



# North Lanarkshire Council Local Housing Strategy 2021-26 Health Impact Assessment

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# 1. Introduction

It is widely accepted that health is largely shaped by a range of factors beyond access to health care. It is also widely acknowledged that access to an adequate standard of housing is also linked to the right to the highest attainable standard of health. Housing can influence health directly through condition, security of tenure, overcrowding and suitability for inhabitants' needs. Wider aspects of housing that influence health indirectly include affordability and poverty, housing satisfaction, choice and control, social isolation, access to key services such as health care, and environmental sustainability. Therefore, to improve physical and mental wellbeing and tackle health inequalities in North Lanarkshire we need to ensure everyone has access to a warm, dry, safe, affordable home which meets their needs.

Health Impact Assessment (HIIA) is an impartial, systematic, consideration of the likely health and wellbeing consequences of implementing a policy, plan, or project. It assumes understanding of the wider determinants of health (housing, transport, economy, culture, regeneration etc.) and can help inform decision-making, promote community health and wellbeing, and reduce health inequalities.

This HIIA draws on the current national and local evidence utilised in preparation of our new Local Housing Strategy 2021-26 (LHS) in respect of how housing can influence health and wellbeing. In developing our LHS we gathered and drew upon a wide range of information, from a range of national and local sources. We consulted with a range of stakeholders including participation by our tenants, landlords, voluntary sector partners, other public sector colleagues from across the council and NHS. The draft LHS 2021/26 identifies 7 strategic outcomes and a range of key actions that we will progress over the lifetime of the LHS ;

## **Strategic Housing Outcomes**

- 1: We increase the supply of high-quality sustainable homes across tenures.
- 2: Our communities are vibrant, attractive and sustainable.
- 3: We prevent and resolve homelessness effectively.
- 4: We have a range of housing options and supports which promote independence, health and wellbeing.
- 5: We will tackle climate change and fuel poverty.
- 6: Our homes will be fit for the future.
- 7: We contribute to improving the quality and accessibility of the private rented sector.

The draft LHS was distributed for consultation June 2021 and this HIIA is a key stage in ensuring that the Strategic Outcomes are the right ones that will play a significant role in improving the Health and Wellbeing of our communities. We arranged a number of sessions with key colleagues, voluntary sector agencies, tenants and our co-production group to look at the LHS draft action plan and to assess what impact these actions will have in tackling health inequality in North Lanarkshire. Importantly the HIIA can recommend if any of our key actions need to be amended should they be deemed detrimental to the health and wellbeing of those affected by the proposed action.

This is our first HIIA of our LHS and its preparation has been affected to an extent by the COVID pandemic in particular the normal means of consultation not always being possible, with online meetings being utilised as an alternative. We would like to thank all those who contributed and participated in the HIIA sessions and also the consultation and research leading to the production of the HIIA and LHS.

## 2. Context

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. Analysis of the area profile shows that North Lanarkshire has seen several successes in recent years and improvements are evidenced in key indicators relating to economic growth, investment, employment, and educational attainment. Despite this, there are still high levels of deprivation and poverty and clear areas of inequity and inequality remaining. The vision set out in The Plan therefore is one of shared ambition across the council and a vision which aims to ensure benefits reach all of our communities, ensuring a fairer distribution of wealth and opportunities.

### **Equality Impact Assessment and Fairer Scotland Duty**

The LHS adopts a human rights-based approach and is key in helping reduce inequality through the broad range of actions which contribute to the advancement of equality of opportunity, to fostering good relations and to the elimination of discrimination. Equality, diversity, and inclusivity are central to the delivery of housing and housing related services and have been fundamental in the development of the LHS priorities and actions. An Equalities Impact Assessment (EqIA) was undertaken to identify impact on people or communities who share a protected characteristic and to identify ways to mitigate or remove any adverse impact and to strengthen any positive impact. This assessment incorporates consideration to the Fairer Scotland Duty (2018) (Equality Act 2010, Part 1). This means that all aspects of our LHS have also been considered in respect of how we can reduce inequalities of outcome caused by socio-economic disadvantage. In carrying out this assessment evidence was considered from several equality groups through the consultation and research process and was co-produced with the Housing Co-production Group.

