



STRATEGIC HOUSING INVESTMENT PLAN

2025/26 - 2029/30

October 2024

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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 sixteenth 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 council's Affordable Housing Supply Programme budget allocation for the financial year 2024/25 has been confirmed as £24.958m which is a reduction of £8.03m (24.3%) from the previous year's budget. The overall Affordable Housing Supply Programme budget for 2024/25, shared between the 32 local authority areas, has decreased by £196.1m (26%) when compared to the 2023/24 budget allocation. In September 2024, the More Homes Division advised of an uplift of £673k to North Lanarkshire's RPA for 2024/25. The additional funding can be utilised for acquisitions only, whether second hand or off-the-shelf homes. The budget allocation for 2025/26 has not been confirmed and will be subject to future budget decisions by the Scottish Parliament.
- 1.7 In 2023/24, the council's new supply programme delivered a record 335 new-build properties and 126 acquisitions via the Open Market Purchase Scheme, the strongest performance since inception. Registered Social Landlords (RSLs) also completed a total of 125 new build properties in 2023/24, with a total of 586 new affordable homes delivered across North Lanarkshire, which resulted in North Lanarkshire achieving the second highest completions for social housing across the national programme. It is projected that 469 homes will be delivered by the council and RSL partners in 2024/25.
- 1.8 Due to revised levels of Scottish Government grant funding, it has been necessary to prioritise projects so that the forthcoming SHIP delivers a programme closely aligned with current budgetary constraints and housing demand. The projects proposed for inclusion in the SHIP are estimated to require approximately £184m in grant funding

which is 47% above the estimated resource allocation for this period, assuming the 2024/25 allocation is replicated in future years. There is therefore a risk that not all projects identified can be funded within the 2025/26-2029/30 timescale. However, the programme will be regularly reviewed, and projects phased to take account of available resources. The council and RSLs may also opt to front fund projects and receive subsidy at a later date. It is also likely that some sites may not be economically viable and will not be able to progress.

- 1.9 The Scottish Government published guidance note MHDGN 2023/01 in June 2023, confirming an uplift in the baseline grant benchmarks and additional quality measures. For North Lanarkshire, this equates to a benchmark increase to £83,584 per social rented unit delivered by the council and £91,182 per social rented unit delivered by housing associations. In addition, the guidance details grant conditions relating to Fair Work First compliance and participating in a continuous improvement programme, analysing procurement, development value for money and tenant satisfaction. North Lanarkshire Council is partnering with the Scottish Housing Network to deliver the continuous improvement programme requirements.
- 1.10 The latest construction forecast data from Building Cost Information Service (BCIS) indicates that building costs will increase by 15% over the next five years, while tender prices will rise by 19% over the same period. Increased costs associated with the delivery of the council's new supply programme will continue to be monitored and factored into the HRA 30-year projections which incorporates grant funding assumptions.
- 1.11 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 RSLs, 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.
- 1.12 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. We have therefore expanded 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 promote mixed tenures. The council released its latest Prior Information Notice (PIN) via Public Contract Scotland in September 2024 to call out to developers for site proposals throughout the North Lanarkshire area, where there is an evidenced local housing demand and/ or where re-provisioning is a council priority. The Pathfinder scheme also supports North Lanarkshire's local economy by providing opportunities for investment in the construction industry to help secure local jobs.
- 1.13 To date we have brought 788¹ homes back into council stock through our Empty Homes Purchase Scheme/ Open Market Purchase Scheme. Despite recent market pressures which have reduced supply and increased costs, the scheme continues 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

¹ as at 1st October 2024

2021, the scheme was expanded to include the acquisition of homes that enable common works to progress in priority blocks, and in August 2022, the programme was further expanded to consider the purchase of properties from private landlords, allowing tenants to remain in their homes as council tenants.

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 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*

2.3 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.

2.4 While work on the latest GCV HNDA3 is now complete, 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. The strategy will undergo a light refresh to reflect the output from the third GCV HNDA which was appraised by the Centre for Housing Market Analysis (CHMA) as “robust and credible” on 7 June 2024. The refresh will also provide the opportunity to address any key considerations arising from NPF4 that are relevant to the LHS.

2.5 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.

