS covers all tenures and sets out the strategic priorities for housing across social and private sectors.

### Social Rented Sector

The Social Sector Stock Condition Evidence Paper provides an assessment of the condition of existing council and RSL housing stock.

#### Scottish Housing Quality Standard

The Council has achieved 100% compliance against the Scottish Housing Quality Standard (with a 9.5% abeyance/exemption level). For those RSLs whose stock is predominately located in North Lanarkshire, SHQS achievements range from 76.9% to 100.0%.

#### Energy Efficiency Standard for Social Housing

At present 78.5% of council stock meet EESSH requirements. Our Warm Homes Statement outlines progress towards meeting the Scottish Government 2020 milestone.

#### Below Tolerable Standard

There are currently no council houses in North Lanarkshire which are deemed Below Tolerable Standard (BTS). However, given the age profile of our stock, on-going investment will be required to continue to maintain this position.

### Private Sector

The Private Sector Stock Condition Evidence Paper provides an overview of private sector house condition in North Lanarkshire.

#### Below Tolerable Standard

The council has 840 private sector properties recorded as either BTS or in serious disrepair. The Private Sector Housing Team and Environmental Health Officers work together to reduce and prevent BTS housing through a combination of information, advice and in some cases financial assistance. Enforcement action may also be taken as a last resort.

#### Housing Renewal Areas

The council will use all powers available to deal with areas where housing and/or environmental issues are affecting the impact of the area and people living there. This may include use of Housing Renewal Area (HRA) Powers. However, at this time it is felt that the use of alternative powers is a more suitable and quicker course of action to ensure works are enforced and carried out as necessary.

#### Scheme of Assistance

The council's Private Sector Housing Team provide owners with advice and assistance through the Scheme of Assistance and tackle issues such as private sector disrepair, common works, title complexities, property factoring and use of enforcement powers. Over the last five years the council's Scheme of Assistance has provided financial assistance of just over £2.9m to owners to help them improve the condition of their homes, address substandard and BTS housing.

### Supporting Documents

- Private Sector Stock Condition Evidence Paper for the Development of the Local Housing Strategy 2016-2021
- Social Sector Stock Condition Evidence Paper for the Development of the Local Housing Strategy 2016-2021
- North Lanarkshire Council Scheme of Assistance

- Continue to meet SHQS, incorporating EESSH 2020 targets.
- Greater collaborative working between RSLs and the council is required to ensure a joined up approach to tackling energy improvements in areas most in need.

### Key Issues and Priorities

#### Social Rented Sector

- Substantial investment required for pre-war 1944 stock as building elements go beyond their useful life.
- The long term viability of properties in some areas must be considered to determine if investment is the appropriate way forward or if other options such as demolition, re-provisioning and regeneration would be more successful.
- There is a need to ensure recording of accurate property information through our new asset management system to enable early identification and planning for long term property viability.

#### Private Sector

- There is a need to improve local information on stock condition within the private sector and in particular the private rented sector.
- Progressing common repair work is made more difficult in North Lanarkshire due to title complexities and lack of factoring arrangements.
- Progressing common improvement and repair work in mixed tenure blocks is a major challenge due to non-engagement and unwillingness or inability of owners to participate.
- Owners unwilling to consider releasing equity within their homes to assist them to carry out repairs where no other funding is available.

- There are significant numbers of blocks of privately owned flats which are in poor condition and where little or no maintenance is taking place. Problems are compounded by issues associated with empty or abandoned properties and/or absent owners.

