

Social Rented Sector: House Condition Evidence Paper for the Development of the Local Housing Strategy 2016-2021

Housing Development Section

April 2016

North Lanarkshire Council
Local Housing Strategy 2016-2021
House Condition – Social Rented Sector Evidence Paper

1. Introduction

- 1.1 This paper reviews the evidence in relation to the condition of existing Council housing stock, in particular in relation to where the Council are at in terms of having now met the 2015 Scottish Housing Quality Standard (SHQS) target, and in continuing to identify proposals for dealing with and funding non-exempt stock which through abeyance has not achieved the SHQS. The paper also outlines proposals for reviewing exemptions as appropriate.
- 1.2 In addition to SHQS, the paper outlines the measures we and our partners are taking to achieve the required ratings in relation to Energy Efficiency Standard for Social Housing (ESSH) and how these measures will be funded as well as outlining progress towards meeting the 2020 milestone. Our Warm Homes Statement also considers ESSH requirements and progress towards meeting the 2020 milestone.
- 1.3 The evidence used in this report is drawn from our investment and asset management system, housing management system and Scottish Housing Regulator report. This paper begins by defining the social sector housing stock within North Lanarkshire in terms of size, location, age and house type.

2. Social Rented Stock Profile in North Lanarkshire

2.1 *North Lanarkshire Council Stock*

- 2.1.1 This section looks at profile of our housing stock, Table 1 shows the lettable stock as at March 31 2015, which consists of 36,834 properties. Pre-war properties make up 28% (10,241) of our housing stock with 202 of these were built before 1919.

Table 1: North Lanarkshire Council housing stock by age and house type

House Type	No of properties	Pre 1919	1919 - 1944	1945 - 1964	1965 - 1982	1983 - 2009	Post 2009
NORTH							
4 in a block	1,181		979	132	29	5	36
Flat	985	1	97	325	524	38	
House	1,931	4	143	682	981	10	111
Maisonette	205			112	93		
Total	4,302	5	1,219	1,251	1,627	53	147

CENTRAL							
4 in a block	3,795		2,833	121	781	4	56
Flat	2,621		126	1,117	1,197	181	
High Rise	1,607			45	1,562		
House	4,260	3	356	2,588	1,196	86	31
Maisonette	364			130	233	1	
Total	12,647	3	3,315	4,001	4,969	272	87
SOUTH							
4 in a block	4,157	18	3,591	517	14	5	12
Flat	3,335	6	187	1,085	1,923	134	
High Rise	2,473			136	2,337		
House	9,147	170	1,727	4,588	2,591	25	46
Maisonette	773			356	409	8	
Total	19,885	194	5,505	6,682	7,274	172	58
Grand Total	36,834	202	10,039	11,934	13,870	497	292

Source: NLC statistics

2.1.2 Post war housing consists of 26,593 properties or 72% of the stock, with 11,934 (32%) constructed between 1945 and 1964 and an additional 14,659 (40%) properties built after 1964. It is significant that 28% of the stock is now in excess of 70 years old, which suggests that substantial investment will be required as building elements go beyond their useful life.

2.1.3 Our housing stock is diverse in terms of property types. Houses and bungalows comprise 15,338 properties or 42% of the stock. Flats comprise 58% of the stock with the majority of these being 4 in a blocks (25% of the housing stock).

2.1.4 There are approximately 25 non traditional types of property within our stock, which accounts for 24% of our housing. Four of the non traditional types within North Lanarkshire were previously designated defective under the Housing (Scotland) Act 1984, but this has been repealed by the Housing (Scotland) Act 2014. Table 2 illustrates the range of non traditional properties.

Table 2: Non traditional housing stock by age and house type

House Type	No of properties	1919 - 1944	1945 - 1964	1965 - 1982	1983 - 2009	Post 2009
Tower	4080		181	3899		
4 in a block	466	37	290	17		104
Flat	779	1	25	752	1	
House	3313	40	2186	738	2	188
Maisonette	53		53			
Total	8691	78	2735	5406	3	292

Source: NLC statistics

2.2 Registered Social Landlord Stock

2.2.1 As at 31st March 2015 there were 9,083 Registered Social Landlord (RSL) properties in North Lanarkshire, with around 41% of these being two bedroom properties. There are 24 RSLs operating in North Lanarkshire with seven having the majority of their stock located here and accounting for 65.8% of all the RSL stock.

2.2.2 Table 3 below provides a breakdown of RSL stock by RSL whilst Table 4 provides a summary of the seven RSLs with the majority of their stock in North Lanarkshire.

