



**NL**  
**HOMES**

BUILDING YOUR FUTURE

**DELIVERY PLAN**

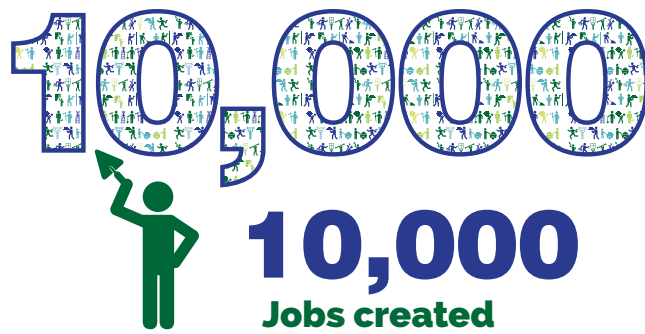




**we will build or facilitate  
11,000 new homes over  
the next 10 years**



**£1.3 billion  
to the economy**

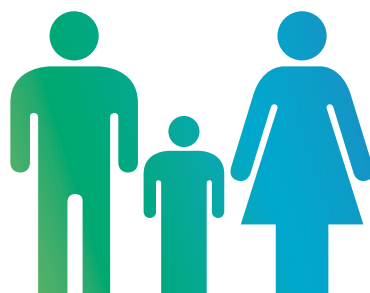


**10,000  
Jobs created**



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# INTRODUCTION



**It gives me great pleasure to introduce North Lanarkshire's New Homes Delivery Plan.**

In North Lanarkshire, we are committed to supporting the provision of good quality housing to help create strong and vibrant communities and provide jobs and economic growth for our area.

Delivering new affordable housing is a key priority to help meet the significant housing needs identified in our Local Housing Strategy, and support the regeneration of local communities.

We have announced that we will build more than **2000 council houses** in total as part of our new homes plan, the biggest council house building programme in Scotland in a generation.

Along with our housing association partners we have already delivered **1,000 new affordable homes** over the last five years.

These big announcements are rightly seen as leading the way in affordable and council housing. But private housing is also needed, and this plan means that we will build, or facilitate the building of, **11,000 new homes over the next 10 years.**

The benefits are immense: more than **£1billion** injected into the economy, with **£387m** in economic benefit to North Lanarkshire alone and more than **10,000 jobs.**

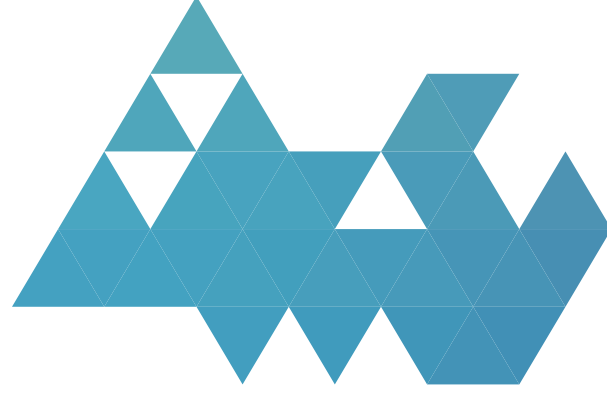
Through consultation on our Local Housing Strategy and Local Development Plan we will also ensure we take on board the views of residents about their aspirations for housing in North Lanarkshire and we will invest **£250million** in our existing housing stock over the next five years.

The council is the biggest council landlord in Scotland, and our ambition matches that position. You will see throughout this document some of the work we are already doing and what we propose to do to ensure that, through NL Homes, we can continue to build your future.

A handwritten signature in black ink that reads "Jim Logue". The signature is written in a cursive, slightly slanted style.

**Councillor Jim Logue**  
**Leader, North Lanarkshire Council**  
October 2016





## NL HOMES DELIVERY PLAN **Our commitment**

**NL HOMES** Build, or facilitate the building of, 11,000 new homes over the next 10 years.

**NL HOMES** Identify a generous supply of land to meet the requirement for new homes, through the new Local Development Plan process.

**NL HOMES** Facilitate and support delivery of new private housing through phased release of strategic council owned sites.

