



STRATEGIC HOUSING INVESTMENT PLAN

2023/24 - 2027/28

October 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 fourteenth 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 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% 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 on 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.
- 1.7 Following a period of consultation and parliamentary scrutiny, the draft NPF4 is currently being refined and updated. It is expected that a revised draft will be put to the Scottish Parliament for consideration and approval in Autumn 2022. A delivery plan will be published alongside the finalised NPF4 which will identify and prioritise guidance to support the framework.
- 1.8 The council's Affordable Housing Supply Programme budget for 2023/24 has been confirmed as £32.873m. The budget allocation for between 2021/22 and 2025/26 has been confirmed as £170.608m. The impact of the current national issues affecting the costs and availability of materials and labour along with general high inflation on programme timescales is having a significant increase on tender costs where over the past 12 months are on average 16% to 20% and this trend of tender price increases will extend into 2023 excluding the additional changes to legislation and meeting Scottish Government energy targets. Comparing similar sized projects, the tender

costs over past 18 months are on average 25% higher. This is likely to negatively impact on budgetary support for affordable housing and the Council's ability to deliver the units as set out in Appendix 1 and 2 of the SHIP and help meet the 110,000 home target.

- 1.9 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.
- 1.10 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 its latest Prior Information Notice (PIN) via Public Contract Scotland on 10th May 2022 to call out to developers for site proposals throughout the North Lanarkshire Council area, where there is an evidenced local housing demand and/or where reprovisioning is a NLC priority. The purpose of the Pathfinder scheme is to support North Lanarkshire's local economy by providing opportunities for investment in the construction industry that will secure local jobs.
- 1.11 To date we have brought 586 homes back into council stock through our Empty Homes Purchase Scheme and the Open Market Purchase Scheme. Despite current market pressures which have reduced supply and increased costs, the schemes continue to be popular, allowing us to increase the supply of affordable housing whilst also addressing issues associated with property repair and long term empty homes. In addition to this, a recent expansion to the scheme means that the council will now consider buying homes from private landlords and allow the tenant to remain in the home as a council tenant to help prevent homelessness, increase the council's housing stock and ensure these homes meet EESSH.

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.
- 2.2 The 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 30th 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 The 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.

2.6 While work on the latest GCV HNDA3 is now nearing completion, due to delays caused by the global pandemic and national planning reform, output from the assessment was not available at the time of writing the LHS. 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 in the LHS.

2.7 The strategy will undergo a light refresh in early 2023 to reflect the output from the third Glasgow and Clyde Valley Housing Need and Demand Assessment which is anticipated to be completed in Autumn 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.

2.8 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.

- 2.9 Following confirmation from Scottish Ministers, the North Lanarkshire Local Plan was replaced by the Adopted North Lanarkshire Local Development Plan on 6 July 2022. The North Lanarkshire Local Development Plan includes the continuation of the application of an Affordable Housing Policy in Cumbernauld Housing Sub-Market Area, with the potential for this to be applied elsewhere on a case-by-case basis.
- 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 in the period 2023/24-2027/28. 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, which is supplemented by RSL representation on the Local Housing Strategy Steering Group. In addition, the council hosts regular liaison meetings with developing RSLs to monitor progress of current SHIP projects.
- 3.3 Our local communities have been consulted with regards to the 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: *We increase the supply of high-quality sustainable homes across tenures*
 - LHS Strategic Housing Priority 2: *Our communities are vibrant, attractive and sustainable*
 - LHS Strategic Housing Priority 4: *We have a range of housing options and supports which promote independence, health and wellbeing*

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; and housing mix and location.