Table 3: Stock by RSL as at 31st March 2015

RSL	No of Stock
Abbeyfield Scotland	2
Abronhill Housing Association	228
ANCHO	1
Antonine	47
Bield	370
Blackwood Homes & Care	57
Cairn Housing Association	341
Clyde Valley Housing Association	1,602
Cube Housing Association	78
Forgewood Housing Co-operative	216
Garrion People's Housing Co-operative	255
Hanover	65
Horizon Housing Association	84
Key Housing Association	49
Lanarkshire Housing Association	883
Link Housing Association	1,203
Loretto Housing Association	111
Melville Housing Association	5
Sanctuary Cumbernauld	1,826
Trust	212
WESLO	14
West of Scotland Housing Association	460
Wishaw and District Housing Association	974
Total RSL Stock North Lanarkshire	9,083

Source: North Lanarkshire Area Profiles 2015

Table 4: Breakdown of RSL stock, where majority of stock is in North Lanarkshire as at 31st March 2015

RSL	No of Stock
Abronhill Housing Association	228
Clyde Valley Housing Association	1,602
Forgewood Housing Co-operative	216

Garrion People's Housing Co-operative	255
Lanarkshire Housing Association	883
Sanctuary Cumbernauld	1,826
Wishaw and District Housing Association	974
Housing Associations with majority of their Stock in North Lanarkshire	5,894

Source: Scottish Housing Regulator ARC Returns 2014-15 and North Lanarkshire Area Profiles 2015

- 2.2.3 Just under half (47.6%) of the RSL stock in Table 4 is two bedroom properties with a further 26.6% being three bedroom and 20.5% one bedroom. This pattern reflects that of individual RSLs also.
- 2.2.4 Around a quarter of RSL stock are upper flats (block of flats), these make up the biggest proportion stock for the RSLs operating mainly in North Lanarkshire, however, only 0.7% of their stock is multi-storey tower.
- 2.2.5 Appendix 1 provides a breakdown of all RSLs operating in North Lanarkshire by property type and size by Local Housing Market Area (LHMA). The greatest proportion of RSL stock is located in the Cumbernauld LHMA (31.4%) followed by Motherwell with (15.7%). Both Moodiesburn and Kilsyth have the least RSL stock accounting for 3.0% of the RSL stock in North Lanarkshire between them.

3. Scottish Housing Quality Standard

3.1 North Lanarkshire Council

- 3.1.1 The Scottish Housing Quality Standard (SHQS) was announced in 2004 by the then Communities minister within the Scottish Executive with the aim to improve the standards of social housing across Scotland. The deadline for this improvement was 31 March 2015.
- 3.1.2 On a national level no Local Authority fully met the SHQS as each had a number of abeyances and/or exemptions. We achieved 100% compliance with the SHQS with a 9.5% abeyance level. This is above the national average of 90.2%.
- 3.1.3 Table 5 illustrates that we achieved the SHQS by the deadline of 31 March 2015. The SHQS has now been amended to incorporate ESSH and this may make a difference to the figures in table 5.

Table 5: SHQS failures in 31 March 2015

SHQS Criteria	2015
	No. of failures
BTS	0
serious disrepair	0
energy efficient	0
modern facilities and services	0
healthy, safe and secure	0
Total failures	0

Source: NLC statistics

3.1.4 There are 3487 properties where SHQS elements have been classified as “abeyances” due to tenants or owners not participating in the works. The areas that these abeyances cover are listed below. These properties will continue to be prioritised in terms of our ongoing surveying programme and via our void SHQS+ management procedures, within which every property is subjected to ongoing assessment against the SHQS.

- Roof structure
- 100mm minimum loft insulation
- Efficient central heating
- Bathroom Condition
- Kitchen Condition
- Kitchen Facilities: safe working arrangements
- Kitchen Facilities: adequate electrical sockets
- Kitchen Facilities: adequate food storage space
- Lead free pipework
- Mechanical ventilation in kitchen and bathroom
- External noise insulation (under a limited range of circumstances)
- Safe electrical system
- Safe individual dwelling/common paths, paved areas, courts, laundry and drying areas
- Secure common external front door entry system

3.1.5 In terms of maintaining our properties to the SHQS, this will be primarily based on the life cycles recorded during our surveying programme and historical investment work and associated life cycle. Table 6 is a summary of the £1.17bn expenditure required over the next 30 years according to the lifecycles recorded. In this report, this expenditure will be expanded within each criterion of the SHQS, but it should be noted that the implementation of this investment profile will differ once it is delivered due to organising properties into logical contracts and areas based on survey findings.

Table 6: summary of expenditure over 30 years

SHQS Criteria	30 year cost
Tolerable Standard	£0
Repairs Elements	£487,364,835
Energy Efficiency	£164,064,299
Modern Facilities & Amenities	£221,004,000
Health, Safe and Secure	£299,345,560
Total	£1,171,778,694

Source: NLC survey programme

- 3.1.6 The tolerable standard section has no cost due to expenditure for this being included in other areas in the SHQS.
- 3.1.7 Survey information has been migrated to our asset management system and will be assessed and analysed to produce investment options for the Housing and Social work committee in February 2016. The figures shown in table 6 are from current analysis to date and may differ from those finally presented to committee.
- 3.1.8 In June 2014, the Scottish Housing Regulator visited the council to assess the progress to SHQS compliance.
- 3.1.9 The visit and report that was produced has led to a reassessment of what was previously marked as an exemption, now being as works that could not realistically be carried out, and it was noted:-

“During our Inquiry the Council reviewed the way it categorises exemptions and abeyances and as a result of this work it has recently submitted a revised figure in its ARC return to the SHR. This reduces the figure for exemptions [and abeyances] from 14% to 8% of its stock. The Council re-calculated this figure as it determined that works could not realistically be carried out to reconfigure accommodation in its tower blocks. Under this classification the Council is entitled to record these houses as SHQS passes.”