- 2.6 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 2025/26-2029/30. Submissions for new projects were received from 3 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 are 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 The SHIP is informed more widely by discussions at the Developers' Forum, Private Landlord Forum, Pan-Lanarkshire Gypsy Traveller Strategic Liaison Group, Rapid Rehousing Steering Group and Tackling Poverty Officers Group. Plans are also in place to issue a newsletter, following publication of the PIN in September, which will invite developers to engage with the New Supply Team and bring forward proposals for new sites.
- 3.4 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 the level of subsidy required, 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 We recognise there is a need for additional larger family homes in North Lanarkshire. Pressure for 4- and 5- bedroom homes is significantly higher than pressure for other property sizes and demand has continued to increase over the past year, partly due to an increase in applications (10%), but also to the relative low turnover of these types of properties. To help address this we have implemented an Incentive to Downsize Scheme which provides a financial package of assistance to tenants who meet the under-occupancy criteria, enabling them to move and free up larger homes to meet the needs of families. This complements our existing mutual exchange scheme which allows tenants on our waiting list to find a property more suitable for their needs. We also actively target and prioritise the purchase of larger, family homes through our Open Market/ Empty Homes Purchase Schemes and seek to purchase family homes off-the-shelf from private developers in appropriate locations.
- 4.4 During the design stage of our new build projects, we actively consult with local area housing teams, who inform on current demand within the area and the types of homes required. The council's own exemplar house type range includes 4-bed family homes and larger wheelchair options. RSLs are encouraged to provide a range of homes within the SHIP to suit varied household compositions, reflective of the need within the local area.

Millcroft Road, Cumbernauld

- 4.5 There are three large scale privately-owned blocks of flats in poor condition at Millcroft Road, Cumbernauld where it is proposed that acquisition, re-housing and regeneration represents the most sustainable strategy to deliver good quality, affordable rented accommodation and improve the amenity of the area. Following consultation with owners of the three blocks (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 Compulsory Purchase Order and make way for a new development of 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.
- 4.6 The council are leading the project which includes progressing the CPO, the rehousing of current residents, demolition, and re-development of the site for new housing for social rent (in the event that the CPO is confirmed). The CPO was submitted to the Scottish Government for determination on 29 March 2023. Three objections were originally made, with one being withdrawn and the remaining two upheld, triggering the requirement for Inquiry proceedings via the Scottish Government DPEA Planning and Environmental Appeals Division. The Inquiry (taking place in the form of a Hearing) took place over 5 days with dates in April 2024, June 2024 and August 2024. The Inquiry has now formally concluded. Following submission of Closing Submissions from the council and Objectors by the deadline in October 2024, the Scottish Government Reporter will write a report of recommendation, which will then be passed to relevant Scottish Government Ministers who will ultimately decide on the outcome of the CPO.
- 4.7 The Re-housing Strategy is underway, with the first 19 voluntary acquisitions completed in Summer 2023 to allow owner occupiers to move to Sanctuary's new development at Burns Road as either social tenants or New Supply Shared Equity owners, as per the partnership approach in place for this strategic regeneration project. All existing tenants are being actively engaged to assess re-housing requirements and allow necessary preparations to be made to allow re-housing via the CHR. The Planning process for the new homes is underway and a decision is anticipated via

Planning Committee in October, meaning the proposals for the new build development are approved and ready to be delivered if the CPO is approved.

Town Centres

- 4.8 The council has approved ambitious plans to transform its town centres and re-vitalise 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.
- 4.9 The next stage in the delivery of the Visions is the development of Town Action Plans (TAPs). The draft TAPs have been developed in consultation with the local communities in each town through a series of community workshops and briefings to specific stakeholder groups. As of May 2024, six of the eight towns in North Lanarkshire now have approved Town Action Plans: Motherwell, Bellshill, Wishaw, Airdrie, Kilsyth and Shotts. Following the announcement by the UK Government of £20m of funding over 10 years for Coatbridge Town Centre, the timescale for production of the Town Action Plan for Coatbridge was amended to reflect the opportunities and requirements of this new funding. Following the acquisition of Cumbernauld Town Centre by the council in June 2023 (supported by UK Government Levelling Up Funding) a masterplan for the town centre incorporating opportunities for new homes will be progressed. The progress of this masterplan will determine the timescale for the production of the Town Action Plan for Cumbernauld.
- 4.10 The TAPs identify specific development proposals and timescales for delivery, and will be subject to review every year 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.
- 4.11 Sites include major developments at Brandon Street/ YMCA and Motherwell Town Hall (Motherwell), and Kildonan Street and Bank Street in Coatbridge, which are either on site or in the design development stage. Smaller town centre sites include Caledonian Road, Kings House, Graham Street and Kings Street in Wishaw. In total there are 27 town centre, or edge of town centre, sites included within the SHIP.