### **Health and Social Care Partnership**

The housing sector makes a substantial contribution to improving health and wellbeing and to reducing health inequalities. It does so through the provision of high quality, safe, warm accessible, affordable homes and through the range of housing support services that enable independence and promote wellbeing. The sector also makes a vital contribution through boosting the local economy in the creation of employment and skills development and attracting investment, supporting sustainable economic growth, which has a consequential positive impact on health outcomes. The contribution of housing is broad and far-reaching helping achieve many of the National Health and Wellbeing Outcomes. The full extent of this contribution is set out in the Housing Contribution Statement (HCS) which connects the LHS to the Health and Social Care Strategic Commissioning Plan. The LHS builds on the positive progress made in improving health and wider outcomes for people who experience disadvantage. It sets out further actions seeking to improve health outcomes, reduce disadvantage and inequity, improving opportunities for everyone to achieve their full potential and flourish.

### **Place-Principle**

Place-Principle is at the core of our LHS. We recognise that places are shaped by the way resources, services and assets are directed and used by the people who live in and invest in them. We know that by adopting a more joined-up, collaborative and participative approach to services, land, buildings, across all sectors within a place, we will enable better outcomes for everyone. Evidence of our commitment to embracing this approach can be seen in our visions for re-shaping our towns, with services and partners working together with local communities to improve the lives of people, support inclusive and sustainable economic growth, creating more successful places. The Place-Principle approach essentially in various ways underpins

all actions set out in this LHS, as we strive to understand the inter-connectedness of issues affecting people and communities and the benefits of Place-Principle in achieving our housing vision.

## **Housing to 2040**

Housing to 2040 is the Scottish Government's first long-term national housing strategy and it sets out the vision and route map for our homes and communities to 2040. The strategy is centred on four key themes:

- **More homes at the heart of great places**
- **Affordability and choice**
- **Affordable warmth and zero emissions**
- **Improving the quality of all homes**

To realise the aim for everyone to have a safe, high-quality home that is affordable and meets their needs the strategy sets out an ambitious target to deliver a further 100,000 affordable homes and also commits to ensuring that these new homes will be high-quality, zero emission and will help create strong and vibrant places. There is emphasis on quality of places, locating homes closer to amenities within 20 minute neighbourhoods and residential development within town centres. The actions contained within the Housing to 2040 strategy sets out a framework which requires collective buy in and action from public and private sectors as well as homeowners. Our LHS 2021/26 makes a key contribution to achieving the Housing to 2040 vision through the range of actions which span across sectors to help realise the ambition set out in the national strategy.

## **3. Background**

The vision of our previous LHS 2016-21 was 'to assist people to achieve their potential, and be safe, healthy and included, by providing access to high-quality housing and support'. Analysis of our progress shows there have been several successes in the past five years that we believe help improve the health and wellbeing of our residents and wider communities for example ;

- Improved digital connectivity infrastructure in council new build homes providing a platform for future technology options.
- Further enhancements to the online self-assessment and self-help tool 'Making Life Easier' to include housing signposting and information.
- Delivered the Empty Homes Purchase Scheme and implemented an Open Market Purchase Scheme increasing the supply of council homes.
- Implemented a new Housing Options Guide to aid better housing options advice.
- Developed Pathway Plans and Protocols for people leaving care and care experienced young people.
- Implemented 'Home and Belonging' 'Forever Homes' and a Workforce Development Programme to improve our understanding of the barriers facing care experienced young people.
- Developed our Rapid Rehousing Transition Plan to effectively tackle and eradicate homelessness.

- 10% of all council new build homes and 5% of all RSL new build homes built to full wheelchair liveable standard.
- Dementia friendly design incorporated in the council new build programme.
- All council new build homes now meet silver energy efficiency standards.

Our new LHS seeks to build on these successes and take forward new initiatives to further reduce the inequalities that still exist in terms of health and wellbeing. This HIIA is intended to ensure we remain fully focussed on that effort and that the Strategic Outcomes and key actions in the LHS are the right ones to give us the best chance to meet our aim of working with our partners and communities to ensure North Lanarkshire remains the best place to live.

## 4. Consultation and Engagement

A range of consultation opportunities took place throughout the course of developing our LHS and preparing this HIIA. We have been focussed on providing engagement opportunities to help ensure local people, communities and wider stakeholders could share their views and shape the future delivery of housing and housing related services at an early stage. As research and analysis of evidence was progressed views were sought on the emerging key housing issues and challenges identified across the strategic priority areas from a range of stakeholders. A key focus of these sessions has been on improving the health and wellbeing of our tenants and residents. This helps ensure that the priorities, actions and outcomes contained within our LHS reflected local need accurately.

The pandemic has highlighted the inequality and disadvantage experienced across our communities and between individuals and in a concerted effort to address this inequality digital opportunities were utilised to provide a way to involve people. The advancement of virtual consultation methods has been effective in providing new ways to engage with people not able to attend in-person events.

