



Local Housing Strategy

2021-2026

Summary Document

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Foreword

Welcome to the North Lanarkshire Local Housing Strategy 2021-26

Welcome to this summary version of our North Lanarkshire Local Housing Strategy (LHS) which covers the five-year period 2021–2026. This strategy has been developed in partnership with the people and communities of North Lanarkshire, our registered social landlords, other council services, elected members, statutory bodies and other key partners.

Formal consultation took place between June and August 2021 and the final strategy was approved by Housing and Regeneration Committee in November 2021. The new strategy comes at a challenging but exciting time for the council and its partners as we recover from a global pandemic whilst delivering some of our biggest ambitions to date. This includes reshaping our town centres to create sustainable, vibrant, attractive town centres, transforming our housing landscape through our tower re-provisioning programme, and continuing to deliver one of the most ambitious council new build programmes in the country. With plans to invest £3.6 billion in North Lanarkshire over the next ten years, creating 12,000 jobs and generating an additional £1 billion for the local economy, we aim to deliver on our collective and shared ambition to make North Lanarkshire the place to Live, Learn, Work, Invest and Visit. To achieve this, we know that we need to reduce inequalities and provide the right housing, in the right places, with access to the right support at the right time to help people flourish. With a renewed focus on the central importance of good quality homes, in well-connected and designed places, on our health and wellbeing, this strategy has provided us with a timely opportunity for us to re-evaluate our priorities to deliver the homes and communities that the people and communities of North Lanarkshire need to thrive.

Councillor Heather Brannan-McVey
Convener of Housing and Regeneration

Introduction

The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to produce a LHS that sets out its strategy, priorities and plans for the delivery of housing and related services. The Scottish Government expects that these are prepared and submitted around every five years. This LHS builds on the progress of our previous LHS 2016-2021 and sets out our plans and aspirations for the delivery of housing and related services across tenures in North Lanarkshire over the five-year period, 2021-2026. It sits at the heart of all housing planning arrangements and partnership activity and prioritises improving outcomes for all people and communities in North Lanarkshire at the core of our activity.

Housing plays a crucial role in meeting many of the wider aspirations for Scotland, including addressing homelessness, tackling poverty, mitigating the impacts of climate change, improving health and wellbeing and promoting inclusive growth. We recognise that an affordable, warm and accessible home that meets individual needs over the life course is the foundation for people to achieve their full potential in other wider aspects of life, such as educational attainment, employment, health and wellbeing. We want to ensure that everyone in North Lanarkshire can have this through the delivery of high-quality housing, support and the creation of vibrant and sustainable communities. We will achieve this through ensuring our housing offer is responsive and flexible enough to respond to the changing needs of our communities and the people who live in them and help address challenges such as an ageing population, climate change and poverty. Our vision is:

‘To make North Lanarkshire the place to live, through the provision of high-quality housing and support in sustainable communities, that enables people to thrive and prosper’

To achieve this vision, we have developed seven LHS outcomes in collaboration with our residents, communities, our wider stakeholders and partners:

Figure 1: Local Housing Strategic Housing Outcomes



Strategic Planning Framework

The LHS sets out how we meet our statutory requirements and how our local policies and approach support a range of national outcomes, priorities and targets.

Figure 2: Statutory Requirements



Table 1: National Outcomes and Targets

Housing and Regeneration Outcomes Framework
The Draft Infrastructure Investment Plan (2021-25)
National Planning Framework
National Performance Framework
Housing to 2040
A Scotland for the future: opportunities and challenges of Scotland's changing population
National Health and Wellbeing Outcomes
A Place to Stay, A Place to Call Home: a Strategy for the Private Rented Sector in Scotland
Ending Homelessness and Rough Sleeping: Action Plan
Affordable Housing Supply Programme
Scottish Government Route map
Achieving a Sustainable Future: Regeneration Strategy
Age, Home and Community: a Strategy for Housing for Scotland's Older People 2012-21
Getting it Right for Every Child (GIRFEC)
Equally Safe Strategy and Equally Safe Delivery Plan
Scottish Government Sustainable Housing Strategy
More Homes Division Guidance Note 2019/20 – Wheelchair accessible targets
Fairer Scotland Action Plan
Race Equality Framework and Action Plan (2016 to 2030)
Scottish Strategy for Autism Outcomes and Priorities 2018-21
Every Child, Every Chance – the Tackling Child Poverty Delivery Plan
The Fairer Scotland Duty
Public Health Reform
Scottish Planning Policy
Realising Scotland's Full Potential in a Digital World: a Digital Strategy for Scotland
Draft Heat in Buildings Strategy: Achieving Net Zero Emissions in Scotland's Buildings

The Plan for North Lanarkshire

The LHS is set within the wider framework of The Plan for North Lanarkshire which sets the direction of travel for the council and its partners. The Plan communicates the shared priorities, provides a focus for activities and resources and outlines the long-term vision for North Lanarkshire – a vision where North Lanarkshire is the place to Live, Learn, Work, Invest and Visit. Analysis of the area profile shows that North Lanarkshire has seen several successes in recent years, but also faces several challenges. Strong improvements have been made in economic growth, investment, employment and educational attainment but there are still clear areas of inequality and inequity remaining.