Re-provisioning programme

- 4.12 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.
- 4.13 The first phase of the re-provisioning programme commenced in 2019 and is progressing with several high and low-rise blocks now demolished, making way for new-build developments. The three high rise tower blocks at Dykehead Road were demolished in early 2021 with 150 low-rise residential units built on the same site.

- 4.14 There are a number of projects currently on-site, with the demolition of Coursington, Allan and Draffen Towers in Motherwell; Jackson Court and the Shawhead low-rise flats in Coatbridge; and the Gowkthrapple low rise blocks in Wishaw all underway and progressing. We have temporarily reinstated 200 properties within High Coats (Coatbridge) and Birkshaw (Wishaw) towers to support displaced citizens affected by the war in Ukraine. The refurbishment was fully funded by the Scottish Government who provided £5.9m to support the resettlement scheme. Whilst the towers will remain part of the phase 1 programme, new programme dates are required for High Coats, Dunbeth and Birkshaw.
- 4.15 Some of the initial re-provisioning sites are included within this SHIP, including the Gowkthrapple estate where demolition of the mid-rise blocks of council flats is currently underway, allowing regeneration of the entire area through a masterplan approach in partnership with Garrion People's Co-operative. The Masterplan (Phases 1-4) was approved in principle in December 2021 and subsequent detailed planning permission was granted in March 2022 to develop 97 new homes (Phase 1 of the Masterplan), including 18 amenity bungalows for social rent. The bungalows were prioritised to complete first in order to re-house the elderly residents in the existing Allershaw tower, which is in the initial phase of the demolition programme. The bungalows are now complete and tenants have moved in, with the remainder of the Phase 1 homes completing in phases. The final handover is expected in late 2024. A Compulsory Purchase Order is being progressed to acquire the last remaining owner's property at Stanhope Place in order to allow the entire demolition of the walk-up flats and facilitate onward development of Phase 2 of the Masterplan.
- 4.16 In May 2023, Committee approved proposals to consult tenant and stakeholders on the second phase of the re-provisioning programme which consists of 974 properties, including 8 tower blocks. The proposals will continue to transform local communities by building on the success of Phase 1 and will create new, high quality, energy efficient housing that will meet the current and future needs of local areas. The consultation confirmed that the majority of tenants were supportive of the proposals for re-provisioning, which were subsequently approved by Committee in August 2023.
- 4.17 The second phase of the re-provisioning programme will be progressed on a staggered basis and is estimated to take a minimum of 5 years to complete, given the scale of re-housing required and the need to balance the re-housing of tenants from the flats with the needs of others on the council's housing waiting list. Work has commenced on finalising the running order of the programme. At the same time as re-housing is being progressed, feasibility work will commence regarding the future proposals for the cleared sites.
- 4.18 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 has resulted in a wide-ranging programme of works being progressed which will enhance fire safety in our towers. The installation of new fire doors and fire-stopping is now complete and the programme to install sprinkler systems within individual properties is progressing well with 13 blocks having sprinkler systems installed, a further two at design stage, and 4 additional towers complete as part of a wider refurbishment.

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 Partners' 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 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 have taken place (including Scottish Water), 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 The Building Cost Information Service (BCIS) report that contractors remain risk-averse and selective about the projects they bid on. It is expected that annual growth in tender prices will rise faster than costs by mid-2025. Labour remains the main driver for increased costs, with wages being driven up by widely reported skills shortages which may impact the viability and affordability of projects.
- 5.5 Due to capacity issues in the market, we will continue to use the ability in the SPA and Scotland Excel Frameworks to direct award to available contractors, subject to value for money assessment. This approach will be balanced by also competitively tendering certain projects. The procurement route will be assessed on a project-by-project basis and be progressed on the individual needs of each project.
- 5.6 In February 2023, the Cabinet Secretary for Social Justice, Housing & Local Government issued a letter regarding the Affordable Housing Supply Programme grant application criteria. It confirmed that anyone intending to apply for grant from 1 December 2023 should ensure that homes within new build and conversion projects contain zero direct emissions heating systems, unless there are compelling reasons why this would not be considered appropriate, or where a valid building warrant application has been submitted prior to that date. This requirement has been incorporated into our designs, ensuring homes are future-proofed against the need to switch heating systems in the future. It is however noted that air source heat pumps and other zero direct emission heating systems continue to have a significantly higher capital installation cost compared to traditional gas boiler systems.
- 5.7 The majority of sites within the SHIP are brownfield sites and a number of these sites help to 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 and access. Scottish Water's Surface Water Policy of not accepting any new connections to the combined sewer network, without demonstrating betterment, has impacted our ability to develop several sites. Alternative drainage solutions have been explored, however many are untested within a social housing environment or are financially unviable.

