

Local Housing Strategy 2026-2028

Consultation and Engagement Report

1. Executive Summary

This report summarises the views of residents, partners and stakeholders gathered to inform North Lanarkshire's interim Local Housing Strategy 2026–2028. Engagement took place through an early engagement survey, a major housing conference, a 12-week consultation on the draft strategy, targeted workshops, email submissions and community drop-in sessions.

The most consistent message across the consultation was the shortage of suitable homes, particularly larger family-sized properties, accessible and adapted homes, and affordable options for households of all sizes. There was a strong call for additional social housing throughout responses, with many residents describing long waits for a suitable property, limited opportunities to move within their communities, and a lack of options for young people and first-time buyers. This shortage is contributing to overcrowding, placing pressure on families, and preventing older and disabled residents from accessing appropriate homes. Alongside this, there was a notably strong message around the need to improve and support downsizing, with respondents highlighting that the lack of suitable smaller properties prevents older residents from moving, restricts turnover, and further limits the availability of larger homes for households in need.

2. Background

The Local Housing Strategy (LHS) is the main overarching plan for the delivery of housing and housing related services in North Lanarkshire, across all types of housing. It sets out our vision and priorities for the future of housing in key areas such as housing supply, homelessness, property condition, energy efficiency, fuel poverty and specialist provision.

Our new interim LHS for 2026-2028 builds on the progress of our previous LHS, and sets our plans and aspirations for housing over the next two years. The shorter two-year period will help bring our LHS cycle into alignment with development of the new Local Development Plan for North Lanarkshire and the GCR Housing Need and Demand Assessment (HNDA) cycle. This will ensure that our LHS is informed by the most up-to-date and relevant data and evidence, accurately reflecting the housing issues and challenges in North Lanarkshire.

This approach has been discussed and agreed with the Scottish Government who have confirmed that while the strategy will not undergo a formal peer review process, feedback will be provided to help inform the next full strategy.

We recognise the importance of ensuring that the strategy reflects what matters most to the residents of North Lanarkshire. The views and experiences of residents, communities and partners are central to shaping a strategy that responds to local needs.

This report summarises the engagement and consultation undertaken to inform the interim LHS and presents the key findings from each activity.

3. Early Engagement

2.1 Early engagement survey

An early engagement survey was launched in March 2025 to help inform the priorities and actions in the new strategy. The survey was published on the Council's website and promoted widely via Facebook, Instagram, GovDelivery and through existing partnership networks, including equalities groups. The survey was made available for a 6-week period ending 7th April 2025.

The survey asked respondents to consider their current housing situation, the most important housing challenges, and suggested priorities and actions going forward. A total of 921 responses were received. An overview of findings is presented below.

A copy of the full survey is attached as an appendix.

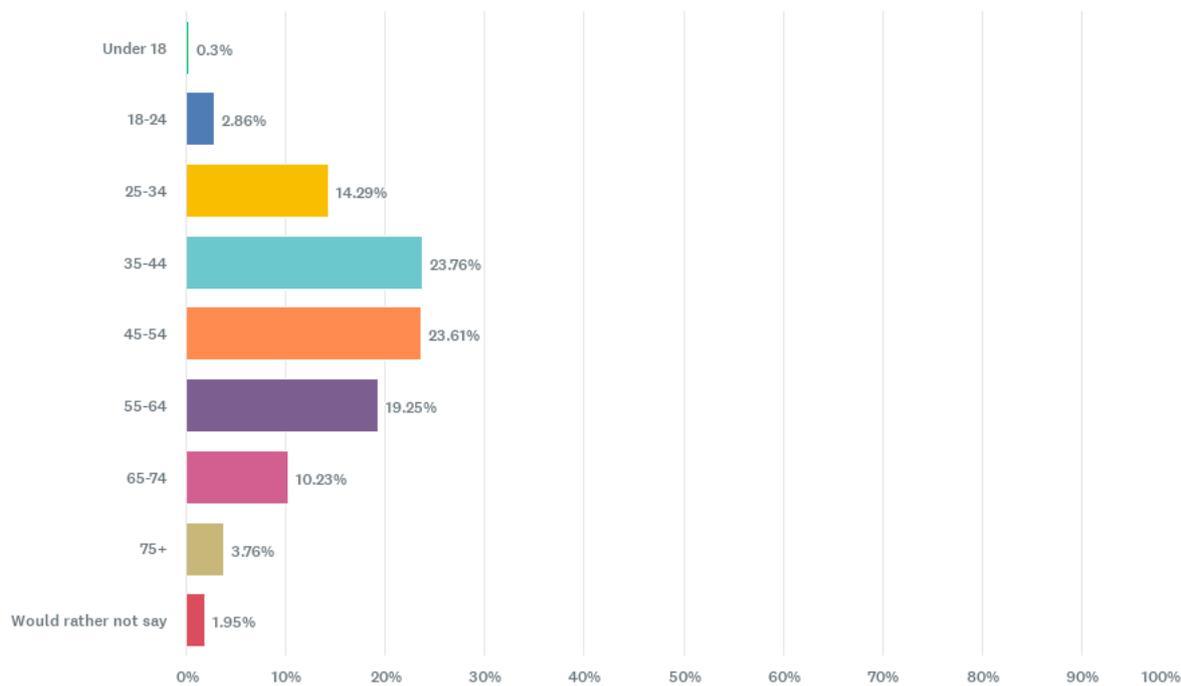
Respondent Profile

Most respondents were tenants of North Lanarkshire Council (41.4%). The second largest number of responses came from homeowners (31.2%), followed by tenants of private landlords (9.2%), employees of North Lanarkshire Council (or other partner organisation) (7.9%) and housing association tenants (3.7%). A small number of responses were received from homeless households or those living with family and friends.

Ninety-six percent of respondents provided information on the area where they live. The spread of responses was largely consistent with the population distribution across North Lanarkshire, with a slightly higher response from the Cumbernauld, Kilsyth and Moodiesburn areas (4%).

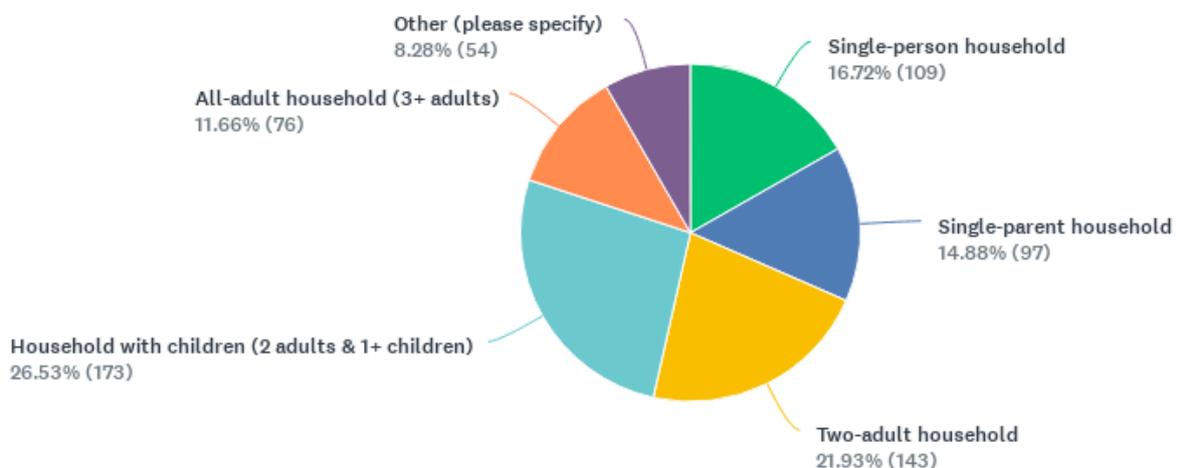
Seventy-three percent of respondents provided information on their age. Almost half of respondents (47.4%) were aged between 35-54, 17.7% were under 25, 14.3% were aged 25-34, 19.3% were aged 55-64 and 14.0% were aged over 65.

Chart 1: Age Profile



Seventy-three percent of respondents provided information on their household composition. Just over a quarter of responses were from households with 2 adults and 1+ children (26.8%), 21.9% were from two-adult households, 16.4% from single-person households, 15.0% from single parent households, 11.8% from all-adult households, and 8.0% from 'other' households (which, from the comments, included households that could've been included in the other categories).

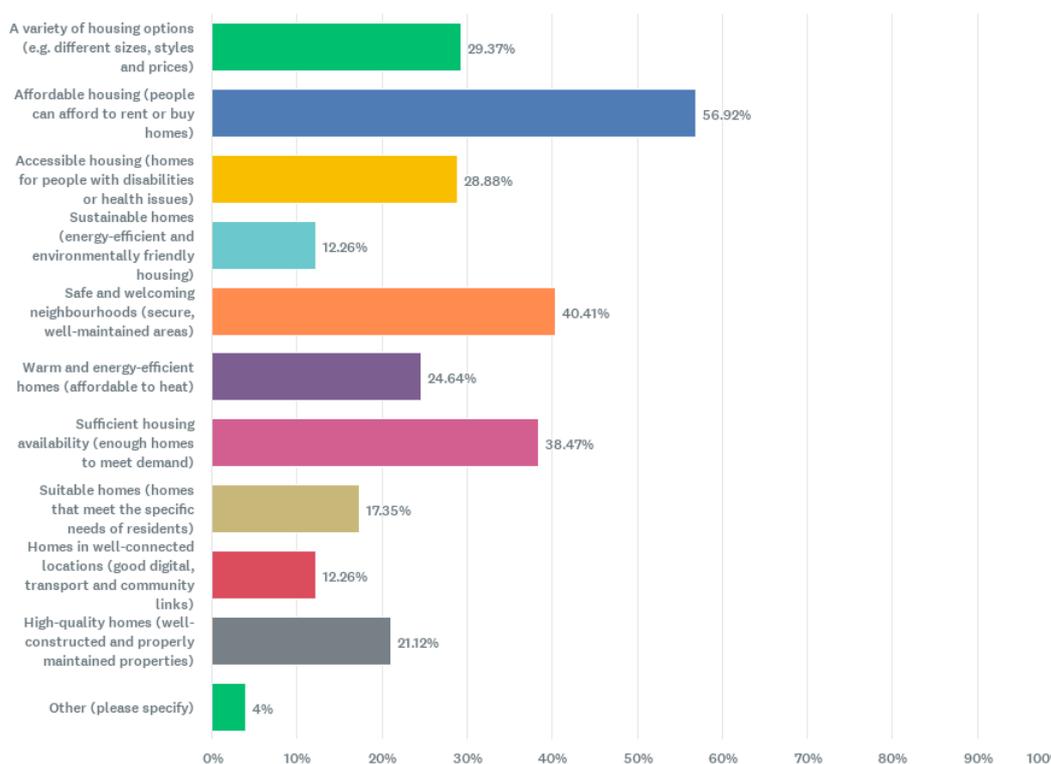
Chart 2: Household Profile



What should housing offer?

When asked what the most important thing that housing should offer residents and communities, over half of respondents (56.7%) thought it should be 'affordable housing – people can afford to rent or buy homes'. Next in order of importance was 'safe and welcoming neighbourhoods', followed by 'sufficient housing availability', 'warm and energy efficiency homes' and 'accessible housing'.

Chart 3: 'What should housing offer?' responses



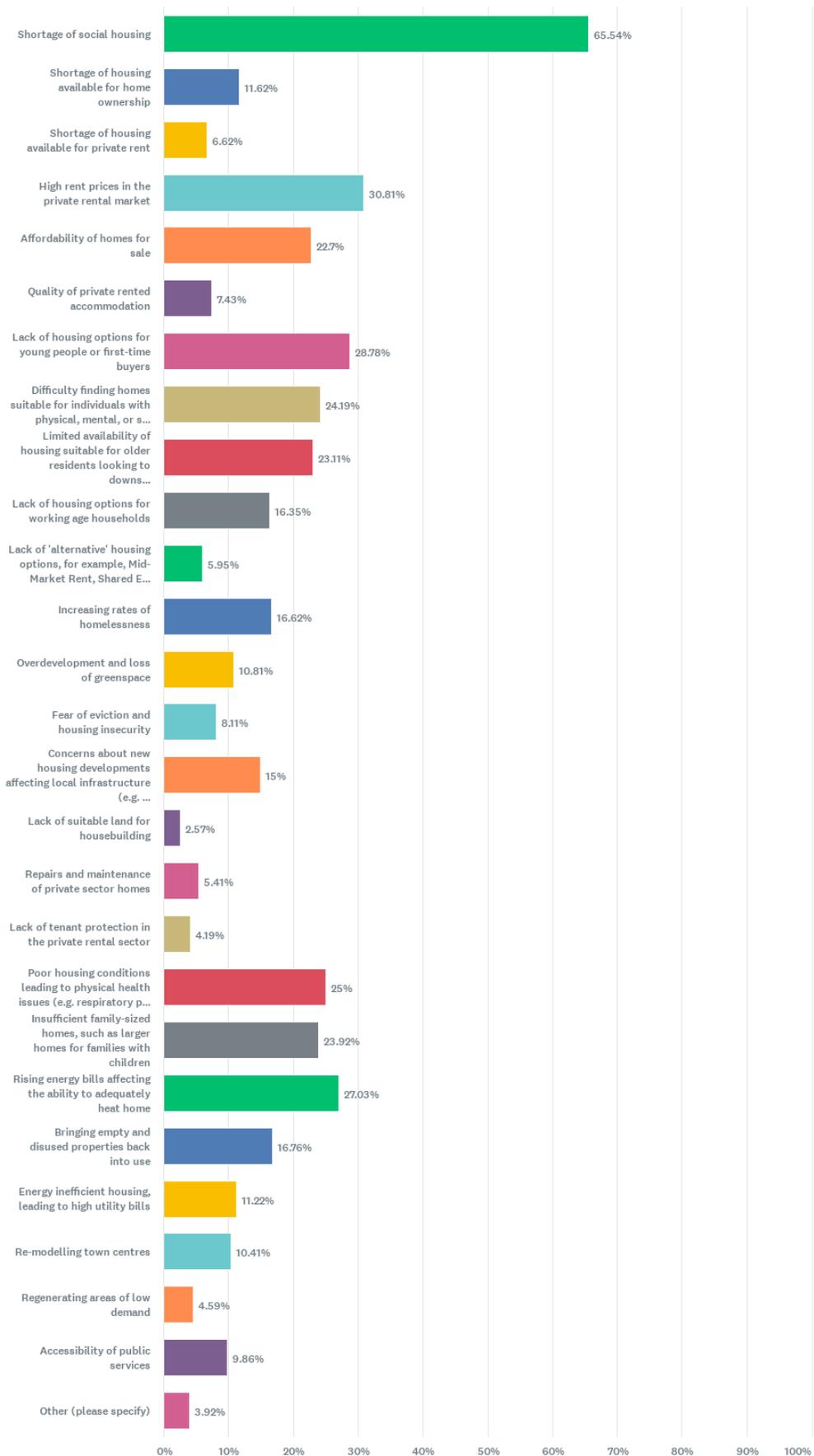
Affordable housing (people can afford to rent or buy homes)	56.7%
Safe and welcoming neighbourhoods (secure, well-maintained areas)	40.7%
Sufficient housing availability (enough homes to meet demand)	38.3%
A variety of housing options (e.g. different sizes, styles and prices)	29.5%
Accessible housing (homes for people with disabilities or health issues)	28.5%
Warm and energy-efficient homes (affordable to heat)	24.4%
High-quality homes (well-constructed and properly maintained properties)	20.8%
Suitable homes (homes that meet the specific needs of residents)	17.2%
Homes in well-connected locations (good digital, transport and community links)	12.4%
Sustainable homes (energy-efficient and environmentally friendly housing)	12.6%
Other (please specify)	4.1%

Housing Challenges

Almost two thirds of respondents (65.2%) thought a shortage of social housing was the biggest challenge facing people of North Lanarkshire; double the response received for any other housing challenge. The next most important challenge was thought to be high rent prices in the private rental market (30.8%), followed by a lack of housing options for young people or first-time buyers (29.1%) and rising energy bills affecting the ability to adequately heat the home (27.1%).

Issues such as poor housing conditions leading to physical health issues; difficulty finding homes suitable for individuals with physical, mental, or sensory disabilities; insufficient family-sized homes, such as larger homes for families with children; affordability of homes for sale; and limited availability of housing suitable for older residents looking to downsize or release equity were thought to be significant challenges – with over a fifth of respondents citing these as one of the top five challenges.

Chart 4: 'Housing challenges' responses



Shortage of social housing	65.2%
High rent prices in the private rental market	30.8%
Lack of housing options for young people or first-time buyers	29.1%
Rising energy bills affecting the ability to adequately heat home	27.1%
Poor housing conditions leading to physical health issues (e.g. respiratory problems due to dampness)	24.9%
Difficulty finding homes suitable for individuals with physical, mental, or sensory disabilities	24.1%
Insufficient family-sized homes, such as larger homes for families with children	23.7%
Affordability of homes for sale	22.9%
Limited availability of housing suitable for older residents looking to downsize or release equity	22.6%
Increasing rates of homelessness	17.0%
Bringing empty and disused properties back into use	16.6%
Lack of housing options for working age households	16.2%
Concerns about new housing developments affecting local infrastructure (e.g. roads, schools, GPs)	14.8%
Shortage of housing available for home ownership	11.7%
Energy inefficient housing, leading to high utility bills	11.1%
Overdevelopment and loss of greenspace	10.5%
Re-modelling town centres	10.5%
Accessibility of public services	9.8%
Fear of eviction and housing insecurity	8.1%
Quality of private rented accommodation	7.6%
Shortage of housing available for private rent	6.4%
Lack of 'alternative' housing options, for example, Mid-Market Rent, Shared Equity, Self/ Custom Build	6.0%
Repairs and maintenance of private sector homes	5.4%
Lack of tenant protection in the private rental sector	4.6%
Regenerating areas of low demand	4.6%
Other (please specify)	3.8%
Lack of suitable land for housebuilding	2.5%

Over half of respondents (484) provided detail on what they thought was the biggest housing issue facing residents in North Lanarkshire.

The most frequently raised issue was the shortage of suitable homes, particularly larger family-sized properties, accessible housing, and affordable homes of all sizes, especially for social rent. Respondents repeatedly highlighted the lack of 3-, 4- and 5-bedroom properties, noting that this contributes directly to overcrowding. They also described how young people are

struggling to secure their first home, and how older and disabled residents are unable to access suitably sized and accessible properties in the right locations. Many respondents stated that long waits for suitable social housing leave them feeling “stuck”, with some indicating they have been forced into the private rented sector, where costs are often difficult to afford.

These issues were a consistent theme throughout. However there were also a small but significant proportion of comments relating to the impact of new developments on existing communities and the need for additional amenities to support the area.

Some comments included:

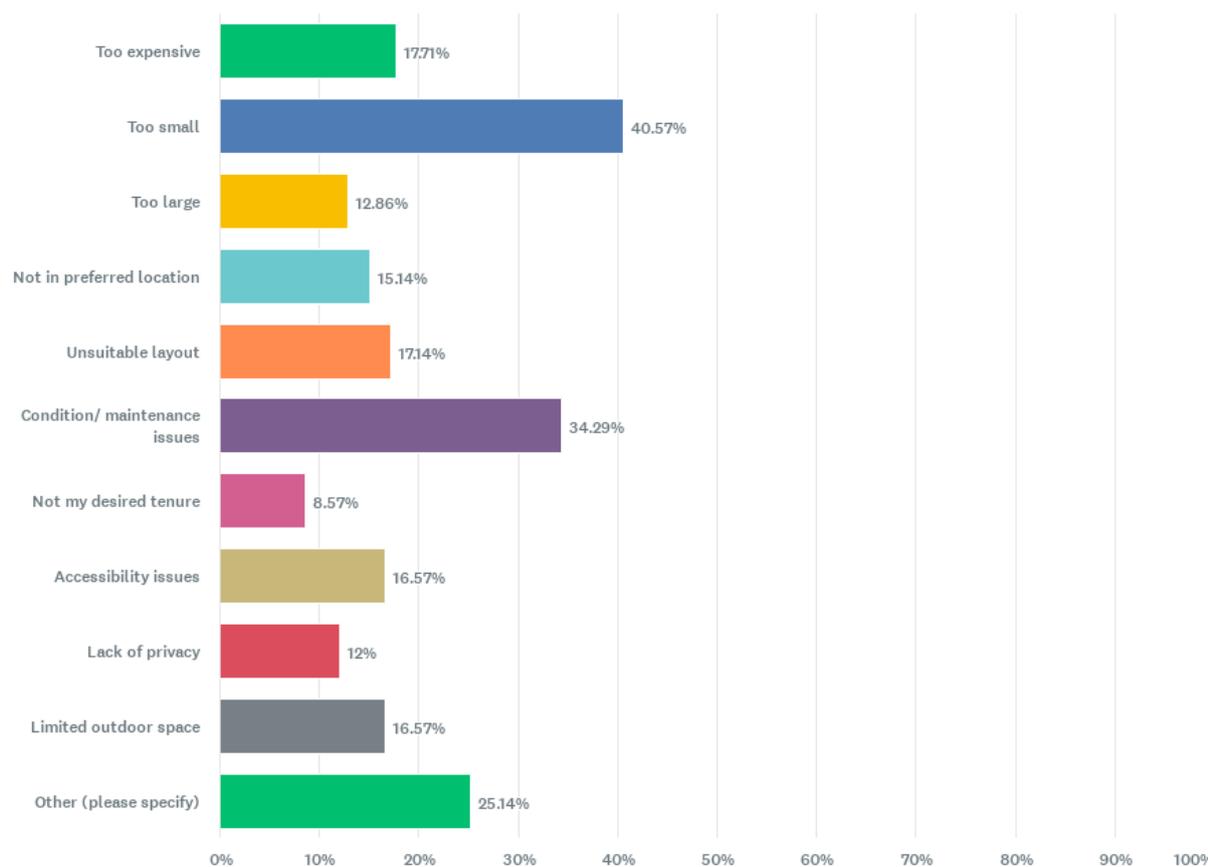
- *Not enough affordable housing/schemes to help first time buyers or couples who work be able to buy.*
- *Lack of movement on the "waiting list" due to emergency housing.*
- *Working people can't afford to buy their own home. Working people also can't get on to the housing list. I've been waiting for years for a council house and have been stuck in private rentals.*
- *Lack of social rented housing. Larger housing being rented by single older residents who have no need for this size of house, but either do not wish to move on, or do not have the option to move on to something smaller even if they wanted to.*
- *Current climate of high prices and stagnant wages have pushed more families to be finding paying rent a challenge as well as not being able to move to a more suitable property due to lack of availability and again prices.*
- *Lack of affordable housing for low income families.*
- *Lack of housing availability. Long wait times for housing. Young parents with babies and children having to stay in unsuitable home environments whilst this has a detrimental effect on maternal mental health. Frustrations when waiting for allocation that there can be no updates on wait times or positions in the housing list as this is so changeable. Young people being forced to take on private lets at unaffordable amounts due to feeling they have no other options.*
- *Not enough flats especially 1 bedroom affordable for young people to move into or when you have a flat you're on the waiting list for years.*
- *Not enough council homes for working families.*
- *Not enough larger sized properties for larger families/families with additional support needs.*
- *Grown adults having had to stay in parent's homes as they are the last on the list to be housed.*
- *Not enough affordable housing/schemes to help first time buyers or couples who work be able to buy.*
- *Not enough three bed houses available near family for support.*
- *Lack of housing available to all, forced to living with sub-standard housing, or renting long-term, or living with parents too long.*
- *Not enough housing for growing families e.g. 3/4 bedroom houses and long wait times for bigger properties.*
- *Continued increased costs making home ownership or even renting a home almost impossible for many. With the rate of pay for some individuals/ families continually stretched to meeting rising costs, for some, who at one point bought a home that they were able to afford and have a small disposable income, are now stretched to breaking point due to increased fuel, food, taxation and are being pushed to make difficult choices.*

- *Waiting time on housing register when applying for social housing. The system of being allocated property rather than being able to apply for what you would like. Older people not downsizing which prevents families from accessing suitable properties.*
- *People in work not being able to get enough 'points' for a council property, but at the same time, can't afford a mortgage to buy. Forces them into private rents, which are extremely expensive and difficult to get out of that cycle. Bring back a system where people who are working and can afford to pay their own council rent, are eligible and can obtain a council property!*
- *Private tenants are trapped. Rent goes up too high so you look for alternative private lets home and all too high. And can't get on social housing as not homeless. So have to stay unhappy and use up all savings (if you have any), get yourself in bad financial state, eventually become homeless then council might house you. In an unsafe area.*
- *Not enough homes for downsizers. Ageing population but 4 and 5 bedrooms always take priority with builders.*
- *The inability to downsize due to the lack of suitable properties available e.g. no one who has access to a garden is going to downsize to a flat. I certainly wouldn't.*
- *Not having enough available houses and not allocating enough houses to the transfer list where most people are extremely overcrowded.*
- *Older folk not able to maintain bigger homes but can't downsize to free up family homes. So many older folk getting at home care in 3 bed houses with gardens they can't manage while families are in over crowded accommodation.*
- *The points system for council housing. People in large houses not willing or have no option to downsize therefore stopping families requiring more space to be stuck in inadequate housing. Focusing on housing non local residents before the local residents in need.*
- *They don't have enough larger houses (3 bedroom houses) for couples with kids. They also have a list so long and people in private let houses are pushed to the bottom.*
- *Absolutely zero movement on the housing points ladder for families like us.*

Housing Need

Over half of respondents (54.6%) stated that their current home meets the needs of the household. 45.4% (323 respondents) stated that their needs were currently not met. When asked for further detail, the mostly commonly chosen reason was that their current home was too small (40.6%) or there were condition or maintenance issues (34.3%).

Chart 5: 'Housing need' responses



Too small	40.1%
Condition/ maintenance issues	34.6%
Other (please specify)	25.0%
Too expensive	18.4%
Unsuitable layout	16.5%
Accessibility issues	16.5%
Limited outdoor space	16.2%
Not in preferred location	14.8%
Too large	12.6%
Lack of privacy	12.4%
Not my desired tenure	8.2%

A quarter of respondents gave 'other' reasons why their home didn't meet their needs. These reasons included homelessness, insecure private tenancies and overcrowding. Several stated that they were sofa-surfing, living with relatives, or facing imminent eviction. Others noted they were in homes that were too small for their families, including those with children who require their own space due to autism or ADHD. A significant proportion highlighted disability-related challenges, particularly mobility needs and neurodivergence, where homes with stairs, unsuitable bathrooms or fencing, or lack of adaptations can create daily barriers.

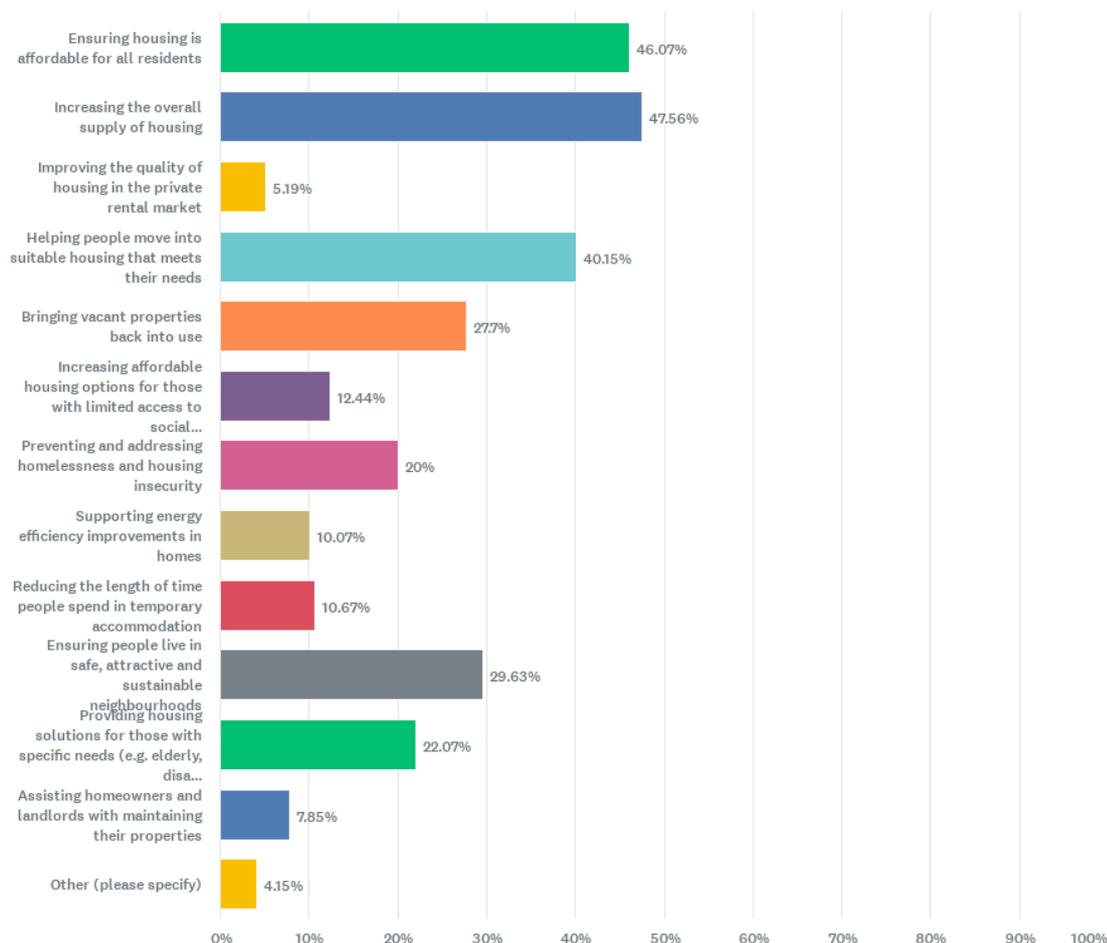
Property condition was another strong theme, with numerous reports of dampness, mould, structural issues, poor insulation and houses in significant disrepair. Many also described issues with antisocial behaviour, drug-taking and unsafe neighbours that affect their wellbeing and can prevent children from playing outdoors. Parking difficulties, dangerous roads and inaccessible streets were also noted. A smaller number raised concerns about high council tax, rising private rents and the insecurity of the private rented sector, especially when landlords sell properties, leaving tenants vulnerable.

Housing Priorities

Affordability and increasing the overall supply of housing were rated as the top housing priorities over the next two years, with around half of respondents rating these in their top three priorities. Helping people move into suitable housing that meets their needs, and ensuring people live in safe, attractive and sustainable neighbourhoods were also rated highly (40.2% and 29.6% respectively). A significant proportion also thought that bringing empty homes back into use was a priority (27.7%).

Although condition and maintenance issues were reported as being one of the main reasons why homes didn't currently meet the needs of household, this was not rated highly as a priority.

Chart 6: 'Housing priorities' responses



Increasing the overall supply of housing	47.6%
Ensuring housing is affordable for all residents	45.9%
Helping people move into suitable housing that meets their needs	39.7%
Ensuring people live in safe, attractive and sustainable neighbourhoods	29.5%
Bringing vacant properties back into use	27.3%
Providing housing solutions for those with specific needs (e.g. elderly, disabled)	22.2%
Preventing and addressing homelessness and housing insecurity	19.9%
Increasing affordable housing options for those with limited access to social or open market housing	12.5%
Reducing the length of time people spend in temporary accommodation	10.8%
Supporting energy efficiency improvements in homes	10.1%
Assisting homeowners and landlords with maintaining their properties	7.9%
Improving the quality of housing in the private rental market	5.6%
Other (please specify)	4.0%

Delivery

Respondents were asked to provide suggestions on how the identified priorities could be delivered.

A consistent message from respondents was the need for a more effective and proactive approach to downsizing, with this repeatedly identified as a way to free up larger family homes and ensure that people are living in properties that match their needs. Many suggested introducing stronger incentives, dedicated support, and a more flexible allocations system to help older residents or single occupants move into smaller, more suitable homes. They felt this would relieve overcrowding for families, reduce waiting times and make much better use of existing stock.

Alongside this, many respondents highlighted the importance of increasing the supply and quality of homes, particularly through building more social housing (especially larger family homes and accessible properties), bringing empty or derelict homes back into use, and improving the condition of the existing stock through quicker repairs and better maintenance. People frequently raised the need for fairer, clearer allocation processes, better communication between departments, and more support for vulnerable or homeless households. Improving neighbourhood standards, tackling antisocial behaviour, and ensuring landlords maintain safe, warm homes were also consistent themes across responses.

'One Thing'

When asked if the strategy could deliver one thing, what would it be, respondents overwhelmingly called for more homes, with a particular emphasis on family-sized properties, affordable social housing, and accessible homes for disabled people and an ageing population. Many respondents framed this as the single biggest barrier to resolving overcrowding, long waits, homelessness, and the reliance on unsuitable private lets.

A second strongly recurring theme was the need to reduce waiting times through a fairer, more responsive allocations system. This included prioritising people with the greatest need, especially families experiencing overcrowding, disabled residents stuck in inaccessible homes, and those spending long periods in temporary accommodation.

The third main theme was affordability - affordable rents, affordable energy bills, and affordable routes into homeownership. Many respondents highlighted the cost of private renting and the insecurity it creates, calling for better protections, rent controls, or more accessible council housing as an alternative.

Finally, a significant number of comments focused on improving the quality and safety of existing homes and neighbourhoods. This included tackling mould, upgrading kitchens and windows, ensuring homes are warm and energy efficient, and addressing antisocial behaviour so people feel safe in their communities.

2.2 Housing Conference

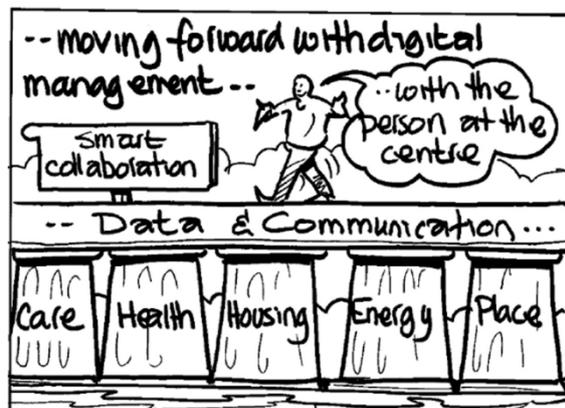
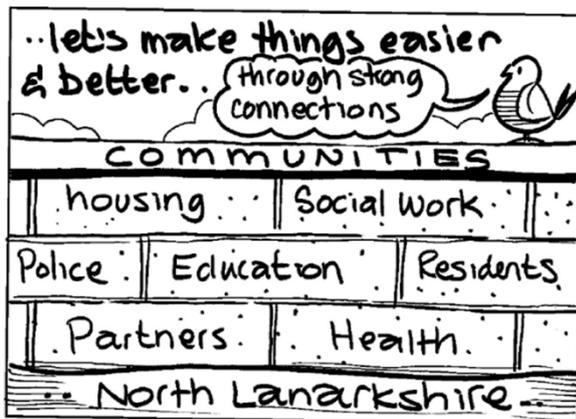
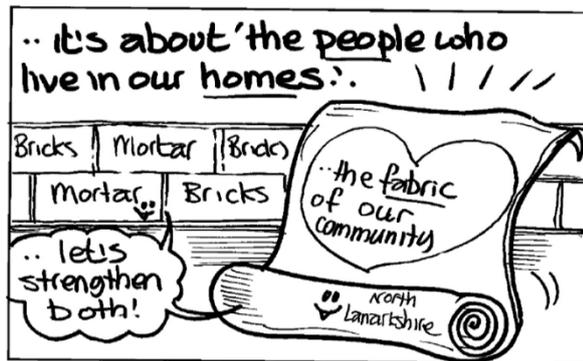
In August 2025, North Lanarkshire Council co-hosted a housing conference in partnership with Clyde Valley Housing Association titled "Housing Horizons: 20 years of Local Housing Strategy – Insights, Reflections and Future Direction". The event invited participants to reflect on more than two decades of Local Housing Strategy development, examining how the housing landscape has changed, what progress has been made, and the challenges and opportunities that lie ahead.

The event was attended by over 100 people, with stakeholders attending from across the housing, health, social care and voluntary sectors, including representation from almost every housing association operating in North Lanarkshire. The programme encouraged participants to think differently and explore new solutions to the housing-related challenges currently facing the sector. Key presentations included –

- 20 Years of Local Housing Strategy - Stephen Llewellyn
- Reflecting on the Evidence Base: from LHSA to the Housing Bill and Beyond - Professor Ken Gibb
- Addressing Scotland's Housing Crisis: Government Policy, the Housing Emergency, and the Forthcoming Housing Bill - Callum Chomczuk

The event also included a panel discussion with experts on the "future of housing, policy and possibility" as well as workshops on "Delivering the Council Ambition through the Programme of Work" and the "Pathways Paradox", delivered by Socialudo.

The artist, Graham Ogilvie, was in attendance throughout the day to capture themes and feedback visually. Some of his illustrations are shown below.



A full summary of the event, including presentations, workshops and programme details, is available in the Conference Report, accessible here:

[North Lanarkshire Housing Conference 2025](#)

4. Consultative Draft

The draft strategy was published for consultation in October 2025 for a period of 12 weeks. A summary version of the draft strategy was made available alongside the full document to highlight key issues and proposed actions. Stakeholders were invited to provide feedback through several channels including an online survey, online workshops, drop-in sessions or by sending views directly via email.

In addition to the open engagement opportunities, targeted workshop sessions were held with the North Lanarkshire Federation of Tenants and Residents and with Community Board members. These sessions provided an opportunity for more in-depth discussion of the draft strategy and potential areas for change.

Feedback from the Federation workshop highlighted an appreciation of the breadth of evidence used to shape the strategy. Participants recognised that homelessness remains a significant challenge in North Lanarkshire and welcomed the positive work underway, including through the Homelessness Action Plan (HAP). They were keen to receive ongoing updates on the progress of the HAP and the Ask and Act approach, and how this will inform the next iteration of the strategy.

At the Community Board workshop, participants emphasised the importance of continuing to tackle climate change and improve the energy efficiency of homes. However, they also stressed the need to ensure that measures do not inadvertently increase the risk of fuel poverty for households.

A summary of findings from the online survey is presented below.

3.1 Consultative draft survey

The survey was published on the Council's website in mid-October 2025 and promoted widely via Facebook, Instagram, GovDelivery and through existing partnership networks. The survey was made available for a 12-week period ending 15th December 2025.

The survey asked respondents to consider the Draft Local Housing Strategy 2026-28 and provide comment on the priorities identified in the strategy. It gave respondents the opportunity to comment on the general clarity of the strategy; highlight any priorities, actions, or other housing issues that might be missing; and asked for any other general comments on the strategy. A copy of the survey is attached as an appendix.

A total of 67 responses were received.

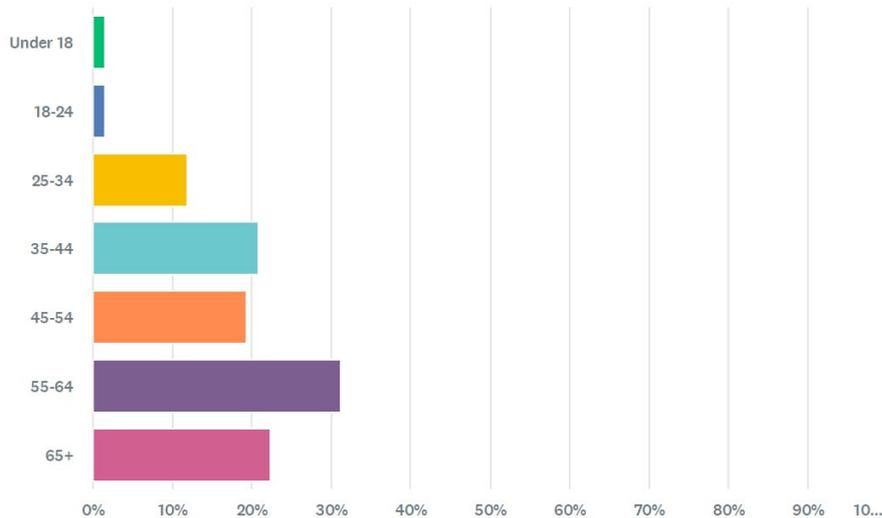
Respondent Profile

The majority of respondents were tenants of North Lanarkshire Council (49.3%). The second largest number of responses came from homeowners (20.9%), followed by tenants of private landlords (16.4%), housing association tenants (3.0%) and employees of North Lanarkshire Council (or other partner organisation) (3.0%). A small number of responses were received from homeless households or those living with family and friends.

While responses came from across North Lanarkshire, a slightly higher proportion of responses were received from those living in Motherwell.

Over half of respondents (52.2%) were aged between 35-54. Around a third were aged 55-64 and around a fifth (17.8%) were aged over 65.

Chart 7: Age profile

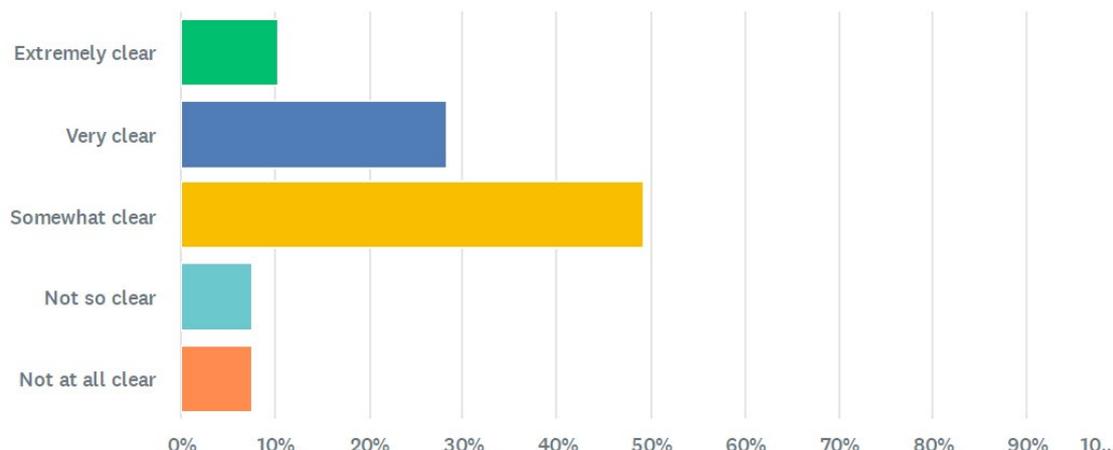


Strategy Clarity

Respondents were asked to rate how clear and easy to understand the strategy was, on a scale from 'extremely clear' to 'not at all clear'. The majority of respondents thought the strategy was either somewhat or very clear (77.6%). Ten percent of respondents thought the strategy was extremely clear.

Of those who thought the strategy was 'not so clear' or 'not at all clear', only three provided further comment. It was suggested that the strategy could be made available in a range of formats to improve accessibility, and while an 'easy read' summary version of the strategy was produced, some respondents thought it was still overly long and wasn't in language that everyone would be able to understand.

Chart 8: Strategy clarity



Priorities

Nearly half of respondents (46.3%) thought the priorities set out in the draft strategy were the correct priorities for North Lanarkshire. Sixteen percent disagreed with the priorities. Almost two fifths of respondents stated they were 'not sure' if the priorities were right for North Lanarkshire.

Over half (54.5%) of those who rated the strategy as 'not so clear' or 'not at all clear' also disagreed with the priorities. The remainder (45.5%) were 'not sure'. None of this group agreed with the priorities.

Conversely, the vast majority (73.1%) of respondents who rated the strategy as 'very clear' or 'extremely clear' agreed with the priorities. Just over a quarter were 'not sure'. None disagreed.

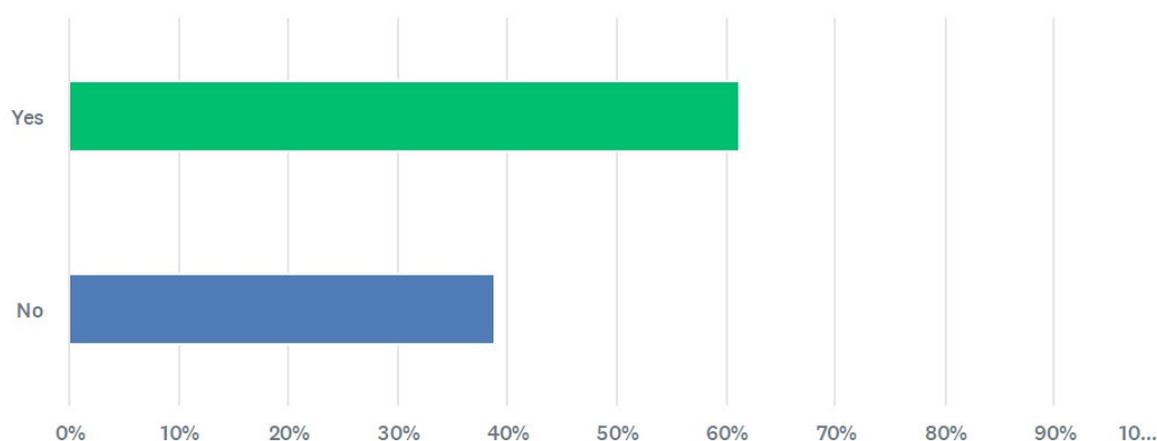
Respondents were asked to comment on the priorities set out in the strategy. Twenty-three comments were received.

The most common theme was frustration about long waiting times for housing and a wider sense of there being a shortage of social homes. Several respondents felt that long-term North Lanarkshire residents, who have been on the waiting list for many years without offers, should be given greater priority. Concerns were also raised about allocations to people from outwith the area. While town centre regeneration was viewed positively, respondents asked for clearer detail on housing plans within this. Other feedback related to the Homes First service, protecting greenbelt land, the role of private landlords, tenant voice in decision-making and wider concerns about how actions would be funded.

Additional Issues/ Actions

Respondents were asked if there were any other housing issues and/ or actions that should be included in the strategy. Over half of respondents (61.2%) thought there were.

Chart 9: Additional issues/ actions



Many of the comments received in response to this question echoed those given in response to previous questions, with a large proportion voicing frustration at the long waiting times and the lack of suitable housing options for larger families and older people.

Several comments highlighted the need for clearer prioritisation for long-term North Lanarkshire residents and families living in overcrowded or unsuitable accommodation, including those with disabilities. People also asked for stronger action on anti-social behaviour, exploitation of the allocations system and better enforcement of housing standards in both council and private rented homes. Other themes included calls to improve communication with applicants, address damp and disrepair, protect greenbelt land, strengthen support services for vulnerable households, and improve joint working with housing associations. Some respondents also raised broader concerns about affordability in the private rented sector and challenges for first-time buyers.

Other Comments or Suggestions

Finally, respondents were asked for any other comments on the strategy. Twenty-nine responses were received. Comments included:

- *"help family's that are already in North Lanarkshire not outwith"*
- *"the scoring system is not fair or clear and prioritising people that can play the system over people with actual needs is one of the biggest issues in NLC"*
- *"there needs to be more 3 bedroom houses built. turnover in areas with 2 bedroom houses causes lots of issues like people not getting to know their neighbours and a lack of sense of community"*
- *"would funds used to improve environmental concerns be better spent on increasing the number of homes being built - prioritise a roof over someone's head as opposed to slightly lower emissions?"*
- *"prioritise the people who have lived here all their lives"*
- *"above housing should be within the body of the community and not in complexes tucked away from our communities"*
- *"more bedrooms for growing families"*

- *“could be a lot better and fairer”*

MECOPP response

MECOPP provided a detailed response highlighting the particular challenges faced by minority ethnic unpaid carers and Gypsy/Traveller communities in relation to fuel poverty, housing, and access to support. While MECOPP welcomed the commitments towards tackling fuel poverty, including actions to promote awareness of supports, they highlighted that minority ethnic unpaid carers face disproportionate financial pressure, with 67% reporting negative financial impacts and around one in five struggling with utility bills. They stressed the need for targeted outreach, including language and digital support, and working with trusted community organisations.

They also raised significant concerns about fuel poverty amongst Gypsy/Traveller communities, particularly due to reliance on unregulated fuel sources. MECOPP called for clearer timelines, stronger recognition of accommodation issues, and greater use of lived experience in evidence gathering.

They noted wider health impacts for minority ethnic carers and pointed to a 164% rise in minority ethnic unpaid carers in North Lanarkshire, reinforcing the need for focused action.

3.2 Email Responses

Only one response was received through the central mailbox in relation to the consultative draft strategy. This response was from Homes for Scotland (HFS). Overall, HFS considered the draft strategy to be clear and agreed that the priorities are the right priorities for North Lanarkshire. Their response stressed that housing need in North Lanarkshire is higher and more complex than the current HNDA suggests, and they encouraged the Council to use more up-to-date population and household data when calculating future housing requirements. While they welcomed the higher minimum supply target, they highlighted a decline in private housing delivery due to limited land availability and noted the importance of maintaining a balanced, all-tenure approach. They emphasized how private sector completions influences the supply of affordable homes and that any reduction in private activity risks constraining affordable delivery.

HFS were supportive of the focus on sustainability, noting that most new homes built by their members already achieve high energy-efficiency standards, and increasingly incorporate zero-emissions heating systems. They highlighted how well-designed, energy-efficient new homes can contribute to broader economic, social, and environmental outcomes.

They recommended that any revision to the Affordable Housing Policy should allow for a range of delivery mechanisms, reflecting varying site circumstances and funding challenges. HFS also underlined the need for alignment between the LHS and the emerging Local Development Plan, particularly in relation to ensuring an adequate supply of deliverable land. They referenced wider research showing that restricted land supply contributes to reduced housing output and poorer affordability. Finally, they highlighted the significant economic contribution of home building, including job creation and infrastructure investment, reinforcing the importance of supporting housing delivery across all tenures.

3.3 Drop-ins

A total of five drop-in sessions were arranged, giving residents and stakeholders the opportunity to discuss the strategy in-person with a member of the housing strategy team. A range of locations were chosen to gather the views of residents across North Lanarkshire, as well as allowing residents to more easily attend a location near to them. Locations included Cumbernauld Library, Newmains Community Hub, Motherwell Library, Bellshill Library, and the Riverbank Community Hub. Both morning and afternoon sessions were arranged.

Across the five drop-in sessions, feedback highlighted a number of consistent challenges and priorities. Affordability and the overall lack of available housing were the most frequently raised issues, with many respondents noting a shortage of bungalows, accessible homes and suitably sized properties for disabled people and families with specific needs. Several people raised concerns that people's vulnerabilities are not always fully considered in current processes. Energy-efficient heating options were also identified as important. When asked what one thing the housing strategy should deliver, participants most often prioritised affordable rents and increased availability of homes for local residents. Other suggestions included providing more suitable housing for a wider range of needs, preventing and reducing homelessness, improving the quality and pace of construction, and ensuring people can access homes in safe, welcoming communities that match their circumstances.

Appendix 1: Local Housing Strategy 2026-28 Early Engagement Survey

Have Your Say on the Future of Housing in North Lanarkshire

We are developing a new housing strategy to help address the key housing issues facing people in North Lanarkshire. The strategy will set out our vision and priorities for the future of housing and housing-related services throughout the area. We need your input to ensure that the strategy reflects what matters most to you.

The survey should take around 10 minutes to complete.

All responses will remain confidential and will only be used for the purposes of developing the strategy.

Thank you in advance for taking the time to complete this survey.

1. Are you:

- A North Lanarkshire Council tenant
 - A housing association tenant
 - A tenant of a private landlord
 - A homeowner (mortgage or owned outright)
 - Living with family/ friends
 - Homeless/ living in temporary accommodation
 - An employee of North Lanarkshire Council or other organisation (housing association, NHS)
 - Other (please specify)
-

2. What is your postcode?

3. What do you think are the most important things housing should offer residents and communities?

Please select your TOP THREE choices.

- A variety of housing options (e.g., different sizes, styles, and prices)
 - Affordable housing (local people can afford to rent or buy homes)
 - Accessible housing (homes for people with disabilities or health issues)
 - Sustainable homes (energy-efficient and environmentally friendly housing)
 - Safe and welcoming neighbourhoods (secure, well-maintained areas)
 - Warm and energy-efficient homes (affordable to heat)
 - Sufficient housing availability (enough homes to meet demand)
 - Suitable homes (homes that meet the specific needs of residents)
 - Homes in well-connected locations (good digital, transport, and community links)
 - High-quality homes (well-constructed and properly maintained properties)
 - Other (please specify)
-

4. Based on your experience, what are the biggest housing challenges facing people in North Lanarkshire?

Please select your TOP FIVE choices.

- Shortage of social housing
- Shortage of housing available for home ownership
- Shortage of housing available for private rent
- High rent prices in the private rental market
- Affordability of homes for sale
- Quality of private rented accommodation
- Lack of housing options for young people or first-time buyers
- Difficulty in finding homes suitable for individuals with physical, mental, or sensory disabilities
- Limited availability of housing suitable for older residents looking to downsize or release equity
- Lack of housing options for working age households
- Lack of 'alternative' housing options, for example, Mid-Market Rent, Shared Equity, Self/ Custom Build
- Increasing rates of homelessness
- Overdevelopment and loss of greenspace
- Fear of eviction and housing insecurity
- Concerns about new housing developments affecting local infrastructure (e.g. roads, schools, GPs)
- Lack of suitable land for housebuilding
- Repairs and maintenance of private sector homes
- Lack of tenant protection in the private rental sector
- Poor housing conditions leading to physical health issues (e.g. respiratory problems due to dampness)
- Insufficient family-sized homes, such as larger homes for families with children
- Rising energy bills affecting the ability to adequately heat home
- Bringing empty and disused properties back into use
- Energy inefficient housing, leading to high utility bills
- Revitalising town centres
- Regenerating areas of low demand
- Accessibility of public services
- Other (please specify)

5. What do you think is the biggest housing issue facing residents in North Lanarkshire?

6. Does your current home meet the needs of the household?

- Yes
- No

7. If not, what are the main reasons why your home doesn't meet your needs?

Please select all that apply.

- Too expensive
- Too small
- Too large
- Not in preferred location
- Unsuitable layout
- Condition/ maintenance issues
- Not my desired tenure
- Accessibility issues
- Lack of privacy
- Limited outdoor space
- Other (please specify)

8. What should the Council's housing priorities be over the next 2 years?

Please select your TOP THREE priorities.

- Ensuring housing is affordable for all residents
- Increasing the overall supply of housing
- Improving the quality of housing in the private rental market
- Helping people move into housing that meets their needs
- Bringing vacant properties back into use
- Increasing affordable housing options for those with limited access to social or open market housing
- Preventing and addressing homelessness and housing insecurity
- Supporting energy efficiency improvements in homes
- Reducing the length of time people spend in temporary accommodation
- Ensuring people live in safe, attractive and sustainable neighbourhoods
- Providing housing solutions for those with specific needs (e.g. elderly, disabled)
- Assisting homeowners and landlords with maintaining their properties
- Other (please specify)

9. Do you have any comments on how best these priorities could be delivered?

10. If the new Local Housing Strategy could deliver one thing, what would it be?

About You...

11. What age are you?

- Under 18
- 18-24
- 25-34

- 35-44
- 45-54
- 55-64
- 65+
- Would rather not say

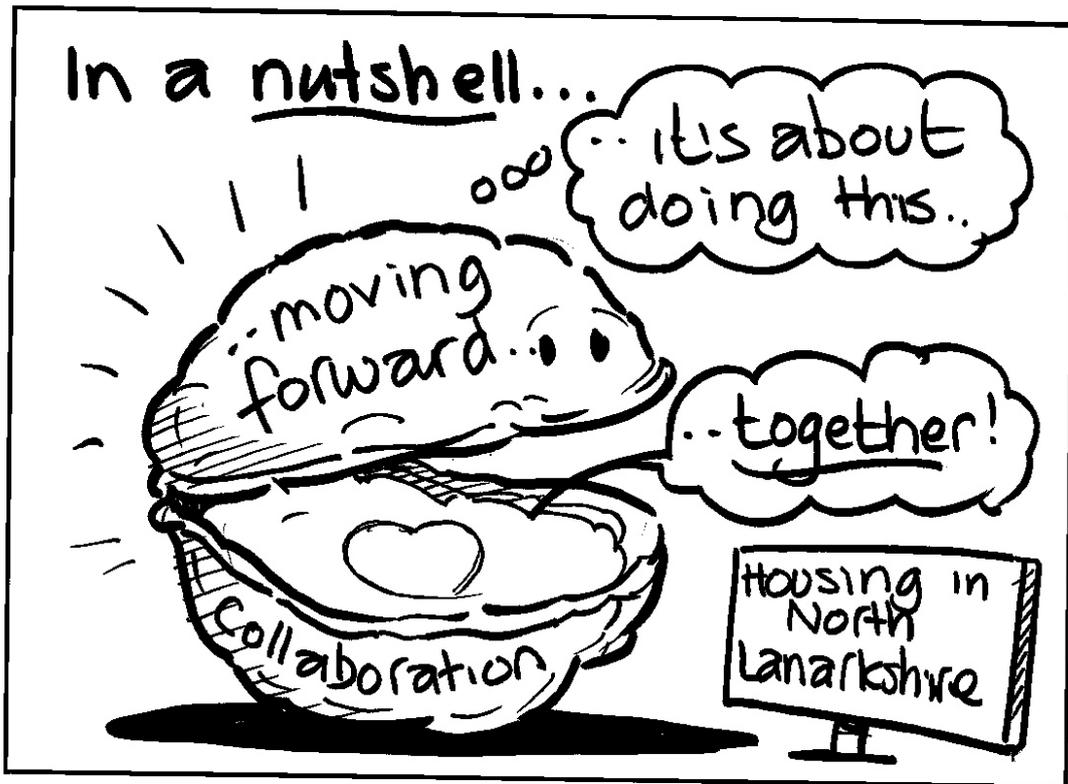
12. How would you describe the household you live in?

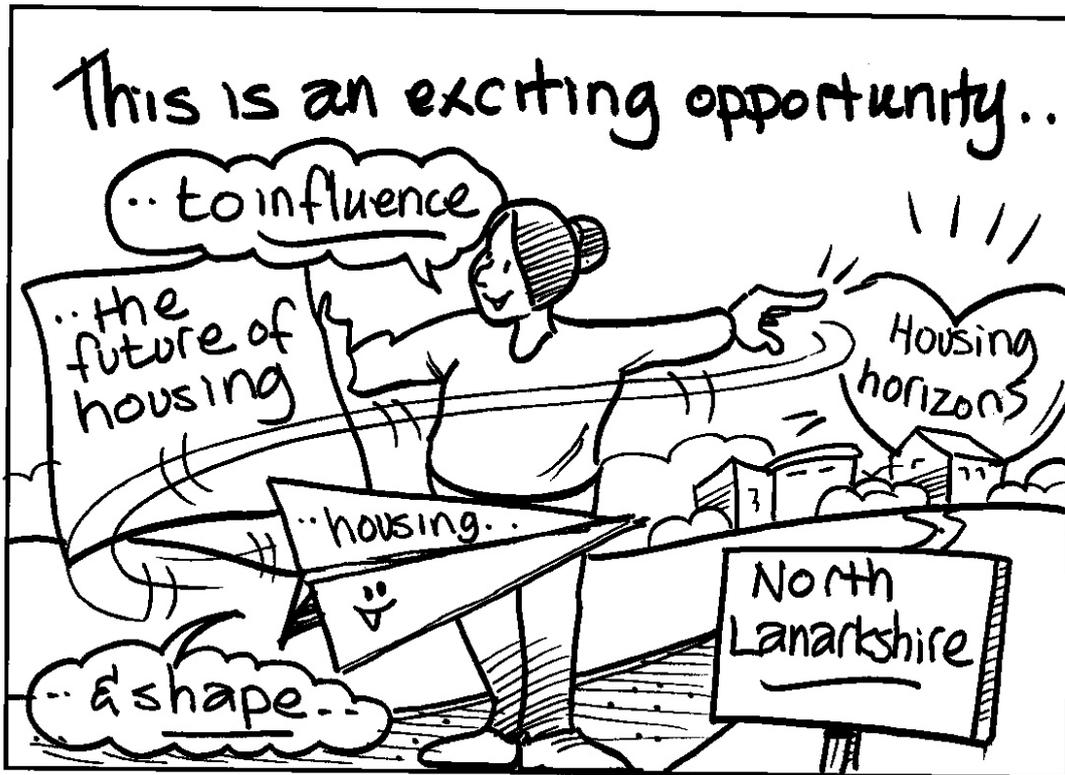
- Single-person household
- Single-parent household
- Two-adult household
- Household with children (2 adults & 1+ children)
- All-adult household (3+ adults)
- Other (please specify)

Thank you for completing this survey. Your feedback will help shape the future of housing in North Lanarkshire. If you would like to stay informed about the development of the housing strategy, please provide your contact information below:

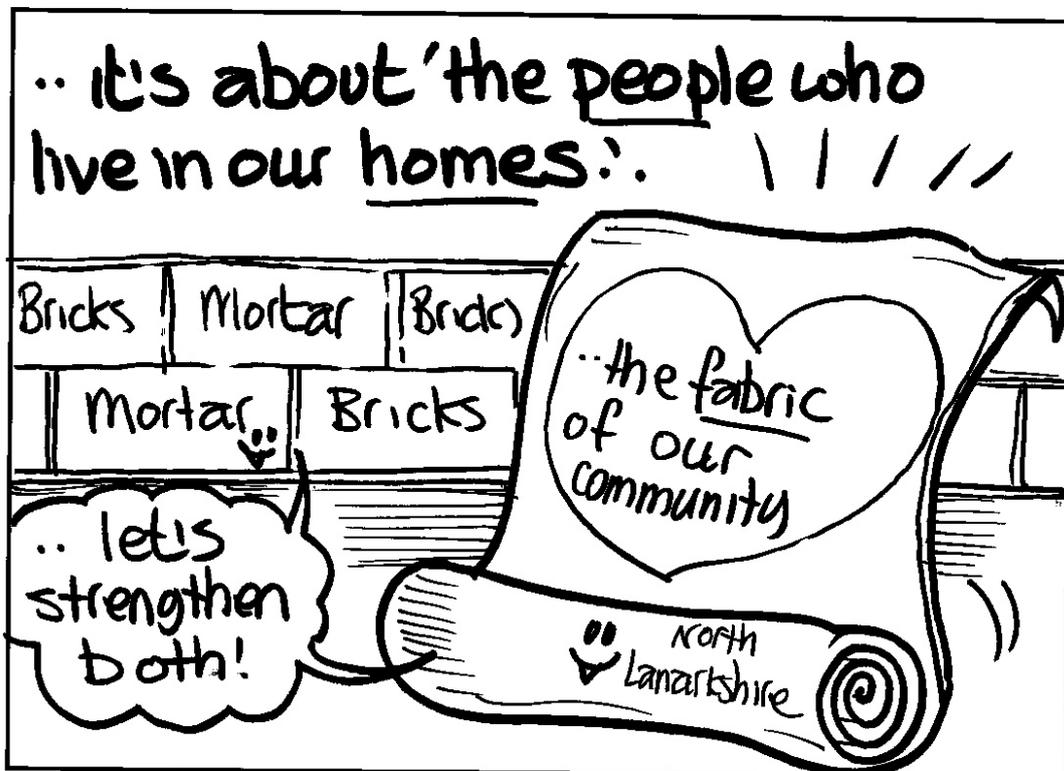
- Name: _____
- Email: _____
- Phone (optional): _____

Appendix 2: Housing Conference Feedback



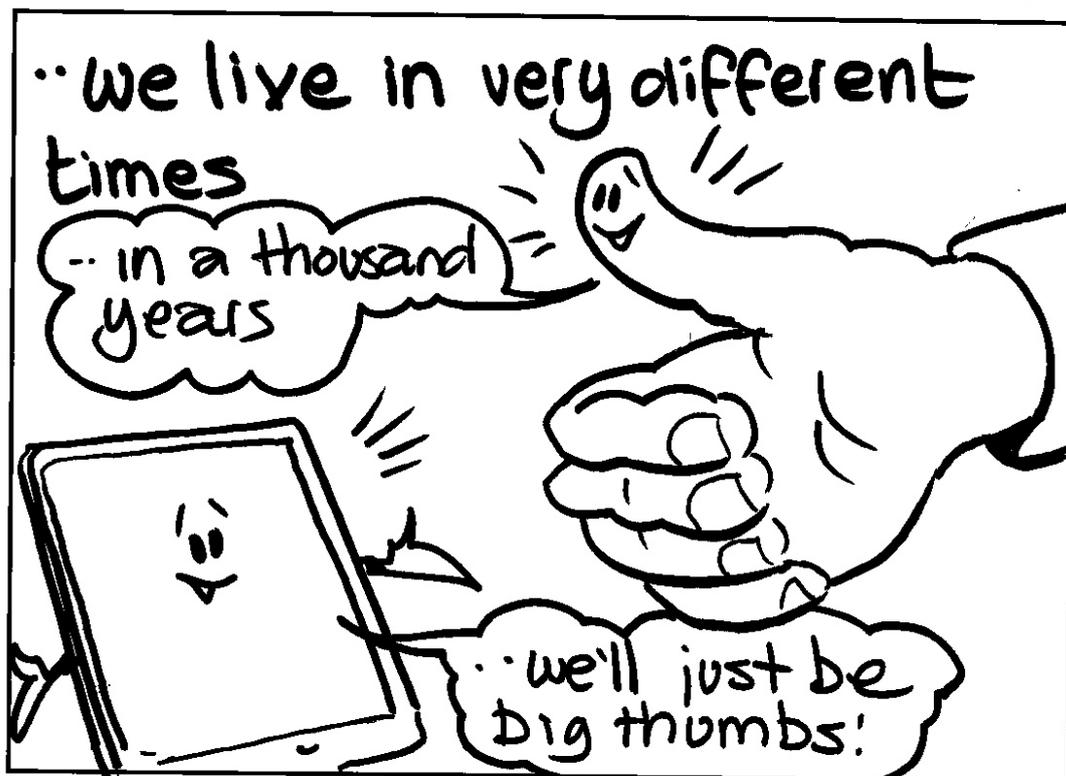
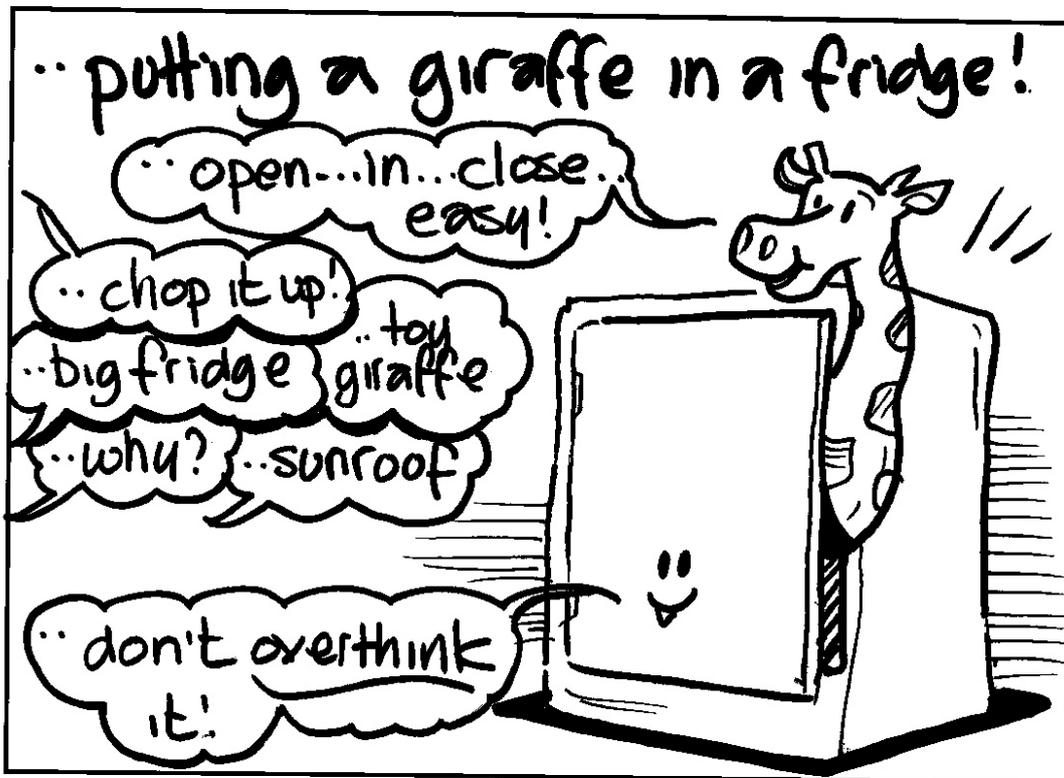


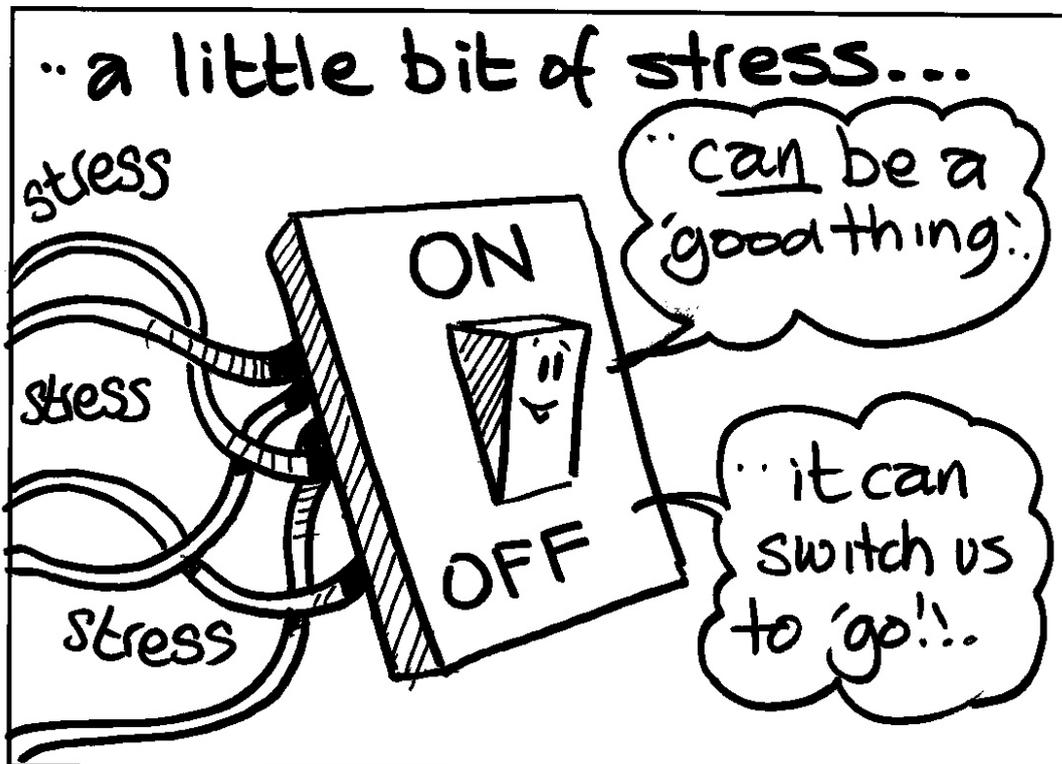


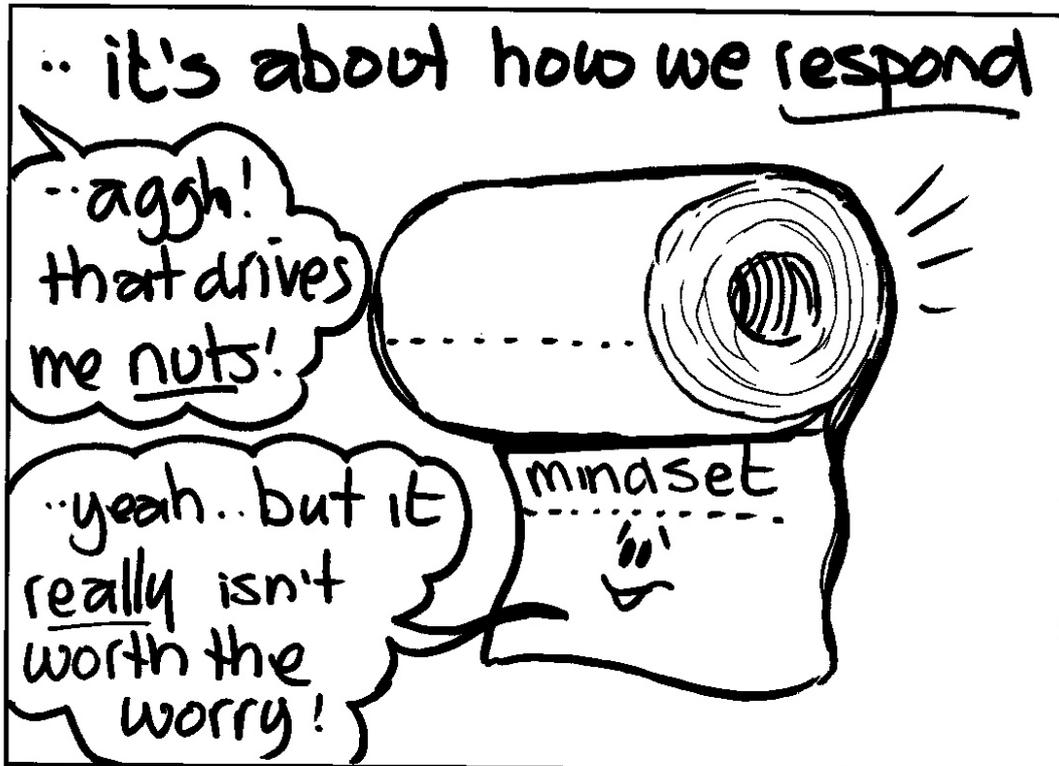


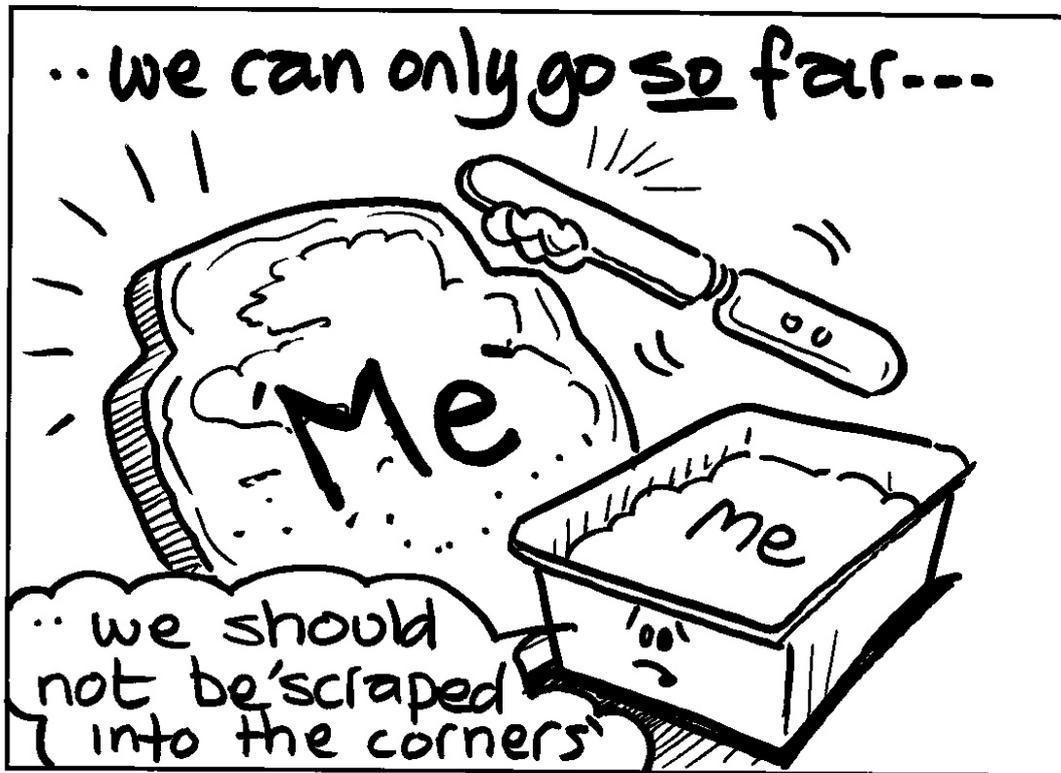
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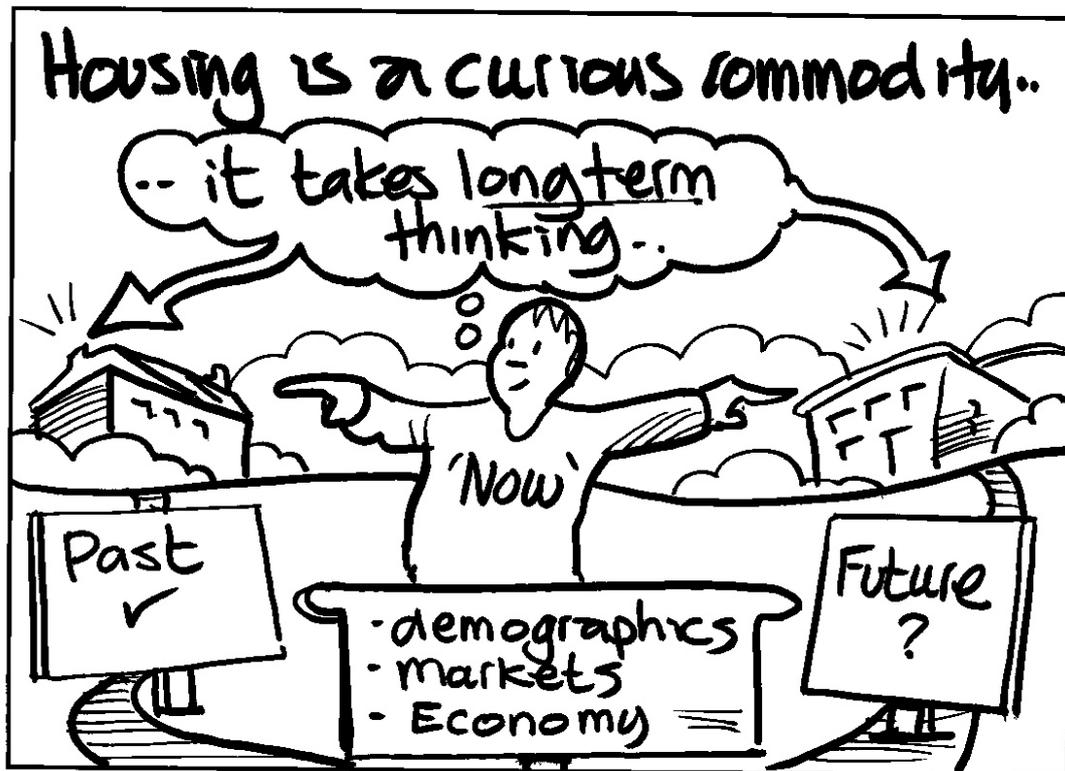
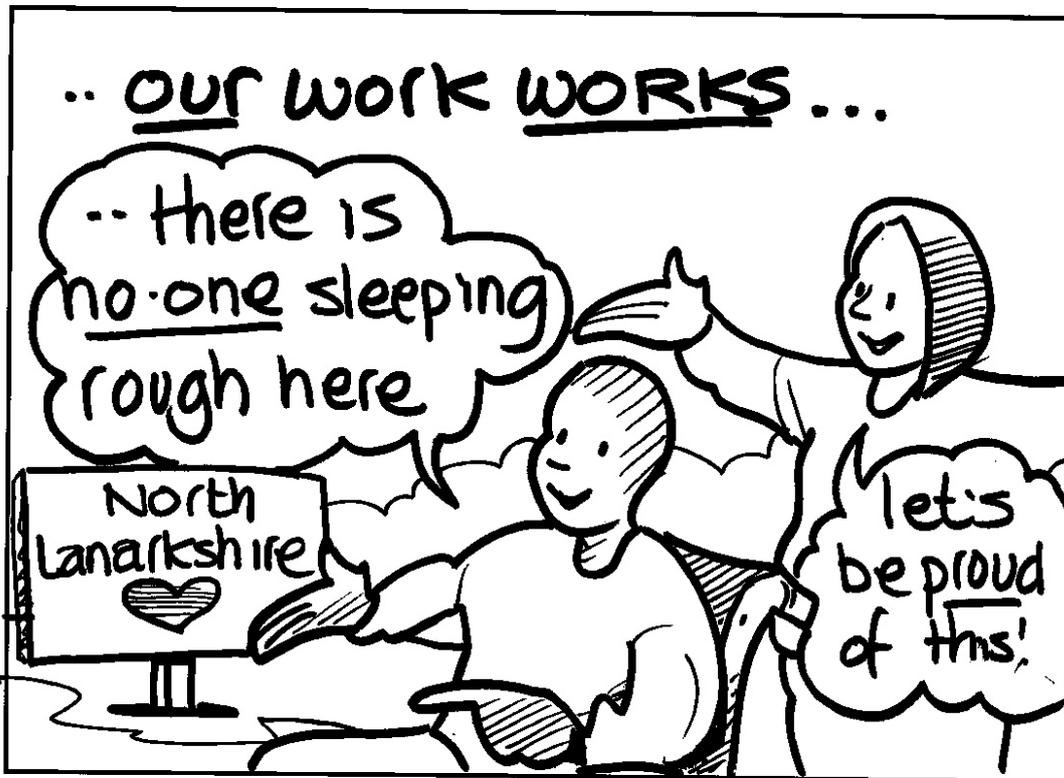




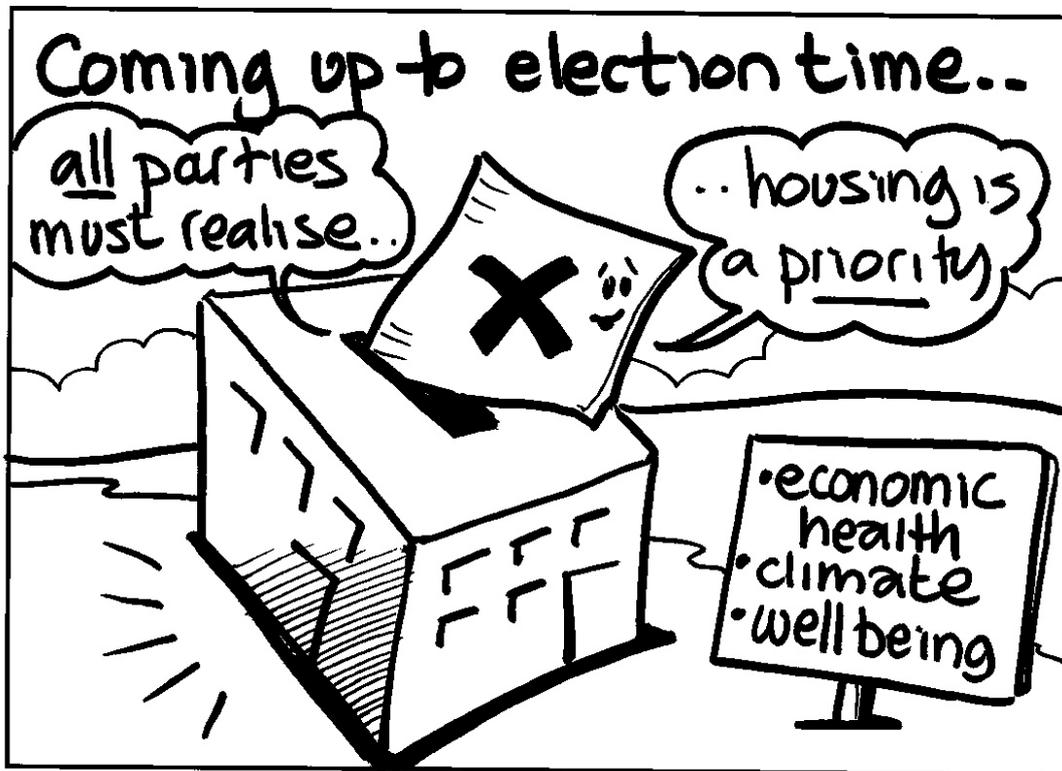
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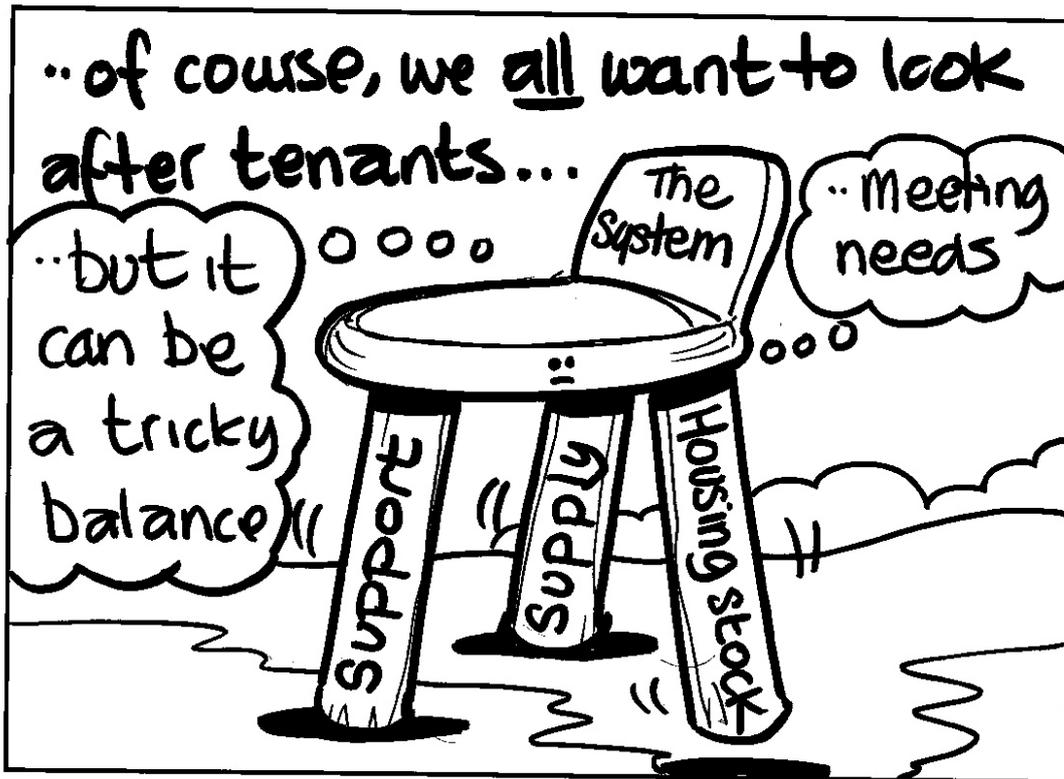
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