## 5. North Lanarkshire Profile

North Lanarkshire is Scotland's fourth-largest local authority area. It is ideally situated in the heart of Scotland with first-rate connectivity to the rest of Scotland, the UK. As the fifth most densely populated council area, North Lanarkshire has welcoming, vibrant towns. Places where people want to live. There is a dynamic, diverse and growing economy with a great mix of small, medium-sized and large businesses. There are excellent transport links across Scotland and the UK, a strong employment market, a skilled workforce and flexible land and premises. There is an effective digital infrastructure. However, ongoing demographic change will present significant challenges for housing, health, and social care services in North Lanarkshire e.g.

- 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.
- Over the 2018-2043 period the 65 and over age group is projected to increase by 40%. The most marked growth however is amongst the 75+ age group, which is projected to increase by 71% over the same period, an almost doubling of this population age group. This will present specific housing and support challenges and will increase the need for accessible and adaptable housing, equipment and adaptations and support.

- This trend is also mirrored in projected household change, with households increasing considerably amongst older age groups. The most significant growth however is projected amongst the 90+ age group, with a doubling of this household age group over the 2018-2043 period (104%). Much of this growth is attributed to growth amongst older single person households, which will bring additional considerations for services in supporting people living alone to live well for as long as possible in their own home.

## Household Tenure

- 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.
- 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.
- 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%.
- 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 council is the largest local authority landlord in Scotland with a stock of 36,315 homes (2018).
- As at March 2021, there were 13,366 households seeking a new home in North Lanarkshire on the Common Housing Register. Of these 9,192 (68.8%) were new applicants and 4,174 (31.2%) were transfer applicants.
- As of 31 March 2021, there were 13,366 applicants recorded on the CHR. The majority were White Scottish 39.8%, 1.8% were Polish, 1.8% were 'other British', and 1.5% were from ethnic minority groups. A significant proportion refused or chose not to provide ethnicity details (25.9% and 29.2% respectively).

## Health, Wellbeing and Care

National Records of Scotland latest estimates of life expectancy figures for North Lanarkshire (2017-2019) suggests life expectancy at birth for females is now 79.6 years in North Lanarkshire and 75.2 years for males.

Mortality rates (for those aged under 75) are well above the Scottish average for cancer and coronary heart disease. Hospitalisation rates for emergencies and chronic obstructive pulmonary disease are also well above the national rates. The percentage of the population prescribed drugs for anxiety/depression psychosis has risen steadily from 2009/10 at 15.2% (14.4%) and the gap has widened.

- 23.1% of babies are breastfed at 6-8 weeks compared to a Scotland average of 41.7% (2017/18), suggesting fewer babies get the best start in life in North Lanarkshire.

- the relatively high number of children being brought up in potentially problematic environments (e.g., as children of substance misusers, in care, in workless households) is a concern, as are the worrying levels of childhood obesity, poor dental health and potentially harmful behaviours (smoking, drinking, drug taking).
- 95% of Looked After Children are looked after in a community setting - this is one of the highest rates in Scotland. Of these, on average:
  - 70% are looked after in a home setting
  - 25% within another community setting, such as foster care
  - less than 5% in residential setting, such as children's houses
- On a positive a GP survey noted residents in North Lanarkshire reported that:
  - 75% of those supported at home agree they are supported to live as independently as possible compared to the Scotland average of 81% (2017/18)
  - 76% of those supported at home agree that their services and support have an impact on improving or maintaining their quality of life

While North Lanarkshire's poor health position relative to other parts of Scotland is well known, there have been notable successes in health. Infant mortality has reduced, and mortality related to specific chronic diseases (heart disease, stroke and cancer) has fallen. Smoking levels, while still high, have dropped in recent years and may fall further.

The impact of living environments is important for people's health and wellbeing. Despite improvements in overall house conditions and dramatic decreases in levels of overcrowding, housing-related problems persist for considerable numbers of residents. The health of North Lanarkshire's economy is vital to the health of North Lanarkshire. Efforts to raise income levels among those on the lowest incomes, to reduce the 'workless' population and to improve skills and education levels would be protective for health and help prevent further widening of health inequalities. The effect of the 'pandemic on North Lanarkshire's economy and in turn on health is a key issue that still needs to be monitored and understood.

In summary, while trends in some of North Lanarkshire's health problems are moving in a positive direction, other new issues have emerged, particularly in relation to alcohol, drugs and weight gain. North Lanarkshire has high levels of deprivation concentrated in pockets across the area and this strongly influences North Lanarkshire's continued poor health.