The vision set out in The Plan is one of shared ambition across the council and its partners of inclusive growth and prosperity which aims to ensure the benefits reach all of our communities and individuals, ensuring a fairer distribution of wealth and opportunities for everyone. This partnership approach provides collaboration across LHS activities, and the LHS helps deliver on the five priorities set out in The Plan:

- Improve economic opportunities and outcomes
- Support all children and young people to realise their full potential
- Improve the health and wellbeing of our communities
- Enhance participation, capacity, and empowerment across our communities
- Improve North Lanarkshire's resource base

Alignment to Other Key Plans and Strategies

There are several key plans and strategies for North Lanarkshire that the LHS contributes to and is aligned with. These include:

- The Strategic Housing Investment Plan (2021/22 – 2025/26)
- Homes Fit for the Future (2021 – 2026)
- The Economic and Regeneration Delivery Plan (2019-2023)
- Tenant Participation Strategy 2020 -2025: Involving Tenants – Improving Services
- The Local Development Plan Modified Proposed Plan
- The Equalities Strategy
- The Strategic Plan (Health and Social Care Partnership)

Success and Challenges

Analysis of our progress shows there have been several successes in the past five years. Some highlights over the period of the last LHS include:

- 1,292 new affordable homes built
- 202 new homes built for older and disabled people
- 448 homes brought back into council ownership through the Empty Homes and Open Market Purchase Scheme

- 13.8% reduction in homeless applications
- Tenancy sustainment improved from 86.2% to 90.1%
- 43.5% increase in the number of people aged 65+ supported with technology
- An increase in council properties meeting EESSH from 78.5% to 88.5%

Some actions from our previous LHS have been carried forward and are contained in this LHS because they are ongoing. These include actions which relate to:

- Improving access to and the quality of the private rented sector
- Maximising the provision of affordable homes
- Implementation and review of the Affordable Housing Policy
- Contributing to Housing Need and Demand Assessment
- Progressing the delivery of the Tower Strategy
- Contributing to the delivery of Town Centre Actions Plans and the Economic and Regeneration Delivery Plan
- Increasing the number of empty homes brought back into use
- Addressing low demand issues within council stock
- Review of our housing options approach, including implementation of the Housing Options Training Toolkit
- Improving communications with owners and landlords regarding works and responsibilities

We also face some challenges over the next five years. Some of these include:

- Mitigating the impact of climate change
- Effectively addressing and eradicating homelessness
- A growing number of older, single person households which brings implications for the type and location of homes as well as provision of equipment, adaptations and support
- Tackling poverty
- Reducing inequality and inequity
- Mitigating against the impact of welfare reform and managing the impact of Brexit (the extent of impact on housing supply and demand is yet unknown)
- Reversing town centre decline and creating sustainable, functional, vibrant town centres
- Regenerating areas of low demand to create and maintain sustainable communities
- Addressing poor quality housing in the private sector
- Recovery from a global pandemic (the extent of impact on our housing systems and markets have yet to be further understood)

Consultation and Engagement

A range of consultation opportunities have been provided throughout the course of developing this LHS, several which have been focussed on providing opportunities for early engagement to help ensure local people, communities and wider stakeholders could have greater opportunity to share their views and shape the future delivery of housing and housing related services at an early stage.

Consultation took place over two phases:

Phase 1: To inform and develop the draft LHS (Nov 2019 – June 2021)

Phase 2: Consultation on the published draft Local Housing Strategy (June 2021 – August 2021)

Covid-19 had a significant impact on the range of consultation methods available at the time of developing this LHS. Considerable thought and effort has gone into ensuring there were a range of alternative engagement and consultation opportunities in the absence of face-to-face opportunities, with particular focus given to helping ensure those whose voices may be seldomly heard or for whom existing consultation methods did not prove effective in engagement were involved and included. In addition to new challenges brought about by the pandemic, new opportunities were also created, with more people being engaged digitally and able to participate in the consultation opportunities provided. This LHS has seen the highest level of feedback and participation we've had over our previous LHS development processes and we are keen to ensure we maintain and build on this going forward, as we recover from the pandemic to ensure there is a balanced and range of options for people and partners to shape housing policy and strategy.

Our Housing Co-production Group have also played a key role in the development of this LHS, along with North Lanarkshire Federation, our Tenants and Residents Groups and our newly established Community Boards.