- 5.8 In terms of joint procurement with RSLs, while no opportunities have yet arisen to proceed with a joint venture with an 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.
- 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 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 1,635 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)

- 6.3.1 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 Sub-Market Area (HSMA). The AHP helps to deliver additional affordable housing through on-site provision or use of commuted sums for re-investment in the future.
- 6.3.2 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.
- 6.3.3 Commuted sum payments, received from private developers, will be re-invested to meet affordable housing requirements in the Cumbernauld HSMA by helping to fund the Empty Homes/ Open Market Purchase Scheme and other strategic new build projects in the Cumbernauld HSMA. Between 2015/16 and 2023/24, commuted sum payments, totalling £2.082m, were used to support the purchase of 94 homes through the scheme. At the time of writing, £2.8m of commuted sum payments are available to support future affordable housing projects. A number of NLC sites contained within the SHIP are eligible to receive funding support, given their location within the Cumbernauld HSMA.

6.4 Council Tax from Second and Empty Homes

- 6.4.1 The council receives around £170k 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 £375k 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 £11.806m in 2024/25 to purchase up to 100 (mainly former council) properties. This includes properties where there is one remaining owner within a council-owned block of flats. In this instance the resident may be eligible to remain in the property as a council tenant, allowing 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, whilst 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 been extended to allow acquisition of homes from private landlords, helping prevent homelessness and enable private tenants to remain in their home. So far this year, 26% of applications received have been from landlords, highlighting the interest in the expansion of the scheme. Last year, 39.7% of homes purchased through the Empty Homes/ 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 provide £1.975m grant funding in the current financial year to support the purchase of 50 homes. Additional funding may be accessed, dependent on progress with the scheme and wider affordable housing supply programme. 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 £100,000 (including repair/refurbishment costs) which is less than half the cost of a typical new build in the current market.
- 6.5.4 Since inception, the Empty Homes Purchase Scheme has brought 385 empty properties back into use at an average purchase price of £68,292. The council's Empty Homes Officer has contributed to the number of homes brought back into use in the private sector. The role actively involves locating homeowners with empty properties to provide them with advice and assistance (including accessing merchant discounts and VAT reductions) to help bring their properties back into use. Since 2021, the Empty Homes Officer has brought 113 empty homes back into use in the private sector. On average, these properties were empty for over four years.

	PRIVATE		EHPS		TOTAL (PRIVATE + EHPS)	
	NUMBER BROUGHT BACK	AVERAGE TIME EMPTY (DAYS)	NUMBER BROUGHT BACK	AVERAGE TIME EMPTY (DAYS)	NUMBER BROUGHT BACK	AVERAGE TIME EMPTY (DAYS)
2021/22	41	1,252	23	388	64	922
2022/23	34	2,044	33	95	67	1,084

2023/24	38	1,498	37	274	75	895
Total	113	1,576	93	190	206	1,043

6.6 Key Workers

- 6.6.1 There are currently no identified housing or housing related services issues for key workers in North Lanarkshire. However, we do recognise the important role that housing plays in retaining key workers, who are vital to the delivery and improvement of essential local services. To help us do this, we will explore and deliver a broader range of housing options including Build to Rent, Mid-Market Rent, Shared Equity. Our focus will be on the diversification of our housing market and increasing affordable delivery to provide improved housing options for key workers. We are currently working with local employers, in both the public sector and private sector, to gather a better understanding of the housing needs of key workers and identify new opportunities to attract and retain key workers in key industries and sectors in North Lanarkshire. The results of this will inform any possible utilisation of the Rural Affordable Homes for Key Workers Fund.

6.7 Mid-Market Rent

- 6.7.1 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.
- 6.7.2 However, delivering mid-market rent in North Lanarkshire is particularly challenging 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. To date, 98 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 SHIP.

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 alongside a range of housing support services is crucial in enabling people with disabilities to live full and independent lives, promoting wellbeing, reducing inequality and creating inclusive communities. A Fairer Scotland for Disabled People Delivery Plan sets out the Scottish Government's approach to policy for disabled people based on the social model of disability 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. It also states that homes suitable for wheelchair users should, as a minimum, comply with the design criteria 'column B' in Housing for Varying Needs (HfVN), however it strongly encourages local authorities to adopt the design criteria indicated as desirable 'column D' wherever possible.