Source: SHR Inquiry Report, North Lanarkshire Council, February 2015

- 3.1.10 Due to this reassessment we now do not have any exemptions within our stock.
- 3.2 *Registered Social Landlords*
- 3.2.1 The Scottish Housing Regulator Statistics as at 31 March 2013 Summary table of stock failing the SHQS by local authority area indicated that 1,385 RSL properties within North Lanarkshire were failing, equating to 15.1%.
- 3.2.2 More up to date information is now available for each RSL through their Annual Return on the Charter (ARC) 2014-15. For the purpose of this evidence paper the information has been collated for those RSLs whose stock

is predominately located within North Lanarkshire. Table 7 below outlines SHQS achievements for these seven landlords.

Table 7: SHQS Achievements as at 31st March 2015

RSL	SHQS Achievement
Abronhill Housing Association	76.9%
Clyde Valley Housing Association	95.5%
Sanctuary Cumbernauld Housing Association (Cumbernauld Housing Partnership)	76.4%
Forgewood Housing Co-operative	100.0%
Garrion Peoples Housing Co-operative	100.0%
Lanarkshire Housing Association	100.0%
Wishaw and District Housing Association	100.0%

Source: <https://www.scottishhousingregulator.gov.uk/>

3.2.3 There are three RSLs with exemptions and/or abeyances, these are Abronhill Housing Association, Clyde Valley Housing Association and Sanctuary Cumbernauld.

4. Serious disrepair

4.1 North Lanarkshire Council

4.1.1 The housing disrepair component of the SHQS can be misleading. For a property to fail the SHQS, one primary element must fail i.e. roof, wall, or internal floor structure and foundations, or two secondary elements must fail i.e. poor condition of the roof and render e.g. it would be possible for a property to have serious disrepair to the roof or render, and not fail the SHQS.

4.1.2 Table 8 illustrates that £648m of investment is required to ensure our properties continue to meet the SHQS over the next 30 years. High expenditure items include roof covering, external wall finish and windows, mainly due to them being high cost items although with the lifecycle of upvc windows being 25 years, all windows within North Lanarkshire will be replaced over this 30 year period. This is shown in figure 1 below.

Table 8: Expenditure profile of serious disrepair elements over 30 years

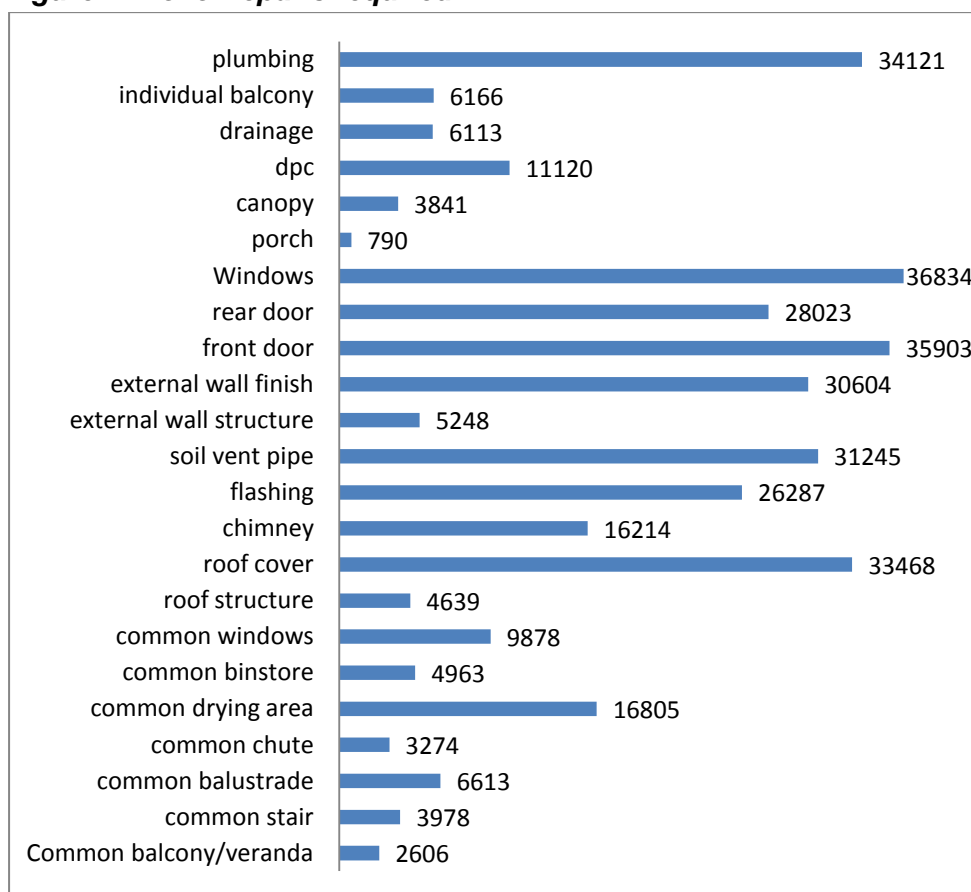
SHQS elements	1-5	6-10	11-15	16-20	21-25	25-30	Total cost
<i>Common elements</i>							
<i>common balcony/veranda</i>	£980,000	£1,015,000	£6,305,000	£1,450,000	£2,000,000	£1,280,000	£13,030,000
<i>common stair</i>	£88,000	£172,333	£521,667	£190,667	£238,000	£115,333	£1,326,000
<i>common balustrade</i>	£352,000	£327,600	£965,200	£600,800	£312,000	£87,600	£2,645,200
<i>common chute</i>	£28,838	£196,268	£23,833	£115,234	£15,373	£10,606	£390,152
<i>common drying area</i>	£171,350	£1,200,600	£1,170,700	£2,247,100	£491,817	£1,160,350	£6,441,917
<i>common binstore</i>	£97,667	£132,667	£175,167	£294,667	£39,833	£87,167	£827,167

