



# **STRATEGIC HOUSING INVESTMENT PLAN**

**2022/23- 2026/27**

**January 2022**

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# 1. Introduction

- 1.1 Ensuring that North Lanarkshire is a place where everyone enjoys good quality housing in a pleasant and safe environment is a key priority for the North Lanarkshire Partnership and for North Lanarkshire Council.
- 1.2 This is the thirteenth North Lanarkshire Council Strategic Housing Investment Plan (SHIP). It identifies affordable housing investment priorities over the next five years that will contribute to meeting the priorities set out within the Local Housing Strategy 2021-2026.
- 1.3 The main purpose of the SHIP is to ensure that the resources available through the Scottish Government's Affordable Housing Supply Programme (AHSP) are effectively targeted to deliver new and improved housing to meet local housing priorities. The SHIP also contains details of the council's own contribution to meeting the need for additional affordable accommodation through its new build programme.
- 1.4 The SHIP covers a period of 5 years and projects are prioritised to reflect their contribution to meeting strategic housing priorities, and also their deliverability. The Scottish Government will utilise the SHIP to form the basis for agreeing the Strategic Local Programme Agreement (SLPA) which will set out the programme of housing projects to be funded over the next three years. The SLPA will be reviewed and updated annually.
- 1.5 In March 2021, the Scottish Government published 'Housing to 2040', Scotland's first ever long-term national housing strategy. The strategy sets out an ambitious target to deliver 110,000 affordable homes by 2032, with at least 70% of these for social rent. The strategy also commits to ensuring that these new homes are high-quality, zero emission and help create strong and vibrant places. There is emphasis on quality of place, developing vacant and derelict land, re-purposing existing properties and residential development within town centres. The strategy recognises the importance of making use of off-the shelf purchases and-buy backs, as well as building new.
- 1.6 The Scottish Government are preparing a new spatial plan for Scotland that will look ahead to 2050 and set out a vision for what Scotland could and should look like in 2050. This will include national planning policies and provide a plan for future development in Scotland. The National Planning Framework 4 Position Statement sets out concepts such as the 20-minute neighbourhood, use of Place Principle and the use of appropriate development: prioritising brownfield development over release of greenfield land. The draft NPF4 is currently out for consultation until 31<sup>st</sup> March 2022 along side Scottish Parliamentary scrutiny before adoption by Scottish Ministers.
- 1.7 The council's Affordable Housing Supply Programme budget for 2022/23 has been confirmed as £32.967m. The budget allocation for between 2021/22 and 2025/26 has been confirmed as £170.608m. The council welcomes early confirmation of budgetary allocations to allow effective planning of housing delivery and is confident that with continued budgetary support for affordable housing it will be able to deliver the units as set out in Appendix 1 and 2 of the SHIP and help meet the 110,000 home target.
- 1.8 Earlier this year a cross-sector working group, jointly chaired by COSLA and the Scottish Government, undertook a review of the Affordable Housing Investment Benchmarks, assessing whether any adjustments were required to the current set of assumptions. The review recognised the need to take account of the increased costs associated with delivering the additional quality measures set out in the 2020-21 Programme for Government (including future enhancements to the energy

performance of buildings and the installation of automatic fire suppression systems) and the 2015 Building Regulations.

- 1.9 Following the review, the Scottish Government has proposed that baseline benchmark assumptions are increased from £70,000 to £78,000 per unit for RSLs and from £57,000 to £71,500 for councils. While the Scottish Government has agreed that benchmark assumptions should be based on the same framework for both councils and RSLs, they are of the view that councils benefit from a more advantageous financial position in terms of borrowing and so the baseline benchmarks for councils should remain at a lower level than RSLs. All other aspects of the baseline benchmark system have been aligned. This means council benchmarks will now be at the three-person equivalent level rather than at a flat rate per unit.
- 1.10 Subsidy benchmarks for RSL mid-market rent will increase by almost a third, from £44,000 to £58,380, and for the first-time councils will also be able to apply for grant funding to support delivery of mid-market rent, although at a lower level of £49,000. The proposed benchmark system will not apply to second-hand purchases, instead grant funding to facilitate second-hand purchases will be agreed locally on a case-by-case basis.
- 1.11 To take account of the additional quality measures being phased into the Affordable Housing Supply Programme from 2021-22 onwards, benchmarks will be introduced for each of the additional measures, up to a total of £17,300 per unit. Due to uncertainty around cost of installation, the Scottish Government has agreed to monitor the costs associated with implementing these measures moving forward. It has also agreed that the new benchmark assumptions will be adjusted to take account of inflation on an annual basis.
- 1.12 The Local Housing Strategy (LHS), and the supporting SHIP, are important strategic documents which set out the council's housing priorities and contribute to The Plan for North Lanarkshire. The preparation and delivery of the SHIP requires close collaboration between a range of stakeholders including Registered Social Landlords, the Scottish Government, private developers, and other services within the council, including Planning and Transportation. All RSLs who operate in North Lanarkshire were given the opportunity to submit potential projects for inclusion within the SHIP. There are well established partnership arrangements operating in North Lanarkshire to help facilitate the development and implementation of the LHS and SHIP.
- 1.13 The scale of the council's new build programme presents a number of delivery challenges, not least in procuring enough homes that meet the required standard and which can be delivered in a cost-effective and timely way. Therefore, it is proposed to expand the use of 'off the shelf' acquisitions of completed homes from private developers. Our Pathfinder 'off the shelf' scheme aims to engage with developers who can play their part in North Lanarkshire's future by building homes that support and cater for all communities and promotes mixed tenures. The council released our latest Prior Information Notice (PIN) via Public Contract Scotland on 26<sup>th</sup> February 2021 to call out to developers for site proposals throughout the North Lanarkshire Council area. The Pathfinder scheme seek to support North Lanarkshire's local economy, by providing opportunities for investment in the construction industry that will secure local jobs.
- 1.14 To date we have brought 537 homes back into council stock through our Empty Homes Purchase Scheme and the Open Market Purchase Scheme. The schemes have proven very popular, allowing us to increase the supply of affordable housing whilst also addressing issues associated with property repair and long term empty homes.