- 7.3 We have targets in place to ensure that 10% of council new build properties and 5% of wider social rented properties are built to meet the desirable design criteria (column D) set out in HfVN design standards. Local area housing teams work alongside the New Supply Team to ensure the housing needs of people with disabilities, including those who use a wheelchair, are met through council and RSL new build sites. We also have well established processes to facilitate Health and Social Care involvement in developing the site mix, ensuring any bespoke housing solutions are taken into account. Local pressure analysis helps inform specialist provision on each site. The local area housing teams also meet identified needs through existing homes and by working with Health and Social Care in the provision of adaptations, equipment and technology. Progress is monitored and reported on annually via the LHS annual progress report. The target is also subject to annual review, to enable an increase where evidence supports this. The council's wheelchair target was changed from 5% to 10% in 2022/23. The tables below provide a summary of the number of wheelchair accessible homes provided against the council's wheelchair accessible housing target, and RSL wheelchair housing provided against the RSL wheelchair accessible housing target.

Council wheelchair standard homes	2017/18*	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
No. of wheelchair standard homes	8	12	8	4	15	9	34
Total number of new affordable homes	136	116	139	25	137	82	335
% new build affordable homes built to wheelchair standard	5.9	10.3	5.8	16.0	10.9	11.0	10.1
Target %	5.0	5.0	5.0	5.0	5.0	10.0	10.0

* Started formally recording the council's target in 2017/18

RSL wheelchair standard homes	2018/19*	2019/20	2020/21	2021/22	2022/23	2023/24
No. of wheelchair standard homes	3	3	4	7	25	10
Total number of new affordable homes	130	166	168	252	457	125
% new build affordable homes built to wheelchair standard	2.3	1.8	2.4	2.8	5.5	8.0

Target %	5.0	5.0	5.0	5.0	5.0	5.0
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* Started the RSL target in 2017/18

- 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. The Scottish House Condition Survey 2019 reports that 7% of households require an adaptation, and 11% of households contain an individual who is long-term sick or disabled and is restricted because of property attributes. National research undertaken by Horizon Housing Association and CIH in 'Still Minding the Step' estimates that there are 17,266 wheelchair users across Scotland with unmet needs (19.1% of wheelchair users). This is projected to increase as our population ages and the number of people living with long-term conditions and complex needs increases. The methodology used in the 'Still Minding the Step' has been applied to estimate the housing needs of wheelchair users in North Lanarkshire. It is estimated that there are 5,378 wheelchair user households in North Lanarkshire, of which there are 938 wheelchair user households with unmet need.
- 7.5 This applied methodology approach has also been used to project the future unmet housing need of wheelchair users in North Lanarkshire and to help inform a target for wheelchair housing delivery in the private sector. Alongside these housing estimates a survey was carried out in 2023 to gather a better understanding of the needs of wheelchair users in North Lanarkshire. Collectively the findings from the survey and the wheelchair housing estimates provide an evidence base to continue our engagement with private developers, with a view to establishing an all-tenure wheelchair target in North Lanarkshire.
- 7.6 It is estimated that the sites being delivered over the period of the SHIP will provide circa. 150 wheelchair standard homes (6%). However, it should be noted that a number of sites are still within early design development and this figure may increase.
- 7.7 National Planning Framework 4, which sets out in Policy 16 that proposals for accessible, adaptable and wheelchair homes should be supported, provides the foundations for our next Local Development Plan to help further improve provision. Consultation on the revision of part 1 of HfVN, which will be incorporated in the new accessible housing standard introduced from 2025/2026, will also be instrumental in enabling improved provision of accessible homes to help meet the changing needs over time in North Lanarkshire.
- 7.8 Amenity specialist housing is provided in North Lanarkshire for people with disabilities who are not wheelchairs users all of the time, making homes accessible to people with limited mobility. It is built or adapted to general needs housing standards but has a level or ramped approach and with other special features. Our flatted blocks (with lifts) and cottage flats (both ground and upper) are normally designated as amenity. The living spaces within the home (i.e. kitchen, bathroom, bedroom and living room) are located on the same level in these properties, making it easier for an individual with limited mobility to navigate.
- 7.9 The table below contains summary information on the number of amenity homes provided by North Lanarkshire Council over the past seven years. The number of amenity homes delivered will differ between projects making it difficult to accurately forecast the amount of planned investment. Many sites within the SHIP are at such an early stage, meaning the housing mix has not yet been determined.

Financial Year	Amenity Completions	Wheelchair Completions	General Completions	TOTAL
2017/18	1	8	127	136
2018/19	39	12	65	116
2019/20	1	8	130	139
2020/21 ²	4	4	17	25
2021/22	64	15	58	137
2022/23	23	9	50	82
2023/24	143	34	158	335

- 7.10 Our approach in North Lanarkshire, working in collaboration with our health and social care partners, is to provide mainstream tenancies (with appropriate support, if required) to people with disabilities, integrating with services at a local level ensuring that homes are meeting identified need. This reflects the shift in the balance of care towards more people being supported at home through a range of community supports, including self-directed support giving people greater choice and control over their living arrangements and support. There are no core and cluster models of supported housing in North Lanarkshire.