Consultation and involvement opportunities included:

- Tenants' and residents' conference
- Online surveys
- Food for thought sessions
- Tenants' newsletter
- Telephone interviews
- Focus groups
- Partnership boards and meetings
- Workshop discussions

There were several common key themes and messages from the first phase of consultation. These included:

Most important priorities:

Affordability
Suitability
Quality and design
Energy efficiency
Health and wellbeing
Infrastructure

Housing Challenges:

Shortage of social housing
Lack of housing options for young people or first-time buyers
Lack of specialist housing for disabled or older people
Bringing empty homes back into use
Remodelling town centres
Preventing and addressing homelessness
Affordability of private rented accommodation

Suggestions to address challenges:

Improve housing options for older people
Improve physical and social infrastructure
Improve accessibility of homes and the surrounding environment
Provide more support for homeowners who experience difficulty with major repairs and maintenance
Make better use of retail space in town centres to provide more housing
Tackle poverty through maintaining affordable rents
Buy back more homes through expanding current buy back schemes
Engage more with local people and communities to better inform local services and housing provision

Key messages from the second phase of consultation included:

Key messages from the public in phase 2:

Further engagement with private sector landlords is required to improve standards

There is low awareness of future energy efficiency regulations in the Private Rented Sector and fuel poverty advice services amongst the public

There is a lack of expertise, knowledge and availability of technology to assist homeowners and landlords retrofit properties

There is strong support for addressing the decline in our town centres and specifically for the Town Visions

There is an appetite for continued digital methods of consultation incorporated as part of a balanced approach of methods

A lack of larger four and five bedroom homes is creating difficulties for families with children, resulting in overcrowded living situations

Development in villages is important to communities to address population decline and promote regeneration

Greater provision of housing options for older people and people with non-visible disabilities is a priority for the general public

The feedback received over the course of the consultation has informed the actions set out in this LHS. This has included, but is not limited to, actions to:

- Deliver more alternative housing to meet a broader range of needs
- Improve our understanding of Covid-19 on housing need and aspirations
- Improve the connectivity of our communities
- Implement the Rapid Rehousing Transition Plan to address and prevent homelessness effectively
- Increase the supply of adaptable and accessible housing
- Implement the downsizing scheme
- Improve our understanding of the housing needs of ethnic minority groups and other groups who experience disadvantage
- Improve energy efficiency and fuel poverty advice
- Develop a new owner engagement strategy for mixed tenure estates

Impact Assessment

Several impact assessments have been undertaken for the LHS. These include:

- An Equalities Impact Assessment (EqIA)
- A Children's Rights and Wellbeing Impact Assessment (CRWIA)
- A Health Inequalities Impact Assessment (HIIA)
- A Strategic Environmental Impact Assessment Screening (SEA)

These impact assessments have been used to inform the priorities and actions contained in the LHS and are available as supporting documents on the [LHS webpage](#).

Resources

There are several resource streams that influence the delivery of the LHS priorities and actions. The LHS has been developed within the context of resources available.

Affordable Housing Supply Programme (AHSP)

Investment in new supply from the Scottish Government's Affordable Housing Supply Programme (AHSP) for the 2021-2026 period is £170.608m. Using its own resources to fund additional borrowing, the council has approved a programme to deliver 5,000 council homes for rent by 2035. This includes assumptions relating to the demolition of tower blocks and re-development of the cleared sites and the acquisition of over 550 homes through the council's Open Market Purchase Scheme.

Affordable Housing Policy (AHP)

The Affordable Housing Policy in North Lanarkshire applies to sites of 5 units and over in the Cumbernauld Housing Market Area (HMA) that did not have planning consent in place or were not part of the established land supply prior to the Draft Local Plan being published. The AHP helps to deliver additional affordable housing through on-site provision or use of commuted sums for re-investment in the future.

Council Tax from Second and Empty Homes

The council receives around £143km per annum from the reduction in discount for second and empty homes. This funding is ring fenced for investment in affordable housing and the council currently uses this revenue stream to help fund borrowing for the new build programme. £333k per annum is also raised from revenue from the increase in Council Tax on homes that have been empty for over year. This contributes to the Empty Homes Officer post and the purchase of empty homes.

Empty Homes/Open Market Purchase Scheme

The council has an allocated £11.6m budget in 2021/22 to purchase up to 130 homes. This scheme has proved extremely successful as an economic and effective way to increase the supply of housing to meet needs whilst tackling the issues associated with empty homes and enabling common works to be progressed.