### What we are doing

- Approved record investment of £256m to our stock between 2016/17 and 2020/21;
- Continuing to ensure all council homes comply with SHQS;
- Continuing to work towards meeting EESSH targets;
- Further developing our ATRIUM Asset Management System;
- We provide a range of assistance to home owners to help them improve and repair their homes through the Scheme of Assistance and continue to review the scheme as required;
- Continuing to use enforcement powers at our disposal where necessary to progress essential repairs to private sector properties;
- Grant assistance has been provided to 373 owners in council led Capital Programmes, 2011-2015;
- Grant assistance provided to 120 owners in RSL led Capital Programmes, 2011-2015;
- We used enforcement powers by serving Maintenance Orders e.g. 169 owners in 3 large blocks of flatted properties resulting in Maintenance Plan and subsequent works by council to 2 of the blocks;
- Missing Share powers have also been used to assist owners to complete works where necessary and will make use of new enforcement powers in relation to commercial properties as well as residential properties;

- Use of Compulsory Purchase Order Powers where appropriate to tackle serious disrepair;
- Bi-annual Private Landlord Forum to keep landlords up to date with latest initiatives and opportunities to receive advice and assistance;
- Contribution to development of 'Under One Roof' national website which is being developed by Scottish Housing Best Value Network to inform and engage owners of all types of properties to maintain and improve their buildings;
- Continue to ensure tenant engagement and involvement in relation to investment required to council stock.

### Key Actions

6.1	Ensure continued compliance with the Scottish Housing Quality Standard (SHQS) and reduce SHQS abeyances
6.2	Improve condition of council homes by targeted investment of £256m through the capital programme
6.3	Fully review and update the Housing Asset Management Plan 2013/14 – 2018/19
6.4	Continue to assist over 700 owners per annum through the Scheme of Assistance (SoA)
6.5	Increase the number of homes brought up to the tolerable standard and effectively tackle serious disrepair across all sectors, including through the use of enforcement action (Target – 160 per annum)
6.6	Seek to assess and improve stock condition in the Private Rented Sector







# Supporting Documentation

Supporting documentation is available from the council's LHS web page at: <http://www.northlanarkshire.gov.uk/lhs2016> and includes:

- **Full Local Housing Strategy 2016 - 2021**
- **Consultative Draft LHS published in December 2015**
- **Strategic Housing Investment Plan 2014/15 to 2019/20**
- **Local Housing Strategy Equality Impact Assessment**
- **Evidence Papers informing the development of the LHS 2016-2021:**
  - Housing Supply Target
  - Housing Needs
  - Private Rented Sector
  - Homelessness, Support and Temporary Accommodation
  - Meeting the Housing and Related Support Needs of Older People
  - Meeting the Housing Needs of Disabled people and people with other Support or Specific Housing Needs
  - Gypsy Travellers
  - Climate Change
  - Social Rented Sector: House Condition
  - Private Sector: House Condition
- **Strategic Statements/Strategies informing the development of the LHS 2016-2021**
  - Empty Homes Statement
  - Youth Housing Statement
  - Warm Homes Statement
  - Temporary Accommodation Strategy
- **Housing Contribution Statement**
- **The Clydeplan Housing Need and Demand Assessment** (published April 2015)
  - Available on the Strategic Development Planning Authority website at: [www.clydeplan-sdpa.gov.uk](http://www.clydeplan-sdpa.gov.uk)
- **Consultation Reports:**
  - Consultation Plan
  - Consultation Report
  - North Lanarkshire Council and North Lanarkshire Partnership Citizen's Panel Report on LHS, March 2015
  - Reports from LHS Stakeholder Events
  - Tenants Conference 2014 Workshop Report and Open Meeting Report, September 2015

For further information please contact:

North Lanarkshire Council  
Enterprise and Housing Resources  
Development Section  
4th Floor, Dalziel Building  
7 Scott Street  
Motherwell ML1 1SX

t. 01698 274139

f. 01698 403005

e. [lhs@northlan.gov.uk](mailto:lhs@northlan.gov.uk)



This information can be made available  
in a range of languages and formats,  
including large print, braille, audio,  
electronic and accessible formats.

如果你需要用其他语言或者其他格式表示这些信息，请与我们联系  
以便讨论你的要求。

Jeżeli potrzebujesz tą informację w innym języku lub formacie, proszę,  
skontaktuj się z nami, żeby przedyskutować Twoją potrzebę.

اگر آپ کو دوسری زبان میں یہ معلومات درکار ہو تو براے مہربانی ہم سے مندرجہ ذیل پتہ پر رابطہ کریں