## 2. Local Housing Strategy Priorities

- 2.1 The council and its strategic partners have a Local Housing Strategy (LHS) for the five year period 2021-2026. The strategy was finalised and approved by the council in November 2021 and subsequently submitted to the Scottish Government.
- 2.2 Our Local Housing Strategy was developed over an eighteen-month period of extensive consultation and engagement with public and partner stakeholders. While the Covid-19 pandemic presented many challenges in terms of consultation and the range of methods available, it has also presented an opportunity to engage with a wider audience not previously involved in shaping strategy. The use of virtual consultation methods proved effective in reaching those not able to attend in-person events and the pandemic increased our digital audience with more people signed up to receive digital alerts and electronic news. This was hugely beneficial for the development of the strategy. Considerable thought and effort were put into ensuring there were a range of alternative engagement and consultation opportunities in the absence of face-to-face opportunities, with particular focus on ensuring those whose voice may be seldom heard or for whom existing consultation methods did not prove effective were involved and included. Feedback received through this consultation was crucial in shaping the strategy.
- 2.3 The consultative draft strategy was published on the council's website for a period of 12 weeks, ending August 30<sup>th</sup> 2021. Comments received through public and stakeholder consultation, alongside feedback from the Scottish Government, were then used to update and finalise the strategy. The strategy was finalised and approved by the council in November 2021 and subsequently submitted to the Scottish Government.
- 2.4 Our vision within the LHS 2021-2026 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 support this vision the LHS sets out seven strategic housing priorities:

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*
- 2.5 The Housing Supply Target (HST) within the LHS has been informed by GCV HNDA2, published in 2015, and remains at the same level as set in our previous LHS (5,000 homes over the five-year period of the LHS, including at least 1,500 affordable homes). It is a requirement that HNDAs are carried out every five years to support the evidence base for housing policy in Local Housing Strategies and land use in Development Plans. Work on the latest GCV HNDA3 is currently underway and ongoing, however

due to delays caused by the global pandemic and national planning reform, output from the assessment is not yet available. As a result, evidence from GCV HNDA2 was used, alongside the latest and most accurate local and national data, statistics, and research, to help determine the outcomes and priorities within the LHS.

- 2.6 The strategy will undergo a light refresh in 2022 to reflect the output from the third Glasgow and Clyde Valley Housing Need and Demand Assessment which is anticipated to be completed in early 2022. As NPF4 is also anticipated to be published before the end of the year, the refresh will also provide the opportunity to address any key considerations arising relevant to the LHS.
- 2.7 During the period of our previous LHS, the council and its partner RSLs delivered 1,292 new affordable homes in North Lanarkshire and brought a further 485 homes back into council ownership through the Empty Homes and Open Market Purchase scheme. The SHIP remains the key strategic document in translating our high-level affordable housing target into local priorities and associated investment requirements.
- 2.8 The North Lanarkshire Local Plan was Adopted formally by the Council in September 2012 and includes an Affordable Housing Policy (AHP) for the Cumbernauld Housing Sub-Market Area. The application of the AHP in Cumbernauld, Moodiesburn and Kilsyth will continue to provide additional opportunities to increase supply in the North area. This area remains a high priority for housing investment as Cumbernauld and Moodiesburn continue to exhibit high pressure for social housing.
- 2.9 The Adopted North Lanarkshire Local Plan will be replaced by North Lanarkshire Local Development Plan. This was submitted to the Scottish Ministers for Examination in July 2020 and the Report of Examination was received in May 2021. The council is assessing the implications and legislative acceptability of the Recommendations and preparing an edited version of the Modified Proposed Plan (the Adoption Plan), noting the recommended modifications, and identifying the consequential changes required. It is anticipated that an Adoption Plan will be published in early 2022, with Adoption following. North Lanarkshire Local Development Plan includes the continuation of the application of an Affordable Housing Policy in Cumbernauld Housing Sub-Market Area. It should be noted that the Scottish Government intends to issue National Planning Framework 4 and replacement Scottish Planning Policy in Autumn 2021.
- 2.10 Our LHS and SHIP also aim to address particular housing needs, climate change and regeneration priorities, including town centres. Therefore, the priorities identified in the SHIP reflect these priorities, as well as the main priority of meeting identified housing need, particularly in areas of acute housing shortfall.