8. Child Poverty

- 8.1 There are significantly high levels of child poverty in North Lanarkshire with nearly one in four children living in low-income families (relative poverty before housing costs). The Scottish Government's Local Child Poverty Dashboard indicates that there are 24.1% of children in North Lanarkshire living in low-income families; more than the national average of 21% of children in Scotland (2021-22). There are 61,606 children under 16 in North Lanarkshire (2021-based) with 14,847 of those children are living in low-income families. Furthermore, one-third (33%) of children live in the 20% most deprived areas in North Lanarkshire.
- 8.2 According to the Family Resources Survey 2019-2022, at a Scottish level, more than two-thirds of children in poverty live in working households (69%). There are some types of households with children who are known to be at a particularly high risk of poverty such as single parents (38%); those with three or more children (34%) or a disabled household member (28%); those who are of a minority ethnic background (39%); and households with a child aged under one or a mother aged under 25. Thus, there are clear levels of inequality in relation to areas and types of household groups resulting in a degree of social exclusion across our towns and communities.
- 8.3 North Lanarkshire's approach is to embed the Local Child Poverty Action Report into its overall Tackling Poverty Strategy to ensure that tackling poverty is an area that is considered in decision making across the Partnership. We are committed to tackling the root causes of child poverty and alleviating the impact of poverty in North Lanarkshire, and the Housing Service is a key partner on the council's Tackling Poverty Officers Group (TPOG) and subgroups. Housing, alongside partners, have progressed actions contained in North Lanarkshire's Tackling Poverty Strategy 2022-23 and Local

² Our recording methodology was updated in February 2020 to ensure that the property type and target use matched the 'built form' (i.e. what the home is intended to be used for). We noticed an underreporting of amenity homes, especially cottage flats, and this change helped to address the issue.

Child Poverty Action Plan 2023-24 to tackle poverty and inequality across our communities.

- 8.4 The provision of affordable and accessible housing makes a significant contribution to tackling child poverty in conjunction with the delivery of a wide range of housing supports which maximise household income and tackle fuel poverty. Housing generated £18m in additional benefits for tenants during 2023/24 through the Income Maximisation Service. The council has delivered 1,779 family homes from a total of 2,104 new affordable homes since 2010 (up to 31 March 2024). Expansions to the OMPS which were made during 2022/23 have further helped to increase supply whilst preventing homelessness, contributing to tackling child poverty in North Lanarkshire.
- 8.5 Improvements continue to be made to the energy efficiency of our new build homes, which helps tackle fuel poverty. Our new energy advice service provides additional household support with fuel debt, advice on reducing energy bills and signposting to household energy funds, as well as other services to help reduce financial hardship and increase household income. Evaluation of a pilot of low carbon new build homes on the former multi-storey tower re-provisioning site in Airdrie is underway to help ensure the transition to low and zero carbon technologies is a just transition for households.
- 8.6 The impacts of the cost-of-living crisis continue to be felt across our communities and significant challenges remain despite the positive proactive partnership work to tackle poverty in North Lanarkshire. Work continues as part of the TPOG to implement several actions to mitigate adverse impacts, with a newly established council Programme of Work framework in place since 2023 which considers both Tackling Poverty and Homelessness Prevention within a unified scope of activity. Increasing the delivery of family homes through the SHIP is a crucial component in our efforts to tackle child poverty in North Lanarkshire.
- 8.7 We are working closely with social work and health in relation to the Coming Home Implementation Agenda which aims to improve outcomes for individuals with learning disabilities. Housing has an important role to play in supporting people with complex needs in the community. Some individuals with complex needs will be supported in their existing tenancy, while other individuals may require more bespoke housing solutions and support. The number of people with complex needs being supported through the Coming Home Implementation Agenda should be small but, if required, we will identify suitable new build housing to meet individual's housing need, working in collaboration with Social Work, Health, housing locality managers and the New Supply Team, as well as the individual and/or their family. There are no plans to develop core and cluster accommodation for individuals with a learning disability given our approach to support people with complex needs in their own tenancy.