common windows	£335,750	£999,750	£624,250	£371,250	£107,750	£30,750	£2,469,500
roof structure	£65,000	£90,000	£277,500	£280,000	£7,427,500	£3,457,500	£11,597,500
roof cover	£4,945,500	£10,930,500	£17,997,000	£31,902,500	£37,166,500	£14,196,000	£117,138,000
chimney	£824,000	£756,000	£1,454,000	£3,860,000	£5,436,000	£3,884,000	£16,214,000
flashing	£427,500	£836,500	£2,627,500	£4,378,500	£3,338,500	£1,535,000	£13,143,500
soil vent pipe	£1,515,000	£2,298,500	£6,557,000	£2,341,000	£2,908,000	£3,000	£15,622,500
external wall strctre	£464,000	£1,840,000	£1,344,000	£4,888,000	£10,236,000	£2,220,000	£20,992,000
external wall finish	£6,540,000	£18,476,000	£15,456,000	£23,972,000	£34,336,000	£23,636,000	£122,416,000
front door	£773,100	£4,040,700	£4,473,000	£1,086,600	£345,600	£51,900	£10,770,900
rear door	£238,200	£3,087,000	£3,943,800	£826,800	£295,800	£15,300	£8,406,900
individual windows	£8,268,000	£40,152,000	£29,010,000	£13,896,000	£12,507,000	£4,296,000	£110,502,000
porch	£175,000	£1,175,000	£605,000	£1,750,000	£240,000	£5,000	£3,950,000
canopy	£453,000	£657,000	£879,000	£1,317,000	£510,000	£25,000	£3,841,000
dpc	£699,000	£828,000	£3,648,000	£3,672,000	£13,272,000	£11,241,000	£33,360,000
drainage	£49,000	£133,000	£136,000	£85,000	£1,645,000	£4,065,000	£6,113,000
individual balcony	£570,000	£2,925,000	£1,380,000	£84,525,000	£2,220,000	£870,000	£92,490,000
plumbing	£7,754,000	£6,741,000	£9,163,000	£9,742,000	£666,000	£55,000	£34,121,000
Total							£647,808,235

Source: NLC survey programme

- 4.1.3 It should be noted that when these elements are programmed for contracts that other information may be used to in addition to condition and lifespan to determine replacement schedules. Windows are an example of this, where age and scarcity of parts for repair may result in a complete capital replacement.
- 4.1.4 Figure 1 shows the number of properties where replacement is necessary, external wall finish and roofs were high expenditure items, but plumbing, front doors and windows are the highest in terms of numbers.

Figure 1: No. of repairs required



Source: NLC survey programme

4.2 Registered Social Landlords

4.2.1 Table 9 below provides a breakdown by the main RSLs operating in North Lanarkshire of properties failing SHQS due to serious disrepair.

Table 9: Serious Disrepair

RSL	Failures
Abronhill Housing Association	0
Clyde Valley Housing Association	0
Sanctuary Cumbernauld Housing Association (Cumbernauld Housing Partnership)	0
Forgewood Housing Co-operative	0
Garrion Peoples Housing Co-operative	0
Lanarkshire Housing Association	0
Wishaw and District Housing Association	0