## 6. Key Findings and Comments from HIA sessions

The work in developing the Draft LHS had identified a number of challenges that we will face in the coming years. Among these main challenges we face are:

- We have an ageing population and people are living longer while the number of households are growing but more people are living alone.
- Older single person households account for a significant proportion of this growth and this will have implications for the type and location of housing we require, provision of equipment and adaptations, as well as the delivery of support to help people live well for as long as possible in their own home.
- The need to effectively address and eradicate homelessness.



- Tackling fuel poverty, mitigating against the impact of welfare reform and mitigating the impact of climate change.
- Reversing town centre decline and creating sustainable, functional, vibrant town centres.
- Regenerating areas of low demand housing to create and maintain sustainable communities.
- Addressing poor quality housing in the private sector.
- Recovery from a global pandemic.

Our 7 Strategic Outcomes and associated key actions contained in the draft LHS are intended to meet and overcome these challenges. The HIIA group further discussed and reviewed the outcomes and key actions to assess if they are the right actions and strategic priorities that will best ensure a reduction in health inequalities across North Lanarkshire. In particular the sessions considered how the provision of safe secure and accessible housing can play a role in alleviating health inequality across our communities. Among the discussion points and comments raised were;

### **Health and wellbeing**

- Overcrowded housing is associated with stress, anxiety and the spread of respiratory illness.
- The cost to public services could likely be reduced if improvements were made to housing conditions.
- Low income, fuel poverty and housing debt eviction and tenancy insecurity are key financial stress factors for many tenants.
- Overcrowding, anti-social behaviour, perceptions of crime and a poor sense of safety are also associated with poor mental health and wellbeing.
- Good housing offers security and a sense of belonging.
- Many people who have been homeless experience mental health problems.

### **Accessibility**

- People with disabilities continue to face significant unmet housing need.
- Older houses are difficult to adapt and live in safely.
- We need more new affordable accessible housing that can be modified to improve health outcomes for households, this includes improved energy efficiency or removing hazards in the home as people age, become ill or infirm.
- There is a range of ways in which housing can be modified which can improve health outcomes for households, including improved energy efficiency, adaptations or removing hazards in the home and increasing provision of affordable housing.
- Investment in social housing reduces poverty, improves health and creates jobs.

### **Housing quality and conditions**

- The benefits of action to tackle climate change must be shared widely and low income households should not miss out.
- Increase the energy efficiency of our housing stock to reduce the amount of energy that is needed to heat the home adequately and eradicate fuel poverty through investment in energy efficiency, renewable energy and appropriate advice.

### **Specialist Housing**

- Implement new wheelchair liveable /accessible housing targets for all new developments.

- All new homes should have access to outdoor space not just a garden but accessible public spaces.
- Parking is a major issue in older estates with blocked footpaths creating hazards for disabled people or parents with young children.
- Place-based approaches can improve the quality of homes and neighbourhoods and support the health and wellbeing of communities.

### **Affordability**

- Living in poverty is damaging for health and is one of the main causes of health inequalities and housing costs are a key factor in poverty and inequality.
- Living in cold and unheated homes is associated with higher mortality rates and cold-related ill health.
- Low-income households are more likely to be impacted by fuel poverty.
- Increasing the supply of affordable, fuel efficient housing is key to addressing housing need and tackling health inequality.

### **Homelessness**

- Domestic abuse is one of the main cause of women's homelessness. Better staff training is needed to support victims.
- People experiencing homelessness have poorer health and a much higher risk of death from a range of causes than the general population.
- Provide personalised advice to anyone in housing need including the delivery of a one stop shop with information and advice services.
- Engage with stakeholders and service users to plan the development of a range of effective homelessness prevention and tenancy sustainment activities, including initiatives to facilitate access to private sector tenancies, family mediation services and enhanced support services for survivors of domestic violence.
- Initiatives, such as rent deposit-type schemes, aimed at securing access to private tenancies for households at risk of homelessness or providing help by providing free furnishings or white goods, can reduce homelessness, improve tenancy sustainment and improve mental health.

### **The Private Rented Sector**

- The new type of private residential tenancy – replacing the assured and short assured tenancy agreements for all new tenancies and highlights a need to improve information and advice available to Private rented-sector tenants and a need to improve staff knowledge in this area to prevent homelessness.

### **Marginalised Groups**

- Marginalised groups experience inequalities, including housing, often over generations. Understanding these housing issues for marginalised communities is fundamental to identifying and addressing housing need and promoting inclusion for these communities.

### **People who are refugees or asylum seekers**

- Many refugees and asylum seekers arrive in Scotland with physical and mental health problems associated with reasons for seeking asylum. Incidents of racism or prejudice and the challenge of understanding and exercising rights can exacerbate existing health

problems or create new ones. Access to secure housing is important to support refugees to settle in Scotland.