- 4.2 Projects are assessed on the basis of information provided and available at the 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. The council will lead the project including progressing the CPO, demolition and re-development of the site for new council housing. A report to seek further permissions to support the rehousing strategy and CPO for the Millcroft Road project was approved by the Housing Committee on the 31st of August 2022. The key workstream of tracing missing owners has now reached conclusion, with only 6 missing owners requiring final searches via Notices at the properties in question and advertisements in the local press as per the CPO process (live as of 3rd of October). Now that all owners and residents have been traced following intensive investigations throughout 2022, the CPO Order Schedule can be finalised, allowing the final Legal preparations to be made to allow the CPO to be submitted to the Scottish Government. The Rehousing Strategy is underway, with the first voluntary acquisitions of Millcroft Road homes taking place to allow owner occupiers to move to Sanctuary's new development at Burns Road, as per the partnership approach in place for this strategic regeneration project. All existing tenants are being actively engaged to assess rehousing requirements and allow necessary preparations to be made to allow rehousing via the CHR, in the event that the CPO is approved.

- 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. Town Visions for our eight major towns of Airdrie, Bellshill, Coatbridge, Cumbernauld, Kilsyth, Motherwell, Shotts, and Wishaw were approved in September 2021. These Visions are intended to inform the long-term future and transformation of our towns. The Visions were shaped through extensive consultation and engagement with community planning partners, landowners, retailers, residents, and other agencies in 2020 and 2021.
- 4.5 The next stage in the delivery of the Visions is the development of Town Action Plans. The Town Action Plans will be developed in two phases, given the complexity of the work and available staff resources. The towns in the first phase are Airdrie, Cumbernauld, Motherwell and Wishaw, with the other four towns in phase 2. These will be developed in consultation with the local communities in each town. The first stage in the development of the draft Town Action Plan was a series of community workshops held in August and September 2022. The draft Town Action Plan will then be prepared for open public consultation in November and December 2022., with the draft plans being presented to the Council for approval in early 2023.
- 4.6 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 council flats and re-develop the entire area through a masterplan approach in partnership with Garrion People's Co-operative. The masterplan (Phases 1-4) was approved in December 2021 and subsequent detailed planning permission was granted in March 2022 to develop 97 new houses (Phase 1) including 19 amenity bungalows. The bungalows are being prioritised to complete first in order to rehouse the elderly residents in the existing Allershaw tower, which is in the initial phase of the demolition programme. A CPO is being progressed to purchase the last remaining owner's property at 99 Stanhope Place in order to allow the entire demolition of the walk-up flats as per the Re-provisioning Programme, facilitating development of Phase 2 of the Masterplan

- 4.8 The first phase of the re-provisioning programme commenced in 2019 and is progressing as planned with a number of high and low-rise blocks now demolished, making way for new-build developments. The three high rise tower blocks at Dykehead Road have been demolished in early 2021 and construction started in June 2021 for 150 low rise residential units with the expected completion at the end of 2023. There are currently a high number of demolition projects on site with the demolition of Coursington, Allan and Draffen Towers in Motherwell and the Shawhead low rise flats in Coatbridge both in progress. Looking forward, the remaining sites at Gowkthrapple and Coatbridge will be demolished in line with the original 2025 target.
- 4.9 The council continues 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 (c 4,000 flats). The exercise is now complete and has resulted in a wide-ranging programme of works being progressed which will enhance fire safety in our towers. Works are complete to install fire doors within the blocks as well as fire-stopping. The council have also completed the programme to install smoke detection in line with the new statutory requirements in all towers.
- 4.10 The programme to install sprinkler systems within individual properties is also progressing well with the first phase now complete and the second phase on track for completion in Winter 2022. Tenders are currently being finalised for the third phase across four towers in Motherwell.

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. We continue to maintain the increased levels of routine communication introduced during the pandemic and continue to host the now established 'Affordable Housing Partner' forum every quarter.
- 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 According to the framework providers, the Royal Institution of Chartered Surveyors (RICS) and the Chartered Institute of Procurement & Supply (CIPS), the past 12 months has seen a significant increase in material cost and availability which is now having an impact on supply chains and the ability of contractors to complete contracts timeously and to submit fixed price tenders with programme certainty. 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. These issues are resulting in a significant increase on tender costs where over the past 12 months are on average 16% to 20% and this trend of tender price increases will extend into 2023. 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.
- 5.5 Due to issues of capacity in the market 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. A 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.
- 5.6 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 relating to Scottish Water's decision to apply stricter application of requirements for surface water connections continue to be progressed toward a resolution. These issues 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 the introduction of earlier discussion, at site evaluation stage, between developing organisations and Scottish Water. In May 2021, there was a concession in Scottish Water's surface water policy where connections to the combined sewer were permitted, provided a betterment can be demonstrated. This small relaxation of the stricter surface water policy introduced in January 2019 assists in the redevelopment of brownfield sites (but not affect the re-development of urban sites of a greenfield nature).
- 5.7 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.