Source: <https://www.scottishhousingregulator.gov.uk/>

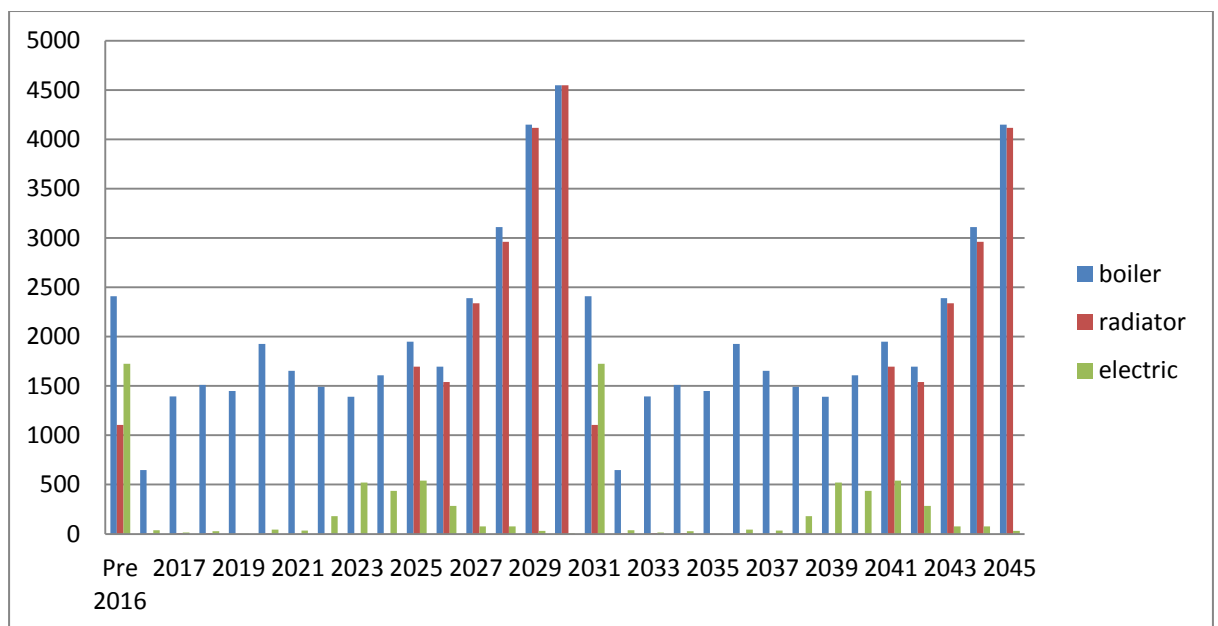
5. Energy Efficiency

5.1 North Lanarkshire Council

5.1.1 Energy efficiency is made up of five elements, loft, cavity wall and pipe insulation, NHER/SAP rating and efficient heating. A property will fail the SHQS if there is no cavity wall or pipe insulation or if the loft insulation is less than 100mm. A property will also fail if it does not meet the NHER level of 5. Not meeting this rating can be for various reasons, including heating type, insulation and construction type. A failure in any of these elements will result in the property failing the SHQS.

5.1.2 Figure 2 illustrates the profile of heating replacements for the next 30 years, which will require a capital investment of £155m, to keep a 15 year lifespan for boilers and electric heating systems, a 20 year lifecycle for storage and panel heating in the towers and radiators at a lifespan of 30 years.

Figure 2: heating replacement profile



Source: NLC statistics

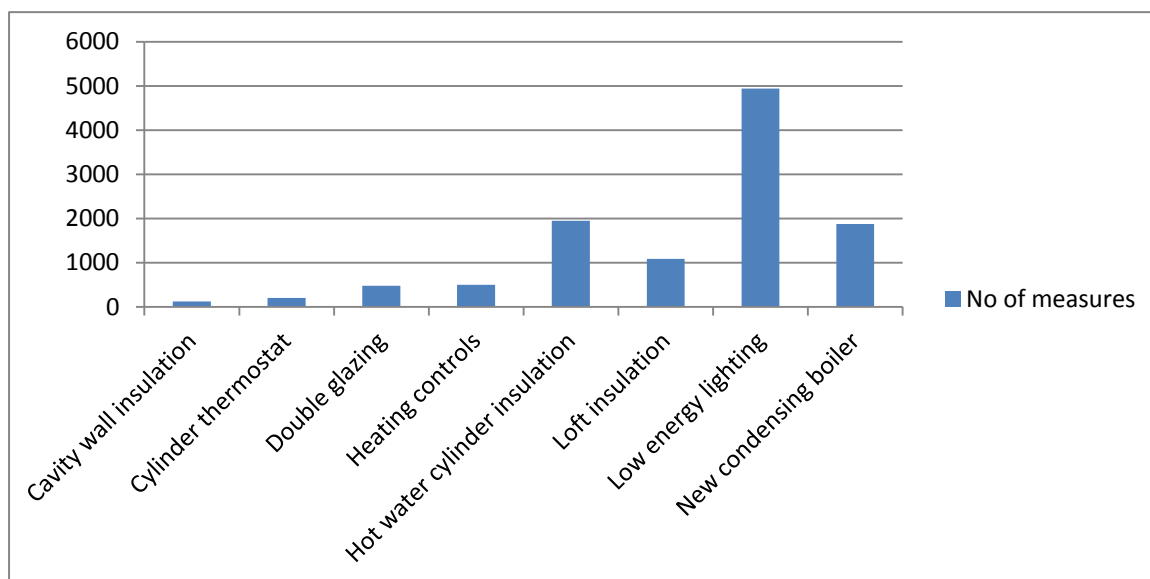
5.1.3 A change has been made to SHQS and that is the inclusion of the Energy Efficiency Standard for Social Housing (EESH), which replaces that NHER/SAP criteria. This new standard has been developed to help improve the energy efficiency of social housing stock in Scotland and is based on ratings from Energy Performance Certificates. This standard will contribute to reducing carbon emissions by 42% by 2020 and 80% by 2050 as set out in the Climate Change (Scotland) Act 2009.