### **3. RSL, Community and Developer Consultation and involvement**

- 3.1 All RSLs operating in the North Lanarkshire area were invited to submit projects that they wished to be considered for subsidy for the period 2022/23-2026/27. Submissions for new projects were received from 5 RSLs and all new projects were assessed according to the prioritisation framework set out below.
- 3.2 More generally all RSLs are invited to attend the council's Local Housing Strategy and Housing Forum events that take place on a regular basis. There is also RSL representation on the Local Housing Strategy Steering Group.

- 3.3 Our local communities have been consulted with regards to the proposed North Lanarkshire Local Development Plan, of which the SHIP sites form part. There is also community consultation arranged in relation to specific development sites as proposals progress to the design development stage and through the statutory planning process.

## 4. Prioritising the Programme

- 4.1 Sites are evaluated and prioritised based on their contribution to meeting the following key assessment criteria:

- LHS Strategic Housing Priority 1: *Promote supply of good quality affordable housing across all tenures to meet identified need.*
- LHS Strategic Housing Priority 2: *Contribute to regeneration and sustainability of places including town centres*
- LHS Strategic Housing Priority 4: *Ensure there is a range of housing solutions and appropriate support to meet the needs of older households and those with other specific needs*

Sites must be acceptable in planning terms, and capable of completion within the Plan period, before any assessment is made. Other factors taken into consideration include: level of subsidy required; if there are any sustainability benefits; deliverability; housing mix and location.

- 4.2 Projects have been assessed on the basis of information provided and available at the current time. Clearly, as further information becomes available, the prioritisation of individual projects may change.
- 4.3 There are large scale privately owned blocks of flats in poor condition at Millcroft Road, Cumbernauld where it is proposed that re-provisioning represents the most sustainable strategy to deliver good quality, affordable rented accommodation and improve the amenity of the area. Following consultation with owners of three blocks of privately owned flats (a total of 169 flats and 59 lock up garages), the council approved proposals in November 2017 to work in partnership with the Scottish Government to progress proposals to acquire the flats through a CPO to make way for a new development of new, high quality, housing for social rent. The project remains a high priority for the council and the Scottish Government and funding has been included within the SHIP. A revised strategy to take forward the Millcroft Road project was approved by the Housing & Regeneration Committee in November 2021 and it is now proposed that the council will lead the project including progressing the CPO, demolition and re-development of the site for new council housing.
- 4.4 The council has also approved ambitious plans to transform its town centres and revitalise the local economy through the development of an integrated Economic Regeneration Delivery Plan. Following months of initial stakeholder engagement, we developed a draft set of Town Visions for our eight major towns of Airdrie, Bellshill, Coatbridge, Cumbernauld, Kilsyth, Motherwell, Shotts, and Wishaw. These Visions are intended to inform the long-term future and transformation of our towns.
- 4.5 The Visions were shaped through extensive consultation and engagement with community planning partners, landowners, retailers, residents, and other agencies. Since the Visions will inform both private and public sector investment over the next ten to fifteen years, building a consensus was crucial. Public engagement on the draft

Town Visions culminated in a six-week online consultation programme with local business, communities, and elected members in Spring 2021. Virtual consultation rooms were used due to Covid-19 restrictions in place at the time. This approach allowed North Lanarkshire's residents to browse the draft Town Visions and consultation boards online, at a time that was convenient to them, as well as completing our online survey to make their views heard. Our virtual consultation rooms were viewed more than 3,000 times.