### **Gypsy Travellers**

- There is a shortage of permanent Gypsy/Traveller sites across Scotland and many existing sites are poor quality. Gypsy/Travellers are moving into mainstream housing as a result of ill health or disability or the need to care for an ill or disabled relative North Lanarkshire should look at improving access to services for the community.

## 7. Health Inequality Impact Assessment of North Lanarkshire Councils Draft Local Housing Strategy 2021/26

<b>Strategic Housing Outcome 1: We increase the supply of high-quality sustainable homes across tenures</b>	
<b>Key Actions 1</b>	<b>People Affected</b>
<ol style="list-style-type: none"> <li>1. Deliver alternative tenure housing to meet a broad range of needs and deliver sustainable, inclusive and diverse communities.</li> <li>2. Improve our strategic understanding Covid-19 on housing need and aspirations.</li> <li>3. Contribute to the strategic planning for housing in North Lanarkshire and Clyde Valley.</li> <li>4. Maximise provision of affordable homes, to meet a range of housing needs.</li> <li>5. Evaluate the impact of the Affordable Housing Policy to further understand impact.</li> </ol>	<p>All residents and tenants, particularly;</p> <ul style="list-style-type: none"> <li>• People who are homeless or at risk of homelessness</li> <li>• People living in poverty/low incomes</li> <li>• People with a Disability or with long-term medical conditions</li> <li>• Older people</li> <li>• Young people and children</li> <li>• BAME communities</li> </ul>
<b>Impact of key actions</b>	
<p>Housing has long been recognised as an important mechanism for improving people’s health and well-being and for reducing health inequalities. The relationship between housing and health is, linked with other key determinants of health such as the socioeconomic circumstances of individuals and area factors. Groups such as older people, people with disabilities and the unemployed are among those most likely to live in poor housing and also tend to spend long periods of time indoors exposed to potentially hazardous environments. Housing improvements among these groups are most likely to have positive impacts on health and wellbeing.</p> <p>By delivering on our key actions, we expect that the provision of affordable, warm and accessible housing that meets individual needs will be the foundation for people to achieve their full potential in other wider aspects of life, such as educational attainment, employment, health and wellbeing.</p> <p>We aim 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.</p> <p>We will achieve this through ensuring our housing and services are 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.</p> <p>Targeting investment and services to vulnerable households in all tenures will have positive impacts and have the potential for greater health gain and be an effective tool for tackling poverty and poor health.</p>	
<b>Strategic Housing Outcome 2: Our communities are vibrant, attractive and sustainable</b>	

Key Actions 2	People Affected
<ol style="list-style-type: none"> <li>1. Help re-shape and populate our town Centres.</li> <li>2. Improve connectivity of our communities through investing in physical, social and digital infrastructure.</li> <li>3. Improve economic opportunities and outcomes for all.</li> <li>4. Develop and deliver the Tower Re-provisioning Programme.</li> <li>5. Invest in council multi-storey towers to ensure continued safety and security of tenants.</li> <li>6. Implement the Place-Standard Tool across a wider range of settings.</li> <li>7. Incorporate the twenty-minute neighbourhood into community development.</li> <li>8. Increase the number of empty homes brought back into use.</li> <li>9. Tackle low demand within council stock.</li> </ol>	<ul style="list-style-type: none"> <li>• All residents and tenants, workers and visitors.</li> </ul>
<b>Impact of key actions</b>	
<p>Housing in poor condition has potentially negative impacts on people's health as well as on neighbourhood quality and the health and well-being of the wider community. Perceived safety of the local environment, including levels of crime and anti-social behaviour, is linked to areas of multiple deprivation. Place-based approaches can improve the quality of homes and neighbourhoods and support the health and wellbeing of communities. For disabled people accessibility of the external environment is an important factor in them considering housing as being suitable.</p> <p>Our key actions will focus our energies on building regenerating and maintaining good-quality housing that contributes to fulfilling the right to health and the right to adequate housing, it also generates economic opportunities. and will result in positive outcomes for health, wellbeing, , as well as immediately creating employment opportunities.</p> <p>Improving neighbourhood quality and access to greenspace will potentially have positive impacts on the health and well-being of people living in poverty.</p> <p>Regeneration of communities will improve mental health , increase community involvement, social support, sense of belonging and feeling of safety and reduced fear of crime and sense of isolation.</p>	
<b>Strategic Housing Outcome 3: We prevent and resolve homelessness effectively</b>	
Key Actions 3	People Affected
<ol style="list-style-type: none"> <li>1. Implement the RRTP.</li> <li>2. Review housing options and prevention activity.</li> <li>3. Improve housing support and accommodation services meet the needs of homeless households.</li> </ol>	<ul style="list-style-type: none"> <li>• People presenting or at risk Homeless</li> <li>• People leaving Institutions/ Hospital/ care</li> </ul>