5.1.4 An initial deadline of 2020 has been set when all social housing should meet EESH, with a further deadline set for 2050. In order for the council housing stock to meet EESH, £8.5m has been identified in figure 3. Tenants who would benefit from these measures will have annual savings of £792,356 with carbon savings of 32,965 tonnes.

5.1.5 Figure 3 includes SHQS elements such as cavity wall and loft insulation. This is due to tenants or owners not participating in programmes of work and have

therefore been classified as abeyances. These will be revisited as part of our surveying programme and ongoing void SHQS+ management procedures.

Figure 3: Number of measures required to meet EESSH



Source: Bacra research

5.1.6 There have been 400 properties identified as not meeting EESSH with any reasonable measures applied, which represents 1.1% of the housing stock. This means that other options must be made about these properties, including more expensive measures.

5.1.7 It should be noted that in addition to EESSH, the UK has signed up to the EU Renewable Energy Directive, which states that 15% of energy should come from renewable sources by 2020. Also, the Renewable Energy Strategy produced by the Department of Energy and Climate Change has set even more ambitious target of 30% of electricity and 12% of heating to be generated by renewables by 2020. Social Housing has a part to play in achieving these targets, as 27% of all carbon emissions (Boardman, 2007) and 53% of the all heat produced come from housing (DECC, 2013). Even though new build properties are being built to a higher standard, 80% of the housing that will be available in 2050 already exists (Boardman, 2007).

5.1.8 A short term EESSH working group has been set up to examine the information we have about EESSH, identify gaps and develop an action plan to progress the necessary works and actions that are required to meet the EESSH by 2020.

5.2 Registered Social Landlords

5.2.1 Table 10 below provides a breakdown by the main RSLs operating in North Lanarkshire of properties failing SHQS because they are not energy efficient.

Table 10: Not Energy Efficient

RSL	Failures
Abronhill Housing Association	0
Clyde Valley Housing Association	0
Sanctuary Cumbernauld Housing Association (Cumbernauld Housing Partnership)	0
Forgewood Housing Co-operative	0
Garrion Peoples Housing Co-operative	0
Lanarkshire Housing Association	0
Wishaw and District Housing Association	0

Source: <https://www.scottishhousingregulator.gov.uk/>

6. Modern Facilities and Amenities

6.1 North Lanarkshire Council

6.1.1 Modern amenities & facilities take into account the condition, layout, storage and number of power sockets in the kitchen, and the condition of the bathroom. To pass the SHQS, a property must have 6 sockets in the kitchen, have 1m³ of storage space, be in a good state of repair and the layout of the kitchen should be safe i.e. worktop beside the cooker, space in front of the cooker for it to be used safely. The bathroom should also be in a good state of repair. A failure in any of these elements will result in the property failing the SHQS.

6.1.2 The 30 year spend profile for can be seen in Table 11, with the minimum expenditure of £17m to be invested in the next 5 years ensure our housing stock remains at SHQS standards.

Table 11: Expenditure profile of modern facilities elements over 30 years

SHQS elements	1-5	6-10	11-15	16-20	21-25	25-30	Total cost
Kitchens	£11,445,000	£12,547,500	£13,587,000	£34,947,500	£53,928,000	£2,464,000	£128,919,000
Bathrooms	£5,547,500	£20,975,000	£14,162,500	£24,315,000	£19,445,000	£7,640,000	£92,085,000
Total							£221,004,000

Source: NLC survey programme

6.1.3 Storage space, sockets and safe working were one off costs to meet the SHQS and are now included in the lifespan analysis in Table 11.

6.2 Registered Social Landlords

6.2.1 Table 12 below provides a breakdown by the main RSLs operating in North Lanarkshire of properties failing SHQS because they do not have modern facilities and services.

Table 12: Do not have modern facilities and services

RSL	Failures
Abronhill Housing Association	0
Clyde Valley Housing Association	0
Sanctuary Cumbernauld Housing Association (Cumbernauld Housing Partnership)	0
Forgewood Housing Co-operative	0
Garrion Peoples Housing Co-operative	0
Lanarkshire Housing Association	0
Wishaw and District Housing Association	0

Source: <https://www.scottishhousingregulator.gov.uk/>

7. Healthy, safe & secure

7.1 North Lanarkshire Council

7.1.1 This part of the standard covers three individual sections, healthy, safety and security.

7.1.2 Healthy includes noise insulation, mechanical ventilation and lead pipe. To fail on noise insulation, a property must be near a main road and have single glazing. Installing double glazing would pass this element. To fail on mechanical ventilation, a property must have mould or condensation on over 5% of the walls and ceiling in the bathroom or kitchen and have no mechanical ventilation system. Installing mechanical ventilation, such as an extractor fan, would pass this element. The elements under healthy are not included in the figures below as they are one off costs that are then included in the life cycles in other areas e.g. double glazed windows for noise insulation is a one of cost and is then included in the life cycle costs for windows in the serious disrepair section of the SHQS.