- 4.6 The Town Visions were presented to the Policy and Strategy Committee for member consideration and approval on the 30th of September 2021. The next step in the delivery of the Visions is the development of Town Action Plans. These will be developed in consultation with the local communities in each town. The Town Action Plans will identify specific development proposals and timescales for delivery and will be subject to review every two years to ensure they remain focussed on key priorities and opportunities. A key priority for the Town Visions is to promote the development of strategic sites and refurbishment of heritage buildings to create additional and improved residential provision to replace a declining retail footprint. A number of strategic town centre housing projects have already been completed or are underway, and other future town centre projects are contained within the SHIP.
- 4.7 In May 2018, following consultation with tenants, the council approved proposals to demolish 1,700 flats, including 14 tower blocks, as part of a programme to potentially demolish all of its 48 tower blocks over the next 20-25 years. It is proposed to re-develop the cleared sites with new, high quality housing to meet current and future housing needs. Some of the initial re-provisioning sites are included within this SHIP, including the Gowkthrapple estate where it is planned to demolish all of the council flats and re-develop the entire area through a masterplan approach in partnership with Garrion People's Co-op.
- 4.8 The first phase of the re-provisioning programme commenced in August 2019 and is progressing as planned with a number of high/ low-rise blocks now demolished, making way for new-build developments. Demolition of the tower block at Burnside Court, Coatbridge is on programme to be complete in December 2021 and there are multiple demolition projects planned for the next two years at Gowkthrapple, Coatbridge and Motherwell. Completion of the first phase in 2025 remains on schedule despite challenges presented by the Covid-19 pandemic.
- 4.9 The council will continue to invest in its tower blocks to ensure they are safe, secure and attractive places for tenants to live. In 2016 the council began a survey programme to inform the structural condition of all 48 of its high rise towers (c4,000 flats). The exercise is now complete and has resulted in a wide-ranging programme of works being scheduled which will enhance fire safety in our towers. Works are progressing well with the upgrade/ replacement of all fire doors within the blocks as well as fire-stopping due for completion in December 2021. The council are also on track to ensure compliance with the Scottish Governments smoke detection legislation by February 2022.
- 4.10 The programme to install sprinkler systems within individual properties is also progressing well with the first phase on track for completion in Spring 2022. Tenders are currently being assessed for the second phase.

## 5. Delivering the programme

- 5.1 The successful development and implementation of the SHIP relies on close collaboration between the council, Scottish Government and individual RSLs. These relationships remain strong in North Lanarkshire, with all stakeholders committed to working together to deliver the projects within the SHIP and to overcoming any challenges or constraints. Recently this has been augmented by an increased level of routine communications and the introduction of quarterly 'Affordable Housing Partner' forum meetings.
- 5.2 The SHIP has been prepared in consultation with a number of services within the council, and in particular the Planning service, to ensure that projects identified are broadly acceptable to Planning.
- 5.3 Only projects that are considered to be capable of starting on site within the SHIP period have been included. However it is important to note that until full site investigations and detailed consultation with the statutory authorities, including Scottish Water, have taken place it is not possible to confirm with absolute certainty that all projects contained within the SHIP can be delivered within the estimated timescale.
- 5.4 To maximise delivery during the COVID-19 pandemic, we continue to prioritise strategically important projects and those that offer the greatest likelihood of completion/spend within the SHIP period. The impact is still being felt in terms of delivery is still being felt in 2021. Although, restrictions on site have been lifted most contractors are still implementing good practice on new build sites.
- 5.5 According to the framework providers, Royal Institution of Chartered Surveyors (RICS) and Chartered Institute of Procurement & Supply (CIPS), the past 12 months has seen a significant increase in material costs and availability which are now having an impact on supply chains and ability of contractors to complete contracts timeously and to submit fixed price tenders with programme certainty. The future tenders are expected to include a significant cost allowance for risk and to mitigate the risk for damages for loss of rent due to programme uncertainty. The Scottish Government More Homes Division are fully aware of the current issues and to help mitigate the increased costs they have advised that additional grant monies can be considered on a project by project basis for abnormal costs associated with the site including additional costs associated with Scottish Water surface water sewer connections.
- 5.6 Due to issues of capacity in the market, for North Lanarkshire Council's housing projects, we will continue to use the ability in the SPA and Scotland Excel Frameworks to direct award to available contractors, including to contractors who are not highest ranking, subject to value for money assessment. The potential direct award to other contractors on the framework could occur in the circumstance where the first ranked contractor does not have the capacity to deliver the project within the required timescale or within the projected budget.
- 5.7 The majority of sites within the SHIP are brownfield sites and a number of these sites help address regeneration priorities and/ or are currently vacant and derelict. However these sites often present considerable challenges in terms of poor ground conditions and/ or other development constraints such as service diversions; access etc. Issues regarding the Scottish Water decision to apply stricter application of requirements for surface water connections continue to be progressed toward a resolution. These predominantly relate to developments which were approved and progressed immediately in advance of the change of approach by Scottish Water but for which the

application for connection was made soon after the application of this approach. It is anticipated that similar issues should largely be avoided following our introduction of earlier discussion, at site evaluation stage, between developing organisations and Scottish Water. In May 2021, there was a change in Scottish Water's surface water policy where connections to the combined sewer were permitted provided a betterment can be demonstrated. This results in a small relaxation of the stricter surface water policy introduced in January 2019 and helps will the redevelopment of brownfield sites but does not assist with the re-development of urban site of a greenfield nature.