4. Collaborate with the Alcohol and Drug Partnership and RRTP partners to deliver services to people affected by substance misuse.	
<b>Impact of key actions</b>	
<p>There is significant evidence from a number of studies that homelessness increases the risk of death from a variety of causes. Studies found that, homeless people have a mortality hazard greater than non-homeless people. Homeless households living in temporary accommodation experience more mental, physical health problems than other comparable non-homeless groups. Families living in temporary accommodation suffer from depression, stress and loss of self-esteem. People sleeping rough had a higher risk of death and disease due to factors such as cold, hunger and fear and also display high rates of alcohol and drug misuse, suicide and accidents.</p> <p>There is particularly strong evidence that homelessness has a significant negative impact on children’s physical and mental health and emotional well-being. Homelessness is more hazardous than being in conventional socio-economically deprived circumstances and that the health of homeless people may be improved by more intensive targeted health and social interventions.</p> <p>Our key actions aim to ensure that Homelessness is prevented and if not prevented, is addressed effectively through the delivery of improved services. We expect potential positive impacts on reducing and preventing homelessness through provision of RRTP ,Housing Options ,staff training intensive tenancy support and signposting to other services.</p> <p>Collaboration with other statutory services such as Health and Social Care , Alcohol and Drugs services will ensure people affected by or at risk of homelessness have better access to services to address their personal difficulties.</p> <p>Tackling homelessness and insecure housing will provide improvements in peoples mental and physical health and wellbeing. Homeless children will be protected from the damage and trauma that periods of homelessness and insecurity can inflict on their physical and mental health and self-esteem. Other potential positive impacts can arise if the use of social and private rented sector is maximised to meet the housing needs of Homeless people and families.</p> <p>Despite the significant investment in services to reduce and prevent homelessness their remains a shortfall in the availability of appropriate support services available to support children , young people , families and other individuals affected by homelessness . There remains difficulties in accessing appropriate temporary accommodation and some Homeless people still spend too long in temporary accommodation increasing the detrimental impacts upon their health and well-being that periods of homelessness can cause . Prevention work needs to address the threat of homelessness before the point of crisis is reached and provide the necessary support to allow a person to retain their tenancy and include initiatives to facilitate access to private sector tenancies, family mediation services and services for survivors of domestic violence.</p>	
<b>Strategic Housing Outcome 4: We have a range of housing options and supports which promote independence, health and wellbeing</b>	
<b>Key Actions 4</b>	<b>People Affected</b>
<ol style="list-style-type: none"> <li>1. Increase the supply of affordable wheelchair housing.</li> <li>2. Increase the supply of wheelchair housing in the private sector.</li> <li>3. Increase the supply of adaptable and accessible housing.</li> </ol>	<p>All residents and tenants, particularly;</p> <ul style="list-style-type: none"> <li>• People who are homeless or at risk of homelessness</li> <li>• People living in poverty/low incomes</li> </ul>

<ol style="list-style-type: none"> <li>4. Increase the supply of older people's housing.</li> <li>5. Improve the suitability of existing housing to meet the needs of older people.</li> <li>6. Improve access to specialist housing.</li> <li>7. Improve the use of technology to help enable independence, inclusion and promote better outcomes.</li> <li>8. Enable swifter discharge from hospital and reduce delayed discharge.</li> <li>9. Improve our understanding of the housing and related support needs of ethnic minority groups and others who experience disadvantage and inequality.</li> </ol>	<ul style="list-style-type: none"> <li>• People with a Disability or with long-term medical conditions</li> <li>• Older people</li> <li>• Young people and children</li> <li>• BME communities</li> </ul>
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### **Impact of key actions**

Research has also shown that the majority of older people want to live independently in their own homes within a community setting for as long as possible. As the population grows, and as people grow older, there is greater pressure on existing housing and housing support services. We recognise that there will need to be better use made of existing accessible /adaptable homes, including within the private sector. As well as further investment in specialist housing, adaptations, improvements and equipment if the housing stock is to meet the needs of an ageing population.

We see positive health impacts from proposed our key actions as they will continue to build upon the positive work, we have been carrying out over the period of our current LHS. Our investment in housing and housing support services aims to continue to help people to live independently in the community and we expect potential positive impacts from services, including telecare and adaptations that can assist with caring responsibilities.