Overview of the Housing System in North Lanarkshire

North Lanarkshire is home to 341,140 people and is the fourth largest local authority area in Scotland. It is ideally situated in heart of Scotland with excellent transport links to the rest of Scotland and beyond. It covers an area of approximately 470 square kilometres, over a quarter of which is urban. Around two-thirds of the population live within the six main settlements of Airdrie, Bellshill, Coatbridge, Cumbernauld, Motherwell and Wishaw. The remainder of the population live in smaller village communities across North Lanarkshire. With a population density of 726 people per square kilometre, North Lanarkshire is the 5th most densely populated council area in Scotland. There are no distinctive rural housing or housing related services issues in North Lanarkshire. North Lanarkshire has a strong links with neighbouring authorities across the central belt and housing market analysis undertaken within the Clydeplan area has highlighted some household movement into North Lanarkshire from surrounding authorities.



For LHS and strategic planning purposes, the area is split into 3 main Housing Sub Market Areas and 10 Local Housing Markets Areas:

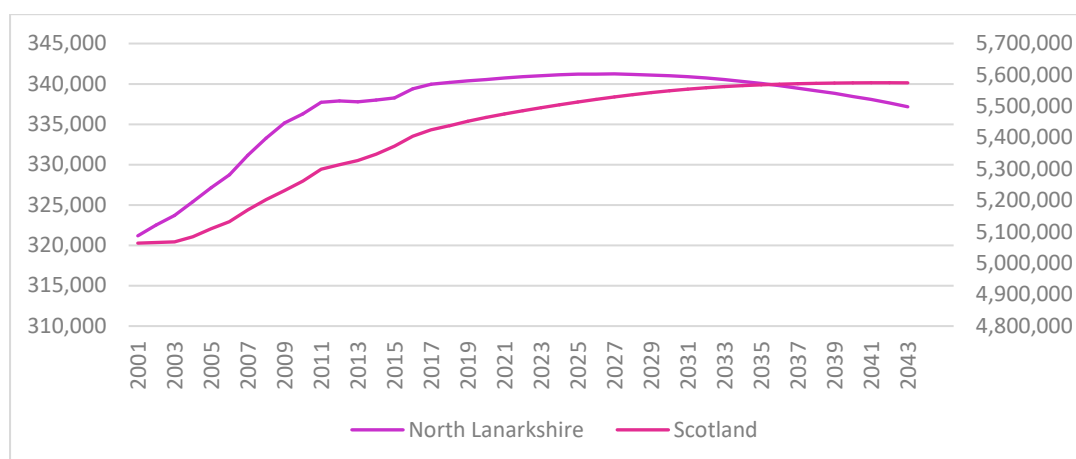
Housing Sub Market Area	Local Housing Market Area
Airdrie and Coatbridge	Airdrie
	Coatbridge
Cumbernauld	Cumbernauld
	Kilsyth
	Moodiesburn
Motherwell	Bellshill
	Motherwell
	Shotts
	Viewpark
	Wishaw

The Housing Sub Market Areas are consistent with those used in the Clydeplan Housing Need and Demand Assessment, the current Local Development Plan and the Modified Local Development Plan.

Demographics

The population of North Lanarkshire has been steadily increasing for the past 18 years, from 321,180 in 2001 to 341,140 in 2020. Latest population projections suggest that this growth will continue until 2027, although at a much slower rate than previous years (0.3%). After 2027 the population is projected to decline by approximately 1.2% (4,008 people), returning to 2011 levels by 2035.

Chart 1: Population Projections (North Lanarkshire and Scotland)



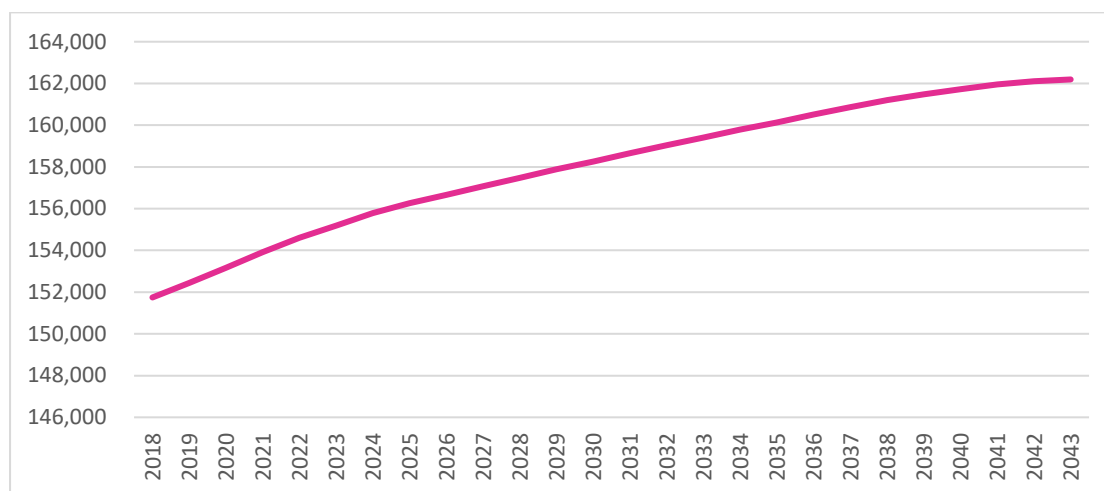
Source: NRS Mid-Year Estimates and 2018-based Population Projections (Principles Projection)