- 5.8 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 1,400 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 Development Plan. The AHP applies to sites, of 5 units and over, in the Cumbernauld Housing Market Area (HMA). 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 £2.747m 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 and other strategic new build projects in the Cumbernauld HMA. Between 2017/18 and 2021/22, commuted sum payments were used to fund a total of 60 homes bought through the scheme. 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 £217k 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 £365k 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 £10.55m in 2022/23 to purchase up to 130 homes, mainly former council properties, plus an additional 50 homes where the last owner within a common block of flats may be eligible to remain as a council tenant,

enabling common works to progress. The 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.

- 6.5.2 The scheme has recently been extended to allow acquisition of homes from private landlords, helping prevent homelessness and enable private tenants to remain in their home. In certain circumstances the council will also purchase properties from owners in blocks of flats, where all the other flats are already owned by the council, and allow them to stay in their homes as tenants. Last year, 32 (42.6%) homes purchased through the open market purchase scheme were allocated to homeless households, highlighting the significant contribution the scheme makes to addressing homelessness in North Lanarkshire.
- 6.5.3 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.
- 6.5.4 Since inception, the Empty Homes Purchase Scheme has brought 295 properties back into use at an average cost of £64,750. 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 in accessing merchant discounts and VAT reductions to bring their properties back into use. Since 2021 the Empty Homes Officer has brought 191 empty homes back into use in the private sector.

6.6 Mid-Market Rent

- 6.6.1 Evidence, including from Housing Need and Demand Assessments, suggests that there may be significant need and demand for intermediate tenure housing, particularly for mid-market rent. Mid-market rented housing allows social landlords to meet a broader range of housing need and aspiration and its provision, particularly in North Lanarkshire's town centres, will contribute to a range of strategic housing, regeneration and economic development objectives. This is recognised in both North Lanarkshire's Local Housing Strategy (which identifies delivering mid-market rent as a key strategic action) and the area's Economic Regeneration Delivery Plan.
- 6.6.2 However, delivering mid-market rent is particularly challenging in North Lanarkshire due to the relatively low level of private sector rents (with MMR rents initially linked to the 30th percentile of local market rents) which may undermine project viability, and to date only 38 mid-market rented homes have been delivered. The Council will continue to work with RSLs, Scottish Government and other funders to address these viability challenges and aims to deliver more MMR homes during the lifetime of this Strategic Housing Investment Plan.

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 Local Housing Strategy (LHS) 2021–2026:

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

- 7.2 Ensuring an adequate supply of affordable, accessible, and adaptable housing for households is crucial in enabling disabled people to live full and independent lives and to create inclusive communities. A Fairer Scotland for Disabled People Delivery Plan sets out the Scottish Government's approach to policy for disabled people and how it intends to meet its obligations under the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD), which is part of a wider agenda to support a fairer Scotland. The Plan sets out an action to work with local authorities, disabled people and other stakeholders to ensure each local authority sets a realistic target for the delivery of wheelchair accessible housing across all tenures and that local authorities report annually on progress. The Scottish Government Wheelchair Accessible Guidance Note: MHDGN: 2019/20 sets out the requirement to set all-tenure wheelchair home targets and that homes suitable for wheelchair users to live in should as a minimum comply with the design criteria 'column B' in Housing for Varying Needs (HfVN), however strongly encourages local authorities to adopt the design criteria indicated as desirable 'column D' wherever possible.
- 7.3 A target to deliver 10% of homes within the council's own new build programme and 5% across the wider social rented new build programme built to the desirable design criteria as indicated in HfVN column D is in place, with progress monitored and reported annually via the LHS annual progress report. The target is also subject to annual review, to enable an increase where evidence is supportive of a housing need.
- 7.4 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 estimates that there are 17,266¹ 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.
- 7.5 Gathering evidence for defining a target for the delivery of homes in the private sector is well underway, with a resident survey planned for Autumn 2022 which will inform this target, supplementing the existing evidence gathered through the LHS evidence base and recent Housing Needs and Demand Assessment 3. Engagement work with developers was also undertaken in 2021. This sought to increase awareness of the need for accessible housing provision and to gain views from private developers on a potential target for the delivery of wheelchair homes. The LHS sets out a commitment to work with private developers to continue to increase awareness of the need for wheelchair liveable homes to further encourage development.