Other potential positive impacts anticipated if targets for the development of wheelchair accessible and liveable housing across all tenures is implemented and reduces the inequality faced by disabled people.

The provision of housing adaptations and equipment will help to prevent falls, as well as a number of other physical health problems and also produces positive health impacts for carers improving the physical and mental health of the whole household.

Investment in housing adaptations and equipment generating savings in health and social care budgets by preventing admission to and enabling discharge from hospital and residential care, by preventing the need for other medical treatment and by reducing the costs of home care while at the same time promoting independence within a healthy and safe environment for as long as possible.

We expect that the provision an increased supply of affordable accessible and adaptable housing will provide improvements in the health and wellbeing of our residents and tenants across North Lanarkshire the provision of effective support and adaptations will provide:

- A potential saving through reduced need for publicly-funded care home provision
- A potential saving through increased safety and reduced hospitalisation of tenants
- A potential saving through reduced need for social care provision
- A potential saving through reduced need for self-funded care home provision
- Substantial well-being benefits to tenants such as independence, confidence, autonomy, and less isolation.
- An overall reduction in the need for care

- Peace of mind for tenants' families, reducing levels of anxiety and reduced emotional stress.

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

**Key Actions 5**

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

**People Affected**

- All residents and tenants, particularly;
- People who are homeless or at risk of homelessness
  - People living in poverty/low incomes
  - People with a Disability or with long-term medical conditions
  - Older people
  - Young people and children
  - BME communities

**Impact of key actions**

Tackling climate change, improving the energy efficiency of homes and reducing fuel poverty are key local and national priorities. North Lanarkshire Council declared a climate emergency, recognising the impact of climate change on homes, communities and the wider environment, and that greenhouse gas emissions were a main cause of this. Fuel poverty is a general term used to describe a situation where a household costs of maintaining a 'satisfactory heating regime' are more than 10% of its net income. The causes of fuel poverty can be understood as the interaction between the poor energy efficiency of housing, low disposable household income and the high price of domestic fuel. The consequences of fuel poverty are wide ranging and impact on the wider economy and environment, but the most obvious effect is on people's health. Research concludes that the highest risks to health in housing are attached to cold, damp conditions and that a high proportion of excess deaths can be attributed to the negative health impacts of living in a cold home. Research suggests that warmth and energy improvement programmes can bring about improvements in general, respiratory and mental health and that the greatest potential for investment in housing as a health improvement strategy lie in targeting improvements in affordable warmth at vulnerable households who have poor health and live in poor housing.

Our key actions are aimed at reducing the incidence and impact of conditions such as cardiovascular disease, respiratory illness and to reduce the higher risk of falls and accidents in the home which are likely to be exacerbated by cold, damp homes. On a less positive note, we still face some considerable challenges in respect of the impact of fuel poverty and climate change on the health and wellbeing of our tenants and residents, for example:

- Our homes are responsible for a significant though reducing proportion of the area's greenhouse gas emissions
- While our homes are relatively energy efficient, significant improvements are required to meet national targets set for each tenure
- Improvements will require significant investment, including in emerging technologies e.g., air source heat pumps and solar energy
- Fuel poverty rates have fallen in recent years but too many of our residents are still fuel poor,
- Our ability to have an impact in reducing fuel poverty and tackling climate change remains constrained by tight public finance, technology availability and the availability of labour.



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

**Key Actions 6**

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

**People Affected**

- All residents and tenants, particularly:
- People who are homeless or at risk of homelessness
  - People living in poverty/low incomes
  - People with a Disability or with long-term medical conditions
  - Older people
  - Young people and children
  - BME communities

**Impact of key actions**

Good quality housing is the foundation for a good life and plays an important role in ensuring the health and wellbeing of our people. Several minimum house conditions standards are in place to ensure that our homes are warm, safe and secure places to live. The 1987 and 2006 Housing (Scotland) Acts give local authorities a range of discretionary powers which they can use to ensure properties meet the Tolerable Standard and are free from serious disrepair. The Repairing Standard requires that private rented homes are not just tolerable but liveable. The Scottish Housing Quality Standard (SHQS) requires councils and housing association properties to be energy efficient, healthy, safe and secure with modern facilities and services and free from serious disrepair. The Energy Efficiency Standard for Social Housing (ESSH) requires that social rented homes meet minimum energy standards.