7.1.3 Safety includes adequate external lighting, paths/paved areas, safe common areas, safe gas & electric systems and smoke detectors. Safe common areas refer to lobbies, drying areas, internal stairwells, lifts, refuse chutes, and bin areas. All of these elements should be safe and pose no hazards to pass this part of the standard. For both safe gas and electric systems, the system should be visibly safe i.e. no burn marks on gas flue or exposed wiring. And finally, all properties should have a smoke detector to pass the standard.

7.1.4 Security refers to the front and rear doors of a property and the common entrance if it is a flatted property. To pass this standard, the access doors to a property should have at least a mortice or rim lock and the common entrance should have a door entry system. A failure in any of these elements will result in the property failing the SHQS.

7.1.5 Table 7 shows the spend profile required to sustain the SHQS in regard to health, safety and secure over the next 30 years. Minimum spend over the

next 5 years is £6.6m with paths and door entry system the with the highest expenditure.

Table 13: Expenditure profile of healthy, safe and secure elements over 30 years

SHQS elements	1-5	6-10	11-15	16-20	21-25	25-30	Total cost
Safe							
path/paving life	£2,910,000	£29,166,000	£11,578,000	£8,534,000	£4,414,000	£9,046,000	£65,648,000
Internal common wall	£214,750	£769,750	£160,750	£385,750	£146,000	£59,500	£1,736,500
internal common ceiling	£183,000	£243,000	£147,500	£494,250	£125,500	£57,000	£1,250,250
electrical	£837,520	£3,302,960	£4,667,920	£10,380,080	£14,183,120	£19,338,960	£52,710,560
binstore	£514,000	£765,000	£3,239,000	£1,641,000	£584,000	£369,000	£7,112,000
common lights	£215,500	£3,052,000	£242,000	£469,250	£50,000	£13,000	£4,041,750
Secure							
common door entry system	£1,494,000	£1,302,000	£3,786,000	£1,017,000	£427,000	£27,000	£8,053,000
common rear door	£129,700	£115,800	£315,200	£123,200	£36,000	£3,200	£723,100
Total							£141,275,160

Source: NLC survey programme

7.2 Registered Social Landlords

7.2.1 Table 14 below provides a breakdown by the main RSLs operating in North Lanarkshire of properties failing SHQS because they are not healthy, safe and secure.

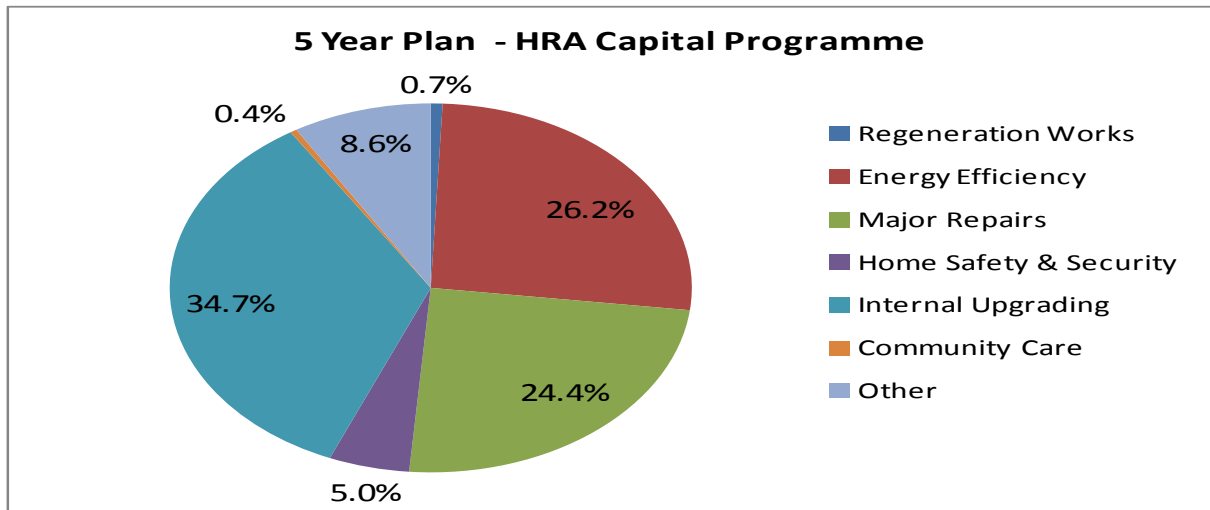
Table 14: Not Healthy, Safe and Secure

RSL	Failures
Abronhill Housing Association	0
Clyde Valley Housing Association	0
Sanctuary Cumbernauld Housing Association (Cumbernauld Housing Partnership)	0
Forgewood Housing Co-operative	0
Garrion Peoples Housing Co-operative	0
Lanarkshire Housing Association	0
Wishaw and District Housing Association	0

Source: <https://www.scottishhousingregulator.gov.uk/>

8. Investment

8.1 In 2015-16, investment in council housing planned maintenance was £16.34m with a further £42.1m invested in our HRA Capital Programme. The distribution of the 5 Year Plan for HRA Capital Programme is outlined below:



Source: Housing and Property Services, 2015

8.2 Through our dedicated asset management system and related condition survey programme, we have identified that we will need to invest £1.2bn over the next 30 years with £86.5m (£95m – including ESSH) being required over the period of this LHS to maintain SHQS requirements.