- 5.8 In terms of joint procurement with RSLs, while no opportunities have yet arisen to proceed with a joint venture with RSL partner, the council continues to have dialogue with developing RSLs and welcomes any opportunity for potential joint projects. The scale of the council's own programme is considered to be large enough to ensure that best value/ economies of scale can be delivered without the added legal complexity of putting in place joint procurement arrangements. However, with review of its procurement strategy the council has appointed contractors with the use of national frameworks, is seeking partnerships with private developers to acquire completed units (which has been augmented by the Development Pathfinder initiative to promote this approach in four towns), investigation of provision of mixed tenure sites, and development of mixed tenure sites to maximise economies of scale.
- 5.9 The council will continue to support the Scottish Government and RSLs to deliver the projects identified within the SHIP, as well as implementing its own ambitious new build programme.

## **6. Resources**

- 6.1 In addition to the AHSP the following resources will be used in order to deliver the SHIP in North Lanarkshire:

### **6.2 Council New Build programme**

Using its own resources to fund additional borrowing, the council has approved a programme to develop 5,000 new homes for rent by 2035. This includes assumptions around the demolition of the tower blocks and re-development of the cleared sites, and acquisition of over 500 homes through the council's Open Market Purchase Scheme. The new build programme is funded through a combination of borrowing; Capital Finance from Current Revenue (CFCR); ring-fenced contribution from council tax for second and empty homes and Scottish Government Grant.

### **6.3 Affordable Housing Policy (AHP)**

The Affordable Housing Policy (AHP) has been endorsed through the planning process and forms part of the adopted Local Plan. The AHP 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. The commuted sum payments, totalling £1.577m to date, will be re-invested to meet affordable housing requirement in the Cumbernauld HMA by helping to fund the Empty Homes/ Open Market Purchase Scheme in the Cumbernauld HMA. A number of AHP sites, where on-site provision has been agreed, have been included within the current SHIP. Discussions are underway with developers regarding other potential sites.

### **6.4 Council Tax from Second and Empty Homes**

- 6.4.1 The council receives around £143k 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.
- 6.4.2 Following the introduction of the Council Tax (Variation for Unoccupied Dwellings) (Scotland) Regulations 2013, the council decided to increase the council tax by 100% on homes that have been empty for over a year, effective from April 2014. The council raises around £333k per annum from this source. This funding is not ring-fenced for investment in housing; however, the council has agreed in principle that any additional revenue may be used for initiatives to tackle empty homes and is currently used to fund a dedicated Empty Homes Officer post and to contribute to the purchase of empty homes.

## **6.5 Empty Homes/ Open Market Purchase Scheme**

- 6.5.1 The council has allocated a budget of £11.6m in 2021/22 to purchase up to 130 homes, mainly former council properties. This scheme has proved to be very popular and is an economic way for the council to increase supply of housing to meet housing need, while at the same time addressing issues caused by long term empty properties and enabling common works to be progressed by acquiring full or majority ownership of blocks of flats. The Scottish Government has agreed to contribute £1.5m grant support in the current financial year to support the purchase of 50 homes. The council considers that acquiring former public sector stock is an excellent way to increase housing supply, improve stock condition and help sustain and enhance local communities. The average cost of each property is around £80,000 including repair/refurbishment costs, which is approximately less than half the cost of a typical new build in the current market. It is hoped the Scottish Government will review its level of support for private sector acquisitions in future recognising the important contribution these homes can make in meeting local housing need and contributing to overall housing supply targets.
- 6.5.2 Over the course of the previous LHS, from 2016 to 2021, the Empty Homes Purchase Scheme brought 197 long-term empty homes back into council stock at an average cost of £66,000. The council's Empty Homes Officer has contributed to the number of homes brought back into use in the private sector, as the role actively involves locating empty home owners and providing them with advice and assistance accessing merchant discounts and VAT reductions to bring their properties back into use. Over the course of the LHS the Empty Homes Officer has brought 191 empty homes back into use in the private sector.

## **7. Wheelchair Accessible and Specialist Housing**

- 7.1 Meeting the housing and related support needs of older people and people with disabilities or other additional support needs is a strategic priority set out in the LHS. Ensuring an adequate supply of affordable, accessible, and adaptable housing for households that contain someone that uses a wheelchair is crucial in enabling disabled people to participate in society and to create inclusive communities. Over recent years there has been increased focus nationally on wheelchair accessible and liveable housing, illustrated through the Scottish Government's 'A Fairer Scotland for Disabled People: Delivery Plan 2016-21', the Equality and Human Rights Commission's Inquiry into housing for disabled people in 2018 and most recently the Scottish Government's

Guidance issued in 2019 on developing all tenure wheelchair accessible housing targets in local housing strategies. This has helped drive progress in North Lanarkshire in the provision of wheelchair accessible, liveable and specialist housing. This commitment is evident in the current LHS where, as a minimum, a 5% target for wheelchair liveable housing across all new build social rented housing is set out, with a 10% target set for the Council's own new build programme. Since 2016, this has delivered 52 wheelchair liveable homes. These homes meet the design criteria indicated as 'desirable' (column 'D' in Summary of Design Criteria) in Housing for Varying Needs.