House condition in North Lanarkshire has improved significantly over the past decade, with sustained declines in all types of disrepair measured. However too many of our homes remain in disrepair or below quality standards. The council has recently approved 'Homes Fit for the Future', its asset management plan for council housing and sets out the council's ambitions for meeting and exceeding these minimum property standards, and our aspirations to deliver homes which meet future housing need and demand. The council also engages with North Lanarkshire's Registered Social Landlords to ensure their ongoing compliance with minimum condition standard while over £3m in grants were distributed to owners, with funding targeted at homes in the poorest condition and to help owners participate in social landlords' improvement programmes

Our Key Actions are intended to contribute to improvement in the quality and sustainability of housing to drive improvements in health and wellbeing and a reduction of health inequalities across North Lanarkshire for all our tenants and residents. We believe our key actions will play a vital role in achieving these improvements However there is still much work to be done including:

- Ensuring social rented housing complies with regulatory standards and to bring homes up to SQHS and ESSH standards
- Meet higher standard set by ESSH2 and significant investment will be required for properties to meet EPC B by 2032.
- Overcoming the prevalence of fragmented ownership to improve stock condition in mixed tenure property blocks and estates.
- Ensuring owners are engaged and informed about repair and maintenance issues.

- Our ability to have an impact in meeting energy efficiency targets and improving house conditions remains constrained by tight public finance, technology availability and the availability of labour.

**Strategic Housing Outcome 7: We contribute to improving the quality and accessibility of the Private Rented Sector**

**Key Actions 7**

**People Affected**

- Develop and deliver new PRS access scheme.
- Improve private sector housing advice, including promotion of the PRS as a suitable housing option.
- Support Build to Rent sector to deliver new high-quality, well-managed PRS homes.
- Improve quality and management in the PRS by supporting good landlords and taking effective enforcement action.

- All residents and tenants, particularly:
- People who are homeless or at risk of homelessness
  - People living in poverty/low incomes
  - People with a Disability or with long-term medical conditions
  - Older people
  - Young people and children
  - BME communities

**Impact of key actions**

The Private Rented Sector (PRS) is now an established feature of the local housing system. However, in North Lanarkshire relatively 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 underutilised in meeting particular housing needs and the needs of homeless households. 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.

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 poor energy efficiency and high energy costs. Targeted interventions are required to reduce inequalities and there is scope for improving engagement and involvement with both PRS tenants and landlords to improve the PRS.

Problems with private landlords and factors can lead to anxiety and stress, so improving management and conditions in the sector can have potentially positive impacts for particular groups (older people, disabled people, people on low incomes, households from BME communities).

Our Key Actions aim to ensure improvement in the quality and management of the PRS by supporting landlords and taking effective enforcement action where necessary. Supporting tenants through better housing advice to ensure landlords are meeting their responsibilities and to improve access to the sector for prospective tenants. We believe these actions will drive up the quality of housing within this sector with improvements in conditions for residents and contribute to improvements in the health and wellbeing of tenants and their families. Again, however there is a need for a longer-term strategic approach to address the issues and develop potential solutions in the PRS in particular:

- 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.

- Targeting investment and information and advice services to vulnerable households in the private sector would have positive impacts.
- Significant energy efficiency improvements will be required to much of the PRS stock to meet new requirement

## 8. Conclusion

This HIA discussions and feedback and the analysis of local and national evidence has informed the outcomes and actions set out in our draft LHS.

This has involved contributing to the development of specific actions, including:

- to deliver more alternative housing to meet a broader range of needs (key action 1.1)
- Implement the Rapid Rehousing Transition Plan, which includes the implementation of the Housing Options Training toolkit to improve housing options advice and information (key action 3.1)
- Increase the supply of adaptable and accessible housing (key action 4.3)
- We improve the energy performance of our housing stock (key action 5.2)
- We help households out of fuel poverty. (key action 5.3)

Equality is at the heart of our LHS. A commitment to equality and the right to the best possible health are crucial to making the ambitions set out in the LHS a reality. We see this commitment as critical to achieving the best possible outcomes for all those who live, learn and work here. Although significant progress has been made over recent areas in North Lanarkshire in reducing health inequality, evidence suggests that inequity and inequality remain across some key areas. There is a risk that this inequality could increase unless we put in place effective interventions which address the needs of people who experience housing and health disadvantage, this way we can better support people to achieve their full potential.

It is therefore crucial that services and partners work collaboratively to better identify the people and communities most in need and involve local people and communities to more effectively to develop solutions that target support where it is needed. Equality, diversity, and inclusivity are central to the delivery of housing and housing related services and have been fundamental in the development of our LHS priorities and actions. All aspects of the LHS have been actively considered in respect of how we can reduce health inequalities by the provision of high quality, affordable, accessible housing services and support.