Household Projections

Despite an overall decrease in population, the number of households in North Lanarkshire is projected to increase by 10,447 (7%) over the next 25 years. This is equivalent to 420 new households per year and is the result of decreasing household size. By 2043, the average household size is projected to have decreased by 8% from 2.23 to 2.06 (compared to a 7% decrease across Scotland).

This decline in household size is driven by an ageing population increasingly living alone or in smaller households. At present over a third of households in North Lanarkshire are single person households and this is expected to increase by a further 14% by 2043.

Chart 2: Household Projections 2018-2023 (North Lanarkshire)



Source: NRS 2018-based household projections

Between 2018 and 2043 the number of households aged 75 and over is projected to increase by 14,687 (74%). This is in line with the national trend, as is the decrease in younger households. However North Lanarkshire will see a greater than average decrease in the number of households aged 30 to 59.

Economy

North Lanarkshire is one of Scotland’s fastest growing economies with a 50% increase in Gross Value Added (GVA) between 2009-2019 to £8,090m. Our business base has grown by 24% over the last decade with 8,390 businesses based here in 2020.

According to latest estimates, approximately 7.1% of the working age population are currently unemployed, compared to 4.7% across Scotland. Unemployment has risen over the last year due to the effects of the Covid-19 pandemic on the UK and Scottish economies. However, the outlook for the Scottish economy has improved significantly, largely due to the successful rollout of the vaccination programme and the reopening of the economy during 2021.

SIMD

The SIMD model is based on ranking across a range of domains. As the table below shows, income, health and education are the biggest influencing factors in North Lanarkshire’s most deprived areas.

Table 2: Scottish Index of Multiple Deprivation Domain

SIMD Domain	Number of datazones in 15% most deprived	% of most datazones also ranking in worst 15% by domain
Income	86	76.1%
Employment	80	70.8%
Health	95	84.1%
Education	97	85.8%
Access	0	0%
Crime	49	43.4%
Housing	39	34.5%
Overall	113	100%

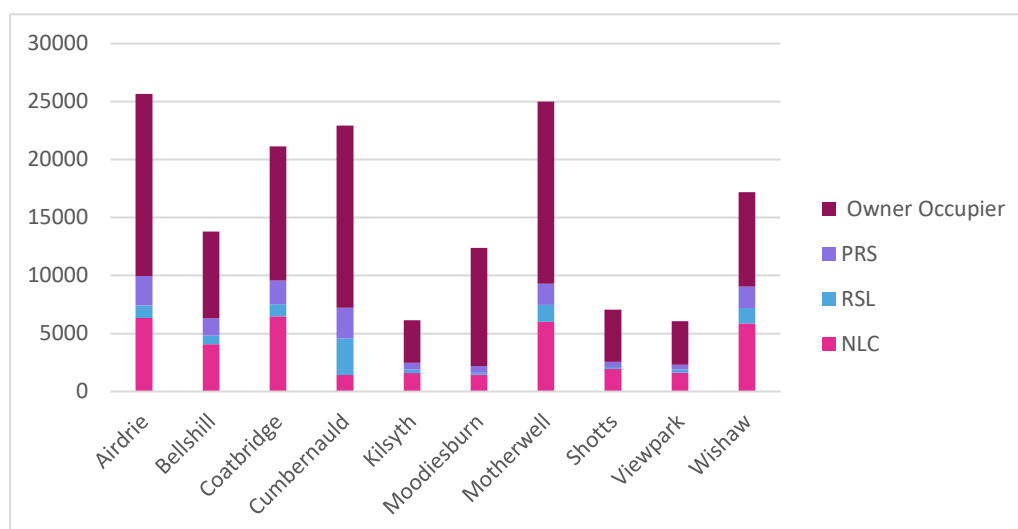
Source: Scottish Government SIMD Data 2020

Housing Market Analysis

There are an estimated 157,625 dwellings in North Lanarkshire, 97.2% of which are occupied. Only 1.1% of dwellings in North Lanarkshire are considered to be long term empty. This compares favourably to national levels and is the joint 10th lowest in Scotland.

Home ownership remains the predominant tenure in North Lanarkshire. Across the authority, 63% of households own their own home. Of those, 47% own their home outright and 53% own it with the help of a loan or mortgage. While overall home ownership levels are similar to national levels (62%), the proportion of owners who own their home outright is marginally lower. There is significant variation in ownership levels across North Lanarkshire, with highest rates in Moodiesburn (83%) where the income profile is above the North Lanarkshire average and lowest rates in Wishaw (49%) where there is the greatest social housing stock.