- 7.2 These targets have been informed by both local and national evidence which indicates that there is a shortfall of accessible housing in North Lanarkshire, with an estimated 7% of households reporting requiring an adaptation, and 11% of households restricted by dwelling attributes. National evidence also estimates that there are 17,266 wheelchair users across Scotland with unmet needs (19.1% of wheelchair users) and this is projected to increase as our population ages and the number of people living with long-term conditions and complex needs increase.
- 7.3 To address these challenges, we are committed to the delivery of more wheelchair liveable and accessible homes across tenures and are in the process of reviewing our social rented wheelchair liveable homes target in addition to establishing a new private sector wheelchair liveable homes target as we progress the development of our new LHS which will span the five-year period 2021-2026. As part of this process, we are consulting with partners and stakeholders on new targets for the finalised LHS. Currently, there is approximately £37m planned for investment in wheelchair liveable and accessible homes over the course of the SHIP period (2022/23- 2026/27). Further investment required to deliver wheelchair liveable and accessible homes will be identified following the setting of refreshed wheelchair homes targets in the new LHS.

## 8. Child Poverty

- 8.1 Within North Lanarkshire there are still unacceptably high levels of deprivation and child poverty, and clear areas of inequity and inequality. As a result, there is a degree of social exclusion across our towns and communities. North Lanarkshire has significantly high levels of child poverty, with 24.9% of children estimated to be in poverty and all but two North Lanarkshire wards above the Scottish average of 24%. According to Scottish Government statistics, 21% of children live in households that experience both low income and material deprivation, 32% of children in North Lanarkshire live in a low income household (but not in material deprivation, although may still be at risk of poverty) and 41% live in a household in material deprivation (but not on a low income and may have only recently moved out of poverty).
- 8.2 North Lanarkshire has taken forward the approach that tackling child poverty will be part of the overarching Tackling Poverty Strategy "Towards a Fairer North Lanarkshire". This is a vision that outlines the future direction for the partnership in terms of shared ambition for inclusive growth and prosperity for the people and communities of North Lanarkshire. The SHIP makes a significant contribution to tackling child poverty through the provision of affordable and accessible housing and the regeneration of the built environment to provide vibrant and attractive communities. The links between housing, health, poverty, and attainment are well documented. The provision of high quality, affordable housing in connected and safe communities can help lift families out of poverty and provide a nurturing environment to support positive life opportunities in childhood. Further exploration of opportunities to tackle poverty and child poverty through housing investment will be carried out as the Tackling Poverty Strategy for North Lanarkshire is implemented and progressed.

## **9. Gypsy Travellers and Travelling Showpeople**

- 9.1 There are no planned housing investment projects outlined in this SHIP specifically linked to Gypsy Travellers or Travelling Show people, as evidence from Housing Need and Demand Assessment 2 suggests there is no need for permanent or transient sites in North Lanarkshire. Housing Need and Demand Assessment 3 is currently underway and is anticipated to be complete in Autumn 2021. This will provide us with further insights into the accommodation and related support needs for Gypsy Travellers and Travelling Show people.
- 9.2 In addition to this, a Strategic Gypsy Traveller Liaison Group is established within North Lanarkshire and comprises membership from the council, NHS Lanarkshire, and Police Scotland. This group meets on a regular basis to consider and develop a better understanding of the accommodation and wider support needs of Gypsy Travellers and Travelling Show people to help improve outcomes and achieve the objectives set out in the national plan 'Improving the Lives of Gypsy/Travellers'. Funding has not been sought at this stage from the £20m of funding made available from Scottish Government to improve or provide more Gypsy Traveller accommodation.