**NL HOMES** Support development of new housing by ensuring delivery of key infrastructure projects.

**NL HOMES** Continue to implement an Affordable Housing Policy in the Cumbernauld housing market area to help deliver much needed additional affordable housing.

**NL HOMES** Deliver a further 1,800 new council houses by 2026/27, including meeting housing needs within our villages.

**NL HOMES** Work in partnership with other housing providers/housing associations to deliver at least 1,000 affordable new homes, including the completion of the Cumbernauld multi storey flat re-provisioning programme over the next 10 years.

**NL HOMES** Continue to help bring empty homes back into use, including through our Empty Homes Purchase Scheme.

**NL HOMES** Continue to regenerate our town centres and identify opportunities to bring vacant properties back into use for residential accommodation.





**£387M**  
TO THE NORTH  
LANARKSHIRE  
ECONOMY

**10,000**  
**JOBS CREATED**



Working with Scottish Veterans Garden City Association to deliver homes for ex-service men and women

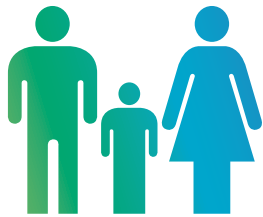
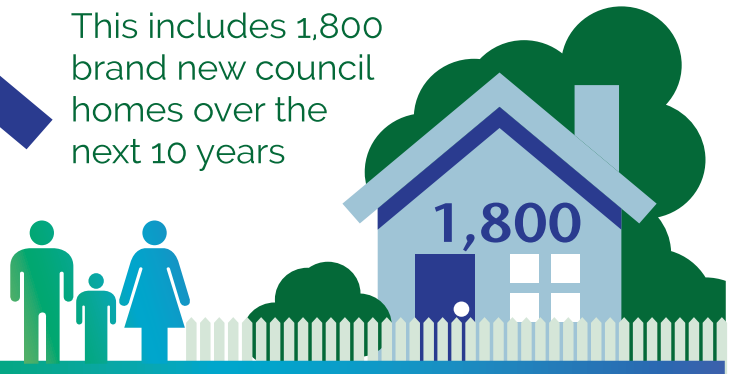




we will build or facilitate 11,000 new homes over the next 10 years



This includes 1,800 brand new council homes over the next 10 years



By accelerating our programme of capital works we'll deliver improvements to over 25,000 council homes by embarking on a series of projects across North Lanarkshire



# NL HOMES BUILDING YOUR FUTURE

**We will build or enable the development of more than 11,000 new homes in North Lanarkshire by 2026/27.**

We are already committed to building 1,150 new council homes in our current programme. We now plan to accelerate that dramatically - by another 1000 homes. **With 381 new homes already completed, we will build a further 1,800 brand new council homes over the next 10 years.**

In addition we will continue to buy empty homes in areas where it will help us meet housing need and will put funds aside to purchase an additional 200 homes through this route.

We will continue to work closely with the Scottish Government and our housing association partners and, through our Strategic Housing Investment Plan, will support delivery of an estimated 1,000 new homes by housing associations over the next 10 years, funded through the Scottish Government's Affordable Housing Supply Programme.

Facilitating delivery of new private housing is also an important part of our strategy and we estimate that over 8,300 new private homes can be built by 2026.







## **Making this commitment to expand our new build programme now has a number of advantages.**

### **Jobs and community benefits**

Building new homes and committing to a longer-term programme brings employment and training opportunities and benefits to the wider supply chain. All of this will strengthen the North Lanarkshire economy. This plan will deliver £387m direct to the North Lanarkshire economy and create 10,000 jobs.

### **Procurement**

Committing to this strategy allows us to effectively plan our procurement arrangements to ensure we achieve value for money. This allows the construction sector to plan ahead and ensure they have the capacity to deliver our ambitious plans.

### **Sites**

We will be able to ensure that suitable sites are identified and fully evaluated, including site investigations to establish ground conditions. There may also be potential to develop land in partnership with others to help create sustainable communities and reduce costs through economies of scale and shared infrastructure. Such opportunities may become more apparent following adoption of the new Local Development Plan anticipated in 2017. We will also work with private developers to help them meet their Affordable Housing Policy obligations in the Cumbernauld housing market area, which may include buying completed properties from them.