8.3 The Scottish Government are still to announce 2050 targets which could require additional funds not already identified.

9. Tenant engagement

9.1 The service engages with tenants regarding stock condition, investment programmes and specifications for programmes and has done for many years. Tenants participated in the development and specification of our kitchen and bathroom programmes at the beginning of programme development and recently a tenant led scrutiny for the kitchen replacement programme has been completed. In addition, due to a new contract being issued for kitchens, bathrooms and rewires, we are meeting with the tenants to review the current specifications.

9.2 Tenant engagement was part of the regulator visit in June 2014 and they noted in their report as below.

“In general tenants are positive about the Council’s performance and also in the way it involves them [tenants] in its work. Our tenant assessors saw that tenants are enthusiastic about their work with the Council and believe that this will bring about service improvements across the scrutiny areas”

Source: SHR Inquiry Report, North Lanarkshire Council, February 2015

9.3 Programme Liaison Officers have recently been introduced for investment programmes to improve tenant engagement and reduce no access/refusal (abeyance) rates.

10. Key Issues

10.1 We have identified a number of key issues that will require to be addressed over the life of the new Local Housing Strategy 2016-2021, including:

- Over the next 30 years £1.2bn will be required to ensure our stock continues to meet the SHQS
- Over the next 5 years a minimum of £86.5 will be required to fund these requirements
- To meet the EESSH targets of 2020 a minimum of £8.5m is required to be invested in the stock
- EESSH targets have yet to be announced by the Scottish Government for 2050, but this may require additional funds not already identified
- Tenant engagement remains a priority for the service.
- 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 an appropriate fit for purpose asset management system to enable early identification and planning for long term property viability
- 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

11. Recommendations

11.1 Continue to ensure that all council homes comply with the Scottish Housing Quality Standard (SHQS).

11.2 Prioritise our SHQS abeyances in terms of the surveying programme and ongoing void SHQS+ management procedures.

11.3 Ensure compliance with the Energy Efficiency Standard for Social Housing (EESSH)

11.4 Continue to engage with tenants to develop capital programmes and reduce no access/refusals.

RSL Housing Stock within North Lanarkshire by Local Housing Market Area and Property Type

LHMA	Amenity / Paraplegic/ Wheelchair	Bungalow	Detached	Down Flat (block of flats)	End terrace	Ground Floor Maisonette	Lower 4 in a Block	Mid Terrace	Multi Storey Tower	Other	Semi-detached	Sheltered House	Tenement Building	Upper 4 in a Block	Upper Flat (block of flats)	Upper Maisonette	Grand Total
Airdrie	20	27		63	151	1	84	176			148	61	186	43	136		1,096
Bellshill	32	3		141	44		36	71			86	20	15	74	189	3	714
Coatbridge	10	4	2	67	186		42	206			273	1	116	42	65		1,014
Cumbernauld	3	150	5	251	414		103	855	39	31	74	75	175	13	654	8	2,850
Kilsyth	7		1	40	12		1	6			15		17	2	42	1	144
Moodiesburn	1	3	1	13	22		8	18			32		1	12	20		131
Motherwell	5	9	1	197	142	7	84	193			179	59	126	140	285		1,427
Shotts		2		8	32		9	45			57			9	13		175
Viewpark	3	12		3	38		24	42			123		1	26	4		276
Wishaw	27	7	6	164	90	12	37	99			115	68	279	34	313	5	1,256
Total	108	217	16	947	1,131	20	428	1,711	39	31	1,102	284	916	395	1,721	17	9,083

Source: North Lanarkshire Area Profiles 2015

RSL Housing Stock within North Lanarkshire by Local Housing Market Area and Property Size

LHMA	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Studio/Bedsit	Grand Total
Airdrie	349	436	269	36	2	1	3	1,096
Bellshill	303	295	105	10	1			714
Coatbridge	260	295	389	68	1		1	1,014
Cumbernauld	612	1,167	835	156	26		54	2,850
Kilsyth	72	43	28	1				144
Moodiesburn	31	39	59	2				131
Motherwell	374	641	366	20			26	1,427
Shotts	17	73	83	2				175
Viewpark	11	175	81	8	1			276
Wishaw	525	557	145	16	1		12	1,256
Total	2,554	3,721	2,360	319	32	1	96	9,083

Source: North Lanarkshire Area Profiles 2015