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 Showpeople provision. The Glasgow City Region (GCR) Housing Need and Demand Assessment (HNDA) 3 has now been appraised by the Scottish Government Centre for Housing Market Analysis (CHMA) as "robust and credible" as of June 2024. It highlights the diverse accommodation preferences of Gypsy/Travellers and Travelling Showpeople with a broad range of influencing factors. 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 Pan Lanarkshire Gypsy Traveller Strategic Liaison Group was established in 2023, covering North and South Lanarkshire, replacing our previously well-established Strategic Gypsy Traveller Liaison Group within North Lanarkshire. Membership is comprised from both North and South Lanarkshire Councils, NHS Lanarkshire and Police Scotland. The 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 joint work undertaken by this pan-Lanarkshire group, and as a commitment set out in the LHS, we intend to undertake further localised housing need and demand assessment work across Lanarkshire. We continue to work with COSLA and the Scottish Government in relation to national developments and research which will help inform our approach to carrying out this assessment.

10. Rapid Rehousing Transition Plan

- 10.1 North Lanarkshire's Rapid Re-housing Transition Plan (RRTP) was approved by Committee on 14 November 2018 and submitted to Scottish Government on 19 December 2018. The five-year plan set out how North Lanarkshire Council and its partners would deliver a future vision, including the changes required in temporary accommodation supply, housing supply and support across all partners to enable settled housing options for homeless households.
- 10.2 RRTP funding, initially expected to end in 2022/23, was extended to cover 2023/24 and 2024/25. Given increasing homelessness figures, the extension supports the implementation of the Housing (Scotland) Bill, introduced to Parliament on 26 March 2024. The Bill introduces a comprehensive package of reforms aimed at providing safe, secure and affordable housing, contributing to the goal of ending homelessness in Scotland.
- 10.3 During 2023/24, RRTP activities focused on partnership efforts to tackle the underlying causes of homelessness. Additionally, there was a strong focus on early intervention to sustain tenancies and prevent homelessness wherever feasible. The Homes First Team continues to provide comprehensive support to complex homeless households, focusing on improving outcomes and tenancy sustainment through a trauma-informed approach, and enhanced joint assessments and operational processes.
- 10.4 Key achievements include the creation of an 'Out of Hours' Crisis Response Service, jointly funded with the Alcohol and Drug Partnership, which provides assertive outreach during evenings and weekends. Additionally, a Household Support Fund was created to assist young, single households (aged 16-26) experiencing financial hardship by providing support for rent arrears, energy costs, and food vouchers. The Keys to the Future programme, funded by the Barnardo's Foundation, offers practical and emotional support to families facing homelessness. Lastly, the Alternatives to Violence Project (AVP) continues to address conflict, anger, and violence for Homes First and restorative justice clients.
- 10.5 The RRTP Steering Group, which has responsibility for reviewing existing service provision, processes, practices, outcomes and performance, works collaboratively to rapidly re-house people and reduce time spent in temporary accommodation. Where

appropriate, temporary accommodation tenancies are transferred to SSTs for homeless applicants, minimising their time spent in temporary accommodation.

- 10.6 We remain committed to increasing the percentage of housing allocations to homeless households, aiming to reduce the length of stay in temporary accommodation and alleviate waiting list pressure. By reorganising frontline staff and providing trauma-informed training to all employees, we aim to proactively address homelessness and decrease the need for temporary accommodation.
- 10.7 The SHIP supports the RRTP outcomes in two ways, through the provision of supported accommodation projects, including Bank Street in Coatbridge, which will deliver small-scale supported accommodation of 10 self-contained units within a new housing development. This will add to the existing emergency accommodation in the Coatbridge area and supplement the council portfolio across North Lanarkshire. The development will support the council commitment to both supporting and sustaining accommodation for those who present as homeless. Whilst temporary accommodation is a legal obligation for the council, there are evident needs for providing intensive and full-time support for some residents before being integrated into mainstream housing. The SHIP also contributes through the delivery of affordable housing which increases supply to enable settled accommodation to be allocated as swiftly as possible, reducing the need for time spent in temporary accommodation. Although there is no specific new build target set for allocations to homeless households, a significant proportion of our new build homes and open market purchase acquisitions are let to homeless households or households who have received priority for housing insecurity on the Common Housing Register. In 2023/24, 4.4% of new build homes were let to homeless households and a further 21.1% of new homes were allocated to households with insecure housing points. Seventy-five percent of homes acquired through OMPS/EHPS in 2023/24 were allocated to households who were homeless or experiencing housing insecurity.
- 10.8 The Temporary Accommodation Strategy (TAS) review has been completed and received committee approval in May 2024. The primary purpose of the TAS is to ensure the council meets its statutory duty to provide temporary accommodation for homeless households, complies with advisory standards, reflects best practice, and aligns with the RRTP principles. The RRTP focuses on minimising the length of stay in temporary accommodation, reducing transitions, and sourcing settled, permanent accommodation as quickly as possible.
- 10.9 The TAS takes a strategic approach to addressing homelessness, aiming to maximise resources and ensure vulnerable residents receive appropriate support throughout their housing journey. The insights gained from the TAS analysis and findings will guide investment decisions and shape future priorities. Key actions include:
- Assessing the sustainability and sustainability of all unit-based accommodation, with a focus on identifying strategies for re-provisioning, refurbishment or re-design.
 - Developing 10 additional managed accommodation units in Bank Street, Coatbridge.
 - Increasing the availability of dispersed accommodation while assessing the suitability of existing temporary housing for wheelchair accessibility.
 - Increasing the allocation of available homes to homeless households by increasing the overall supply and making more homes available.