## **10. Rapid Rehousing Transition Plan**

- 10.1 North Lanarkshire's Rapid Re-housing Transition Plan (RRTP) was submitted to Scottish Government on 19 December 2018 in line with the recommendations outlined within the report which Committee approved on 14 November 2018.
- 10.2 The five-year plan submitted sets out how North Lanarkshire Council and its partners will move forward from our current position to deliver a future vision. It sets out the changes required in temporary accommodation supply, housing supply and support across all partners to enable settled housing options for homeless households.
- 10.3 The transitioning to rapid re-housing is an opportunity for the council and its partners to redress the balance of housing and support options availability and accessibility for homeless households. While the delivery of the RRTP in year 1 and 2 was impacted due to COVID-19, progress has been made on key areas of the project.
- 10.4 A key element of the RRTP is the Homes First project which aims to provide a home first along with wrap around intensive support from a range of partners, to help support some of the most vulnerable homeless clients into sustainable living arrangements and improve their health and wellbeing.
- 10.5 The Homes First Team consists of a partnership of individuals who have committed to work jointly to deliver the Homes First project as part of the wider RRTP. The partnership includes two dedicated Housing Service Manager's, one with operational focus of the Homes First project and the other with a strategic focus for the project and wider RRTP. The second post has recently been extended in line with the first, due to delays in some aspects of RRTP work being achieved due to the impact of COVID-19. The Homes First team also consist of NHS representation from the High Resource User Project and the Health and Homeless Team, a flexible support team which consists of a Team Leader and 5 Support Workers who will work intensively with the Homes First clients. The team now also have a dedicated Senior Social Worker attached to the team.

- 10.6 Within the original RRTP the intention was to have the Homes First team co-located to enhance partnership working; however, this has been impacted due to COVID-19, therefore the team have adjusted to working remotely.
- 10.7 Alongside Homes First, as part of the Life Changes Trust project, we currently have two properties brought up to a higher Standard of furnishing with technology e.g., Wi-Fi, security cameras. These properties are used to accommodate young care leavers with wrap around support provided for up to 12 months before transitioning to mainstream services. One further property will be added to the project and it is anticipated this will be mainstreamed as part of Homes First and RRTP.
- 10.8 A multi-agency Rapid Rehousing and Prevention Working Group has been created to review existing service provision, processes, practices, outcomes, and performance in relation to homeless prevention activity across North Lanarkshire. An initial meeting of the group has been held and membership, remit, scope, and areas of focus agreed, this includes identification of good practice and areas of improvement, with the focus of collaborative working to address and prevent homelessness across North Lanarkshire. The group are currently progressing each work stream proposal and will make recommendations for areas of development to the RRTP Steering Group.
- 10.9 The group is also responsible for reviewing existing service provision, processes, practices, outcomes, and performance in relation to collaboratively working together to rapidly re-house people and reduce time spent in temporary accommodation. This will include looking across council, RSL and PRS to consider housing solutions to meet demand. Alongside this approach we will continue to transfer temporary accommodation tenancies to SSTs for homeless applicants where appropriate, helping minimise their time spent in temporary accommodation.
- 10.10 We will continue to focus on increasing our percentage lets to homeless applicants and ensure front line staff promote an effective prevention and housing options approach to maximise choices for service users. This is anticipated to reduce homeless presentations and in turn reduce demand for temporary accommodation.
- 10.11 The working group will provide progress updates to the RRTP Steering Group who have overall responsibility for delivery of the future vision set out within the RRTP.
- 10.12 To date the progress is based upon the remaining Year 1 and 2 funding and the recent funding of £464,000 allocation from Scottish Government for year 3. As well as this the additional amount of £290,00 was later allocated to support the increased pace of work around local rapid rehousing transition plans as we recover from the pandemic.

## **11. Equalities**

- 11.1 The planning and delivery of good quality housing and appropriate information, advice and support services in North Lanarkshire embraces the principle of equal opportunities. The SHIP plays a significant role in promoting the equalities agenda. The 2021 SHIP demonstrates the on-going commitment to develop a range of housing that is suitable for people with a range of needs, including those with physical disabilities and wheelchair users. The council's approach is to enable integrated and inclusive developments to assist individuals with community care needs to live independently with appropriate support rather than develop any new 'specialist' schemes.
- 11.2 The LHS also outlines our strategic approach to ensuring that equalities are addressed. This is reflected in specific LHS targets such as ensuring a minimum of 5%

wheelchair standard homes in new build social rented housing. We have also committed to involving our LHS co-production group for disabled people in the design of new build affordable homes. This builds on work that has been undertaken with the group examining the general accessibility standard of new build homes. The council's own new build programme has a minimum target of 10% wheelchair standard homes.

- 11.3 An Equality and Fairer Scotland Duty Impact Assessment has been carried out for the SHIP. This has identified no adverse impact for people with or who share a protected characteristic. Positive impacts have been identified for older people, younger people, disabled people, and people on low incomes through the provision of affordable and accessible housing.

## **12. Strategic Environmental Assessment**

- 12.1 The Environmental Assessment (Scotland) Act 2005 places a legal requirement on local authorities to assess public policies, plans and strategies showing their potential impact on the environment. A Strategic Environmental Assessment (SEA) ensures that environmental issues are considered by decision makers alongside social and economic issues.
- 12.2 In terms of the environmental impact the SHIP has been considered through the Strategic Environmental Assessment (SEA) and there are no major issues of relevance identified.