8. Child Poverty

- 8.1 In 2020 the council produced its first overarching Tackling Poverty Strategy, encompassing the Local Child Poverty Action Report (LCAR), ensuring no one in our communities is left behind. The third LCAR highlighted the positive work that has been

undertaken in line with the three drivers to tackle poverty and insecurity, which include: income from employment; reducing the cost of living; and income from social security and benefits in kind. The fourth LCAR is currently being prepared and highlights the significant contribution that the SHIP makes 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. Access to sustainable and affordable housing can increase disposable incomes, prevent material deprivation, and stimulate local economies through the creation of jobs. 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.

- 8.2 Housing are a key partner on the council's Tackling Poverty Officers Group (TPOG) and sub groups. As part of this group, officers, which also includes wider partners, work towards progression of an action plan to tackle poverty and improve economic and wider outcomes. A pivotal part of this work, includes the delivery of affordable and sustainable housing, in tandem with the range of housing supports delivered which help maximise household income and tackle fuel poverty. Despite the positive work undertaken, research tells us that child poverty continues to rise with 26% of children in North Lanarkshire estimated to be in poverty in 2019/20 in comparison to 24% of children in 2014/15, and 21.6% children estimated to be in low-income families compared to 16.8% over the same period. The impacts of the Covid-19 pandemic continue to be felt across our communities with those already living in poverty facing greater adversity in relation to rising costs and income loss. This coupled with the current cost of living crisis and energy price increase will present some significant challenges going forward for individuals, communities, services, local and national government. Work is underway as part of the TPOG to implement several actions to mitigate adverse impacts. Scope to increase delivery of affordable housing through the SHIP will be considered.

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 provision. The Glasgow City Region (GCR) Housing Need and Demand Assessment (HNDA) 3 has recently been completed and has been submitted to the Scottish Government's Centre for Housing Market Analysis (CHMA) for 'Robust and Credible' status assessment. It highlights the diverse accommodation preferences of Gypsy/Travellers and Travelling Showpeople and broad range of influencing factors, and although it does not set out a specific requirement within GCR local authority areas, it sets out the need for local authorities to engage with Gypsy/Travellers and Travelling Showpeople populations in their respective areas to develop a greater understanding of housing needs.
- 9.2 A Strategic Gypsy Traveller Liaison Group is well 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'.
- 9.3 As part of the work undertaken by this group and a commitment set out in the LHS, engagement is underway with the Gypsy/Traveller community, with support from COSLA representatives to undertake research to specifically inform need and provision in North Lanarkshire.

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 one and two was impacted due to COVID-19, progress has been made on key areas of the project, which has increased at pace over year three and in the current year four of the plan.
- 10.4 A key element of the RRTP is the Homes First project which provides 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 Several projects are delivered as part of the RRTP, which includes the Alcohol and Drug Partnership funded Family Plus, Creative Faces and Youth Life Coach projects, delivered in partnership with Barnardos Scotland, in addition to bespoke accommodation and support options for Care Experienced Young People, delivered in partnership with Health and Social Care partners.
- 10.6 The RRTP Steering Group is well established and has responsibility 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. Alongside this approach we continue to transfer temporary accommodation tenancies to SSTs for homeless applicants where appropriate, helping to minimise their time spent in temporary accommodation.
- 10.7 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, as well as ensure effective tenancy sustainment services. This is anticipated to reduce homeless presentations and in turn reduce demand for temporary accommodation.
- 10.8 We are currently in year four of the five-year RRTP plan, for which £443,000 of Scottish Government funding from the Ending Homelessness Together fund has been received.
- 10.9 The SHIP supports the RRTP outcomes in two ways, through the provision of supported accommodation projects identified which includes Bank Street in Coatbridge, which will deliver small scale supported accommodation, and through the delivery of affordable housing which increases supply to enable settled accommodation to be allocated as swiftly as possible, reducing the need for and time spent in temporary accommodation. Although there is no specific new build target set for allocation to homeless households, a significant proportion of our new builds and open market purchases are let to homeless households, contributing to RRTP objectives.