### **Re-provisioning**

Option appraisals of low demand and/or high investment stock may identify that some stock is not viable in the longer term and should be demolished and, in some cases, the site re-developed with new stock that meets current requirements. Examples of the strategic approach include the demolition of Glencairn Tower by the council in 2012. The site has been re-developed to deliver 25 new homes. The council is also supporting Sanctuary Cumbernauld with their programme to demolish 12 blocks of mixed tenure multi storey flats in Cumbernauld and replace them with over 400 new homes for rent and shared equity.

# BUILDING COMMUNITIES, CHANGING LIVES

**Since we began delivering our new house building programme we've worked with contractors Lovell Partnerships, Ogilvie Construction, Wates Living Space, Robertson Partnership Homes and Cruden Building & Renewals, to provide not just the benefits new homes bring to local communities, but wider employment and training opportunities too.**

Our contractors work with us to provide employment and training opportunities for local people and local businesses. Links have also been established with New College Lanarkshire to provide opportunities for trainees to gain practical on-site experience and work towards the Construction Skills Certification Scheme. From this a number of trainees have achieved full time employment or moved on to further education.

We estimate that the delivery of **11,000 new homes** will bring over **£1 billion of investment**, support **10,000 jobs** and generate **£38 million (GVA)** per annum. We will work with our new build contractors to maximise the employment and training opportunities these new homes can create for people who live in North Lanarkshire.













# NEW HOME, NEW LIFE

## One of our new developments in Airdrie involved classrooms being transformed into living rooms.

The site of the former Albert Primary School, part of the Drumgelloch Conservation area, is now home to **14 two-bedroom modern cottage flats**.

Six of the homes have wet room provision and the homes' design reflects the requirements of the conservation area, including integrated stonework to flats, and window profiles reflecting a similar look to buildings in the area.

Angela Connarty and her family have been in their new home for almost a year now. "I was absolutely delighted to have been given the opportunity to move in to one of the council's new homes," said Angela. "We were living in a lower four-in-a-block flat and when I was called by the housing office to discuss I jumped at the chance of taking up a new build tenancy.

"I've never looked back, and settled in to life here really quickly. I love everything about the flat; from the new kitchen, to the layout of the rooms. The off-street parking facilities are also great and make such a difference. The move was really smooth and the housing team helped so much. It's a fantastic development really close to shops and handy for both trains and buses.

"The standard of finish in the flat is really high with modern fittings throughout. It's also reassuring to know that they are so well insulated which helps me keep my heating costs down. It's great to see new housing being built by the council and I'm sure anyone moving in to a new build property will share my experience."

# WORKING WITH OTHERS

**We work closely with other housing providers, such as housing associations, to increase the supply of affordable housing across North Lanarkshire to meet identified needs and help regenerate local communities.**

Examples of some of the projects that our housing association partners are currently delivering include:

## **Sanctuary Cumbernauld**

Cumbernauld Multi Storey Re-provisioning Programme

We are working with Sanctuary Cumbernauld and the Scottish Government to deliver an ambitious programme to demolish 12 blocks of mixed tenure multi storey flats in Cumbernauld and replace them with more than 450 new homes for shared equity and social rent. **The total investment in the project is estimated at £64m, and so far 145 flats have been demolished and 176 new flats built.**

## **Link Housing Association**

Moodiesburn House Hotel Site

Link Housing Association is currently developing the site of the former Moodiesburn House Hotel as part of a mixed tenure development that includes **17 units for social rent and 15 for low cost home ownership/shared equity.**

## **Clyde Valley Housing Association**

Carnegie Library, Coatbridge

We are working with CVHA to progress proposals to convert the former Carnegie Library in Coatbridge, which is a B listed building in the heart of the town, into **12 unique flats for rent.**

## **Loretto Housing Association**

Muiryhall Street, Coatbridge

We are working with Loretto Housing Association to demolish and re-develop the former tax office in Coatbridge to provide **24 amenity flats for older people.**

All affordable housing projects, including the council's new build programme receive grant funding from the Scottish Government's Affordable Housing Supply Programme.