Further analysis of how the TAS actions align with existing SHIP priorities will be required and completed as part of the TAS five-year plan.

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 2023 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.

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 2025/26-2029/30

Previously Approved Priorities

Project	Developer	No. of Units
Bellaville Grove, Chryston	CVHA	24
Chryston Bowling Club, Chryston	CVHA	18
East Avenue, Carfin	CVHA	24
Mill Loan, Airdrie	CVHA	16
Overtown PS, Overtown	CVHA	17
Caledonian Road, Wishaw	Link	21
Gartloch Road, Gartcosh	Link	22
Bank Street, Coatbridge	NLC	16
Caledonian Road, Wishaw	NLC	15
Graham Street, Wishaw	NLC	13
Stewarton Street & Kings House, Wishaw	NLC	18
Kings Street, Wishaw	NLC	5
Coshneuk Road, Millerston, Stepps	NLC	16
Coursington, Motherwell (re-provisioning site)	NLC	84
Cumbernauld Community Growth Area – Phase 1-3 (AHP)	NLC	75
Dalzell Drive, Motherwell	NLC	24
Dunbeth, Coatbridge (re-provisioning site)	NLC	114
Empty Homes Purchase Scheme / Open Market Purchase Scheme	NLC	400
School Street (Former Columba HS), Coatbridge	NLC	127
Glasgow Road (Former Cumbernauld Village PS)	NLC	8
Main Street (Former Police Station), Glenboig	NLC	7
Hill Street (Former St Mary's PS), Caldercruix	NLC	25
Former DWP Offices, South Circular Road, Coatbridge (OTS)	NLC	39
Hope Street (Masonic Hall), Motherwell	NLC	10
Jackson, Coatbridge (re-provisioning site)	NLC	56
Kildonan Street (Former Municipal Buildings), Coatbridge	NLC	43
Laburnum Road, Viewpark	NLC	26
Main Street, Coatbridge	NLC	49
Millcroft Road, Cumbernauld	NLC	72
Former Motherwell Town Hall, Motherwell	NLC	20
Tay Street (Former Pentland PS), Coatbridge	NLC	16
Kildonan Street (Former Portland), Coatbridge	NLC	16
Prospecthill Road, Ravenscraig (OTS)	NLC	23
Shawhead, Coatbridge (re-provisioning site)	NLC	100
Newton Drive (Former St Brigids PS), Newmains	NLC	35
Thorn Road, Bellshill	NLC	26

Castlehill Road, Wishaw (Phase 2)	NLC / Garrion	100
Abernethyn Road, Newmains	Places for People	45
Former HMRC site, St Mungo's Road, Cumbernauld	Sanctuary	184
Heathfield Farm, Gartcosh	Sanctuary	44
Lennox House, Cumbernauld	Sanctuary	44
Reema Road, Bellshill	Trust	48
Constarry Road, Croy	Wheatley	15
Former United Reform Church, Bank Street, Coatbridge	Wheatley	17
	Total	2,117

Key

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

CGA – Community Growth Area

OTS – Off-the-Shelf Purchase

CVHA – Clyde Valley Housing Association

NLC – North Lanarkshire Council

Strategic Housing Investment Plan 2025/26-2029/30

New Priorities

Project	Developer	No. of Units
Anvil Block, Main Street, Wishaw	NLC	32
Empty Homes Purchase Scheme/ Open Market Purchase Scheme (2029/30)	NLC	100
Gartlea Road (Coats House), Airdrie	NLC	28
Elm Crescent (Former Muirpark Care Home), Viewpark	NLC	24
Hattonrigg Road, Bellshill	NLC	20
Marnoch, Glenboig	NLC	30
	Total	234

Key

NLC – North Lanarkshire Council