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. The 2022 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 specifically designed 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 2023/24-2027/28
Previously Approved Priorities

Project	Developer	No. of Units
Cumbernauld South CGA (AHP)	NLC	50
Berwick Street, Coatbridge	NLC	19
Community Road, Bellshill	NLC	29
1-13 Bank Street, Coatbridge	NLC	19
Gateside / Hornshill Farm, Stepps (AHP)	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
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	26
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, Wishaw	NLC	18
Kings Street, Wishaw	NLC	5
Kings House, Wishaw	NLC	17
Caledonian Road, Wishaw	NLC	9
Glenacre Drive, Airdrie	NLC	16
Gibb Street, Chapelhall	NLC	25
Kildonan Street, Coatbridge	NLC	49
Millcroft Road, Cumbernauld (new build)	NLC	72
Airdriehill Street, Airdrie	NLC	75
Calderigg Place, Airdrie	NLC	30
Former Petersburn PS, Petersburn Road, Airdrie	NLC	40
Ravenscliff Road, Ravenscraig	NLC	24
Coshneuk Road, Stepps	NLC	12
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
Cleland Club, Main Street, Cleland	CVHA	28
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
Philip Murray Road, Bellshill	CVHA	51
Leslie Street, Motherwell	CVHA	13
Coatbridge Road, Glenmavis	CVHA	20
Melrose Avenue, Holytown	CVHA	26
Woodside Street, Coatbridge	CVHA	9
Gartloch Road, Gartcosh	SSHA	24
Ellis Street, Coatbridge	Link	36
Caledonian Road, Wishaw (ML2 8LP)	Link	21
Burns Road, Cumbernauld (multis)	SSHA	131
Heathfield Farm, Gartcosh	SSHA	44
Main Street, Wishaw	Trust	42
137 Craigneuk Road, Motherwell	Trust	43
Reema Road, Bellshill	Trust	48
Former United Reform Church, Bank Street, Coatbridge	Trust	17
Balmalloch Road, Kilsyth	Wheatley	18
Lennox House, Cumbernauld	Wheatley	40
Woodneuk, Gartcosh	Wheatley	18
Berryknowe Avenue, Chryston	CHA	10
Stirling Street, Airdrie	Nutrire	8
East Muir Street, Wishaw	SVGCA	8
	Total	2298

Key

CGA – Community Growth Area

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

OTS – Off The Shelf Purchase

CVHA – Clyde Valley Housing Association

SSHA – Sanctuary Scotland Housing Association

CHA – Caledonian Housing Association

SVGCA – Scottish Veterans Garden City Association

Strategic Housing Investment Plan 2023/24-2027/28
New Priorities

Project	Developer	No. of Units
Empty Home Purchase Scheme	NLC	250
Kirkwood Sports Pitches, Coatbridge	NLC	100
Coursington and Draffen St, Motherwell	NLC	60
Dunbeth, Coatbridge	NLC	170
Former St. Marys Primary School site, Caldercruix	NLC	25
Masonic Hall, Motherwell	NLC	10
Johnston Road, Gartcosh (Phase 2) (AHP)	NLC	12
Main Street, Coatbridge	NLC	40
Roberts Street, Wishaw	Link	39
HMRC site, St Mungos, Cumbernauld	SSHA	154
Hogg Street, Airdrie	Trust	36
Constarry Road, Croy	Wheatley	15
Hollandhurst Road, Coatbridge	CVHA	20
	Total	931

Key

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

OTS – Off The Shelf Purchase

CVHA – Clyde Valley Housing Association

SSHA – Sanctuary Scotland Housing Association