### **Affordable Housing Policy**

In recognition of the higher shortfalls of affordable housing in the Cumbernauld housing market area the council adopted an Affordable Housing Policy within its current Local Plan. This places an obligation, through the planning system, on private developers to contribute to meeting the need for affordable housing in the area. As a result the council and housing association partners are currently working in partnership with private developers to deliver nearly **100 houses for social rent** on a number of private development sites. Discussions are progressing with developers regarding future sites where the affordable housing policy applies and there may be an opportunity to acquire additional affordable housing units.

### **Empty Homes Purchase Scheme**

In addition to our new build programme and our work with partners, we have been successful in bringing empty homes back into use.

Our Empty Homes Purchase Scheme involves the council buying privately owned empty properties to help address local housing needs. We carry out necessary repair and improvement works before allocating the properties to people waiting on the Common Housing Register.

### **Help for Heroes – Veterans' Housing**

We also work closely with the Scottish Veterans Garden City Association to enable them to deliver **homes for ex-service men and women**, particularly those with a disability. The council has provided land to SVGCA to develop new housing, and was part of a successful consortium bid to the government for funding from the Libor fund. This will support the delivery of six homes, including two wheelchair houses, by the council within a new build development in Coatbridge, to be leased to the SVGCA and allocated to veterans.

# OUR HOUSING STRATEGY

**Our new homes delivery plan is not just about increasing the supply of new housing in North Lanarkshire; it is about ensuring that we build the right type of housing in the right areas to meet the current and future needs of our residents, and support strong and vibrant communities.**

It is therefore critical that we have a clear understanding of the housing needs in our area and have strategies in place to address these needs. This delivery plan is therefore closely aligned to our strategic housing planning processes, as set out below.

## **Local Housing Strategy**

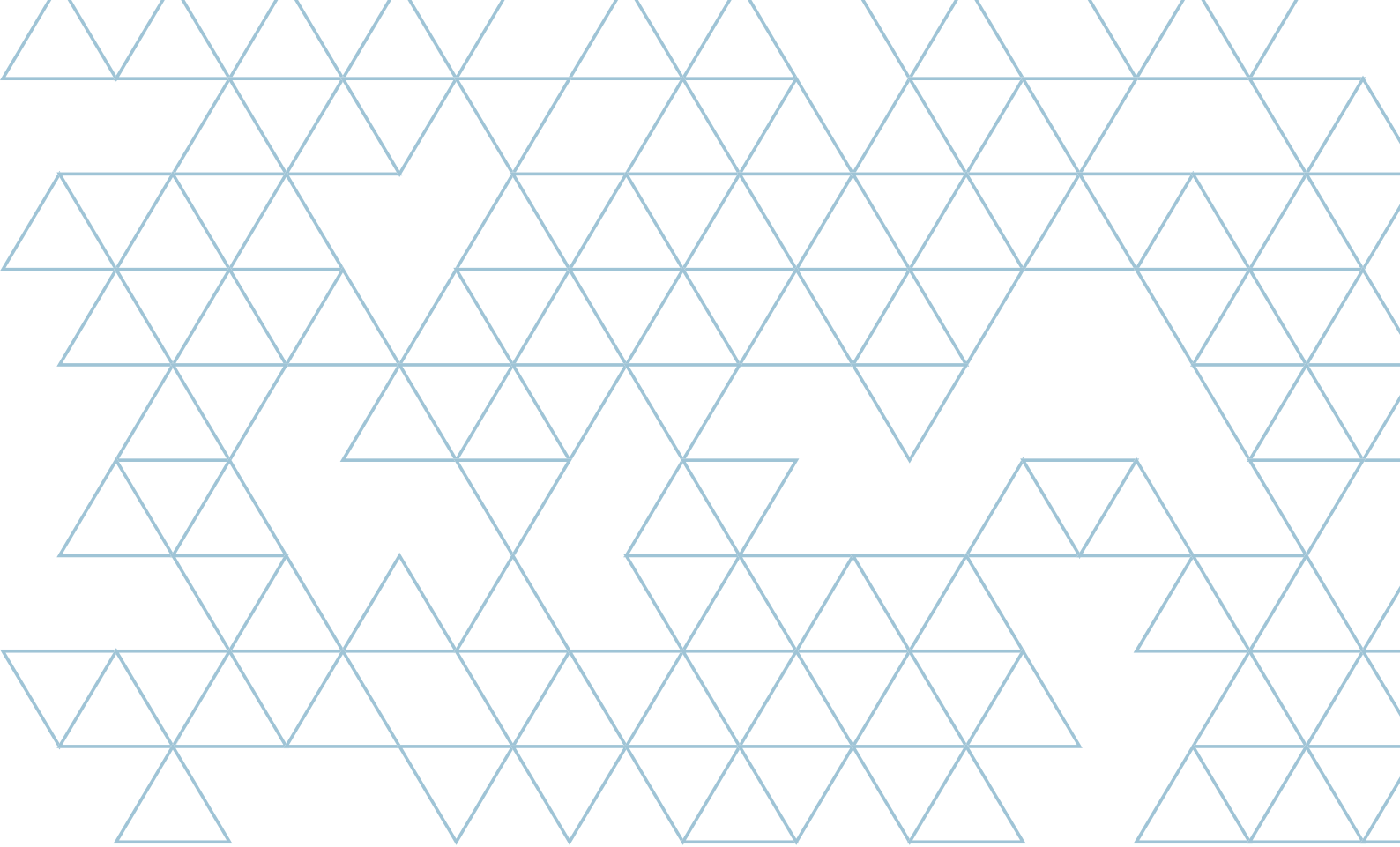
Our Local Housing Strategy sets out the housing needs in our area and the actions we propose to take to address these needs.