## Strategic Housing Investment Plan 2022/23 – 2026/27

## Previously Approved Priorities

Project	Developer	No. of Units
Cumbernauld South CGA	NLC	75
Chilterns Care Home, Chryston	NLC	21
Berwick Street, Coatbridge	NLC	19
Community Road, Bellshill	NLC	29
Annieshill View, Plains,	NLC	16
1-13 Bank Street, Coatbridge	NLC	19
AHP – Gateside / Hornshill Farm, Steps	NLC	30
Dykehead Rd, Airdrie	NLC	150
Former Columba High School, Coatbridge	NLC	130
Northburn Avenue, Airdrie	NLC	31
Gowkthrapple, Wishaw (Phase 1)	NLC	105
Gowkthrapple, Wishaw (Phase 2)	NLC	100
Glenmavis – Village Site	NLC	21
Mossburn Place, Waterloo	NLC	20
Laburnum Road, Viewpark	NLC	26
Orrs Building, S Bridge St, Airdrie	NLC	20
Shawhead, Coatbridge	NLC	111
Motherwell Town Hall, Hamilton Road, Motherwell	NLC	20
Thorn Road, Bellshill	NLC	24
Gartferry Road, Chryston	NLC	22
Former Cumbernauld Village PS, Glasgow Road, Cumbernauld Village	NLC	8
Former Police Station, Main Street, Glenboig	NLC	6
Brandon Street, Motherwell	NLC	49
Graham Street and Kings Street, Wishaw	NLC	34
Glenacre Drive, Airdrie	NLC	15
Gibb Street, Chapelhall	NLC	35

Kildonan Street, Coatbridge	NLC	49
Millcroft Road, Cumbernauld (new build)	NLC	72
Redwood Road, Cumbernauld	CVHA	36
Cleland Club, Main Street, Cleland	CVHA	24
East Avenue, Carfin	CVHA	24
Overtown PS, Overtown	CVHA	17
Parkfoot Street, Kilsyth	CVHA	32
Bellaville Grove, Chryston	CVHA	24
Mill Loan, Airdrie	CVHA	16
Abernethyn Road, Newmains	CVHA	35
1-23 Alexander Street, Airdrie	CVHA	20
Balmalloch Road, Kilsyth	CVHA	12
Dalzell Drive, Motherwell	CVHA	18
Former United Reform Church, Bank Street, Coatbridge	CVHA	18
Philip Murray Road, Bellshill*	CVHA	51
315 Bank Street, Coatbridge	CVHA	12
Gartloch Road, Gartcosh	CVHA	24
Leslie Street, Motherwell	CVHA	13
Melrose Avenue, Holytown	CVHA	26
Newarthill Road, Carfin (phase 2)	CVHA	13
Reema Road, Bellshill	CVHA	48
Woodside Street, Coatbridge	CVHA	9
190 Coatbridge Road, Glenmavis	CVHA	20
Caledonia Road, Wishaw	Link	18
Burns Road, Cumbernauld (multis)	SSHA	133
Heathfield Farm, Gartcosh	SSHA	44
Main Street, Wishaw	Trust	42
Berryknowe Avenue, Chryston	CHA	10
East Muir Street, Wishaw	SVGCA	8
Woodneuk, Gartcosh	Cube HA	18
	<b>Total</b>	<b>2022</b>

#### Key

CGA – Community Growth Area

AHP – Affordable Housing Policy site (off the shelf purchase)

CVHA – Clyde Valley Housing Association

SSHA – Sanctuary Scotland Housing Association

CHA – Caledonian Housing Association

\*as part of mixed tenure development

## Strategic Housing Investment Plan 2022/23 – 2026/27

## New Priorities

Project	Developer	No. of Units
Empty Home Purchase Scheme	NLC	250
Calderigg Place, Airdrie	NLC	30
Former Petersburn PS, Petersburn Road, Airdrie	NLC	40
Ravenscliff Road, Ravenscraig	NLC	24
Coshneuk Road, Stepps	NLC	12
Former Methodist Church site, Caledonian Road, Wishaw*	NLC	9
Lorne Place, Coatbridge (OTS)	NLC	24
Auchengeich Miners, Gartferry Road, Moodiesburn (AHP)*	NLC	12
Former Kingfisher Building, Dowanfield Road, Cumbernauld (AHP)	NLC	24
Former Work Pensions Building, 1-3 South Circular Rd, Coatbridge (OTS)*	NLC	39
Ellis Street, Coatbridge	CVHA	34
Rosehall Road, Shotts	Link	29
137 Craigneuk Road, Motherwell	Trust	44
Balmalloch Road, Kilsyth	Wheatley	18
Lennox House, Cumbernauld	Wheatley	40
	Total	629

**Key**

OTS – Off The Shelf Purchase

CVHA – Clyde Valley Housing Association

\*subject to approval at this committee