Chart 3: Tenure by Local Housing Market Area in North Lanarkshire



Source: NLC Area Profiles 2020/21

Almost a third (29.5%) of households in North Lanarkshire rent from a social landlord (23.3% from the council and 6.2% from other social landlords), well above the Scottish average of 22.9%. Cumbernauld and Moodiesburn have the lowest proportion of social rented stock (19.9% and 13.2% respectively) and the highest pressure on social housing, indicating a shortfall of affordable housing in the area. Despite higher levels of social stock in other areas such as Coatbridge and Wishaw (35.9% and 42.2%), demand for social housing remains high, with on average 3 people on the waiting list for every let that becomes available.

Following a period of significant growth, the number of private rented properties in North Lanarkshire appears to have stabilised and currently accounts for around 7.6% of all properties.

The average house price in North Lanarkshire is £144,197 which is 24% lower than the Scottish average of £188,907. This suggests home ownership is a more affordable option in North Lanarkshire compared with other areas in Scotland. However, over the past 10 years house prices in North Lanarkshire have been increasing at a greater rate than the Scottish average.

Strategic Housing Outcome 1: We increase the supply of high-quality sustainable homes across tenures

Key Issues and Challenges

- Older person and smaller households are projected to continue to increase over the period of this LHS and beyond, indicating an increasing need for accessible and adapted housing
- There is continuing demand for social rented housing with 3 applicants for each let and some 9,192 applicants on the Common Housing Register¹
- Affordability is a particular challenge in the North and although there is some evidence that the Affordable Housing Policy is having a positive impact, further understanding is required
- Housing Need and Demand Assessment (HNDA) 3 is underway and will inform future Housing Supply Targets (HSTs)
- Modelling work for alternative tenures such as Mid-Market Rent homes requires to be refreshed following the announcement of revised affordable homes subsidy benchmarks, to ascertain feasibility for direct council delivery
- Longer term impacts of Covid-19 on the housing market have yet to be identified, although it is likely that younger households and first-time buyers will be disproportionately affected
- Covid-19 is also likely to impact on what our homes and communities look like in the future with a reinvigorated focus on home and health, connectivity to social, physical and digital infrastructure, quality and space standards and access to outdoor space

¹ Excludes transfer applicants, as at 31st March 2021

- Available evidence illustrates declining unauthorised encampments and no demand for transient or permanent Gypsy Traveller sites in North Lanarkshire

Key Actions

- Deliver alternative tenure housing to meet a broad range of needs and deliver sustainable, inclusive and diverse communities
- Improve our strategic understanding Covid-19 on housing need and aspirations
- Contribute to the strategic planning for housing in Glasgow and Clyde Valley
- Ensure land supply is available for housebuilding to meet identified needs in HNDA3
- Maximise provision of affordable homes, to meet a range of housing needs

Strategic Housing Outcome 2: Our communities are vibrant, attractive and sustainable

Key Issues and Challenges

- Empty homes continue to cause blight to local areas and affect the quality and amenity of neighbourhoods and communities
- There continues to be issues in relation to pockets of poor-quality private sector housing stock.
- There is a need to increase focus on working with owners to help improve conditions, using a range of options and enforcement powers where necessary to create more attractive and sustainable communities (specific actions in relation to this can be found in the Private Sector section of the LHS)
- Within council housing stock there are pockets of low demand. This is being addressed in part through the Tower Re-provisioning Programme but also requires a longer-term approach to address low demand and inform investment decisions
- The Tower Re-provisioning Programme is progressing well with phase 1 well underway. Further consultation and research will be required to inform to subsequent phases
- Town Centres in North Lanarkshire are in decline and are no longer sustainable. Housing plays a crucial role in the reinvigoration of our Town Centres, through new-build housing, residential conversion and refurbishment
- The success of large-scale regeneration in Ravenscraig is dependent on housing's contribution to create sustainable communities
- The Place-Standard Tool provides a valuable instrument to assess quality of place. There exists greater scope for using the tool across a wider range of settings

Key Actions

- Help reshape and populate our town centres

- Improve connectivity of our communities through investing in physical, social and digital infrastructure
- Improve economic outcomes for all
- Develop and deliver the Tower Re-provisioning Programme
- Invest in council multi-storey towers to ensure the continued safety and security of tenants
- Implement the Place-Standard Tool across a wider range of settings
- Explore the concept of the twenty-minute neighbourhood in a North Lanarkshire context
- Increase the number of empty homes brought back into use
- Tackle low demand issues in council stock

Strategic Housing Outcome 3: We prevent and resolve homelessness effectively

Key Issues and Challenges

- Homeless applications fell by 10% in 2019/20. However, this followed a 25% rise in the previous two years. The projected fall for 2020/21 is most likely attributed to the impact of Covid-19 and associated restrictions
- Covid-19 will continue to impact on people's housing needs in the medium to possible longer term with possible increasing levels of homelessness in the course of this LHS arising as furlough ends causing redundancies, and as the protections currently in place to halt evictions are lifted and businesses try to resume following the pandemic
- Being asked to leave which includes family and relationship breakdown continues to be the main reason for homelessness
- Younger people continue to be disproportionately affected by homelessness and face specific housing challenges which evidence tells us may be compounded further by Covid-19
- Homelessness because of domestic abuse has increased over the course of the Covid-19 pandemic and it is considered that this does not provide a full picture of scale and extent of domestic abuse during the pandemic
- There is an increasing level of people with poor mental health and multiple support needs, and in particular, an increasing level of support needs for females affected by mental health and substance misuse
- Evidence highlights that children face multiple disadvantages around attainment and general health and wellbeing due to trauma of homelessness
- Improving referrals to other agencies who can assist people with multiple and complex needs is required
- Rising levels of people becoming homeless from an institution particularly prison leavers
- We need to improve our understanding of the needs of communities of interest including LGBTQ+ in relation to homelessness and housing overall
- There is a need for collaboration and effective partnership working from all partners to progress the RRTP, develop joint planning and case management and improve outcomes

- There is a need for even more emphasis on tailored housing options advice and earlier intervention/prevention
- Enable homeless people with no/low support needs to access settled housing quickly
- High levels of refusal by homeless households for offers of permanent social rented stock in some areas
- There is a need to develop interim housing options which enable housing sustainment and independent living
- As part of the RRTP develop and deliver a Housing First model to enable the most complex and disadvantaged homeless people to quickly access and sustain settled accommodation

Key Actions

- Implement the RRTP
- Review housing options and prevention activity
- Improve housing support and accommodation services to meet the needs of homeless households
- Collaborate with the Alcohol and Drug Partnership and RRTP partners to deliver services to people affected by substance misuse

Strategic Housing Outcome 4: We have a range of housing options and supports which promote independence, health and wellbeing

Key Issues and Challenges

- There will be an increase in the need for accessible and adaptable housing, and for equipment and adaptations given the projected demographic change of an increasing ageing population
- There will be challenges associated with supporting an increasing number of older people living alone
- Continued above average pressure for older people's housing in the North areas is evident
- There is evidence of changing housing aspirations of older households, and a need to explore other alternative housing options, in particular, for older owner occupiers with limited housing options on the open market either due to low equity levels or lack of availability, and for those with limited housing priority awarded on social housing waiting lists
- Traditional forms of sheltered housing have changed significantly over the past decade and are likely to continue to evolve over the course of this LHS
- The balance of care continues to shift to the community with a high proportion of people supported to live at home as opposed to care homes, this has some implications for how services and supports are designed to enable and promote independence and wellbeing
- Technology plays an increasingly important role going forward in improving health and wellbeing, enabling independence, and improving opportunities
- Under-occupation of larger family sized properties affects older households more than any other household group

- Disparity exists between health and tenure with social rented sector tenants experiencing significantly poorer health outcomes than those in owner occupation
- Disabled people are over-represented in the social rented sector, with potential greater need for resulting adaptations and accessible housing in this sector
- There is a shortfall of wheelchair accessible housing which is projected to increase over the course of this LHS
- There is a need to develop greater awareness amongst developers of the benefits and need for accessible housing
- We need to understand the housing needs of ethnic minority groups better, and take steps to improve our understanding of our customers and tenants from ethnic minority groups by improving our data collation
- The impact of housing on mental health requires further focus, particularly given the impact of the pandemic
- Young people transitioning through care, care experienced young people, people with learning disabilities living in the community with parents and young men face specific housing challenges and require consideration to how services can work more collaboratively to identify needs and support at an earlier stage to prevent housing crisis and help achieve positive life outcomes

Key Actions

- Increase the supply of affordable wheelchair housing
- Increase the supply of wheelchair housing in the private sector
- Increase the supply of adaptable and accessible housing
- Increase the supply of older people's housing
- Improve the suitability of existing housing to meet the needs of older people
- Improve access to specialist housing
- Improve the use of technology to help enable independence, inclusion and promote better outcomes
- Enable swifter discharge from hospital and reduce delayed discharge
- Improve our understanding of the housing and related support needs of ethnic minority groups and others who experience disadvantage and inequality

Strategic Housing Outcome 5: We will tackle climate change and fuel poverty

Key Issues and Challenges

- Tackling climate change and fuel poverty are key local and national priorities
- Our homes are responsible for a significant though reducing proportion of the area's greenhouse gas emissions but far more needs to be done if national climate change targets are to be met
- While our homes are relatively energy efficient when compared to Scotland as a whole, significant improvements are required to meet national targets set for each tenure

- These improvements will require significant investment, including in emerging technologies
- Fuel poverty rates have fallen in recent years but too many of our residents are fuel poor, with rates four times higher than the 2040 target
- The actions taken during the next five years will provide the foundation for meeting 2040 and interim targets

Key Actions

- We begin a just transition towards a Net Zero North Lanarkshire
- We improve the energy performance of our housing stock
- We help households out of fuel poverty

Strategic Housing Outcome 6: Our homes will be fit for the future

Key Issues and Challenges

- Ongoing improvements have been made to house condition over the past decade but too many of our homes remain in disrepair or below quality standards
- Social rented housing largely complies with regulatory standards however around a tenth of homes are exempt or in abeyance and work will continue to be required to bring homes up to SQHS and EESSH standards
- EESSH2 sets a much higher standard and significant investment will be required for properties to meet EPC B by 2032
- These efforts will be complicated by the prevalence of fragmented ownership in many of our mixed tenure blocks and estates
- Future role of private sector team and BTS Strategy

Key Actions

- Ensure social rented housing continues to meet regulatory standards
- Improve stock condition in mixed tenure and other property blocks and estates
- Ensure owners are engaged and informed about repair and maintenance issues

Strategic Housing Outcome 7: We contribute to improving the quality and accessibility of the private rented sector

Key Issues and Challenges

- The PRS is now an established feature of the local housing system but growth seen in the aftermath of the global financial crash has stalled
- While rents are relatively affordable, evidence suggests that the PRS is not a tenure of choice and is also a significant net contributor to homelessness
- Low rental returns may make investing in the local PRS unattractive and undermine efforts to attract Build to Rent investors
- The PRS performs a vital role in meeting housing need and supporting the economy but is under-utilised in meeting particular housing needs and the needs of homeless households
- There is low awareness amongst PRS landlords on future energy efficiency requirements
- Some of our most vulnerable residents live in the PRS and are disproportionately affected by compounded disadvantage, targeted interventions are required to reduce inequalities
- There is a need for better intelligence on the PRS to develop an improved understanding of challenges and potential solutions
- There is scope for improving engagement and involvement with both PRS tenants and landlords to improve the PRS
- Significant challenges continue to be faced in relation to progressing works in mixed tenure blocks
- There is a need for improved PRS housing options advice and training and resources for housing staff on the PRS to deliver this
- The publication of the new Rented Sector Strategy may provide some scope for new direct interventions from councils to improve substandard PRS homes
- Overall there is a need for a longer-term strategic approach to address the issues and develop potential solutions in the PRS
- Significant energy efficiency improvements will be required to much of the PRS stock to meet new requirements

Key Actions

- Improve private sector housing advice
- Work with private landlords to improve management and quality standards in the PRS
- Improve access to the PRS
- Improve involvement of tenants in the PRS to improve our understanding of issues and help shape policy
- Improve advice and information to PRS tenants
- Support Build to Rent and Mid-Market Rent to deliver high-quality homes in the PRS
- Develop a longer-term strategic approach to improving the PRS

Monitoring and Evaluation

Robust evaluation and monitoring arrangements for the LHS are well established and have proven effective for previous LHSs. These evaluation and monitoring arrangements comprise of the LHS being reviewed annually to evaluate progress made in relation to the milestones and targets being achieved within the timescales set out in the LHS action plan. Progress is monitored through the LHS Steering Group and reported and published on an annual basis on the council's LHS webpage.

Supporting Documentation

The following supporting documentation supports the evidence and information contained within this LHS and is available on the council's webpage.

- Equality Impact Assessment (Local Housing Strategy 2021-2026)
- Health Inequalities Impact Assessment (Local Housing Strategy 2021–2026)
- Children's Rights and Wellbeing Impact Assessment (Local Housing Strategy 2021–2026)
- Strategic and Environmental Impact Assessment Screening (Local Housing Strategy 2021–2026)
- Clydeplan Housing Need and Demand Assessment (2015)
- Housing Contribution Statement
- Thematic Evidence Papers
- Local Housing Strategy 2021-2026 Consultation Report

There are several other key strategies and plans that are of relevance in the context of the LHS. These include:

- Homes Fit for the Future 2021–2026
- Economic and Regeneration Delivery Plan 2019–2023
- Tenant Participation Strategy 2020–2025: Involving Tenants – Improving Services
- Strategic Housing Investment Plan 2021/22 to 2025/26
- Local Development Plan Modified Proposed Plan (NLLDP Modified Proposed Plan)
- Local Development Plan