Following consultation throughout 2015, our new Local Housing Strategy 2016-21 was approved in April and has now been published. This five-year plan sets out the council's vision and priorities for the future of housing in North Lanarkshire.

There are six strategic priorities with associated action plans:

- Promoting the supply of good quality affordable housing across all tenures,
- Contributing to regeneration and sustainability of places,
- Preventing homelessness and ensuring appropriate housing support is provided to sustain living arrangements,
- Ensuring there is a range of housing solutions and appropriate support to meet the needs of older households and those with other specific needs,
- Tackling fuel poverty and contributing to meeting climate change target, and
- Improving stock condition across all tenures.





### **Strategic Housing Investment Plan**

The priorities for investment in affordable housing, linked to our Local Housing Strategy, are contained within our Strategic Housing Investment Plan that is updated annually and used by the Scottish Government to allocate resources from the Affordable Housing Supply Programme. Our 2016/17 budget allocation from the AHSP is over £23 million.

### **Local Development Plan**

Our Local Housing Strategy is closely aligned to our Local Development Plan, which sets out our land use planning policy and allocates land to support a number of the council's strategic priorities, including housing. The Plan identifies sites for housing development across the council area, to meet the predicted needs for all types of housing over the plan period. A new Local Development Plan is currently being progressed and it is anticipated it will be adopted during 2017.

The new plan focusses on development which is:

- Distinctive
- Safe and pleasant
- Easy to move around
- Welcoming
- Adaptive
- Resource efficient

# INVESTING IN OUR EXISTING HOMES

## Increased investment also planned to improve our housing

Council tenants across North Lanarkshire are set to benefit from the biggest ever housing investment programme with **over £250 million** being invested to improve homes over the next five years.

By accelerating our investment programme we'll deliver **improvements to over 25,000 homes** across North Lanarkshire.

Our plans include installing new kitchens and bathrooms to fully modernise all our homes, whilst also investing in new central heating and insulation systems to help further improve energy efficiency and reduce tenants' heating bills.

This additional investment provides sustainable and attractive homes for both our current and future tenants to live in.

Not only are we committed to improving the quality of our housing stock, we're also securing local employment opportunities through the award of contracts which also provides opportunities for even more apprenticeships.





BUILDING YOUR FUTURE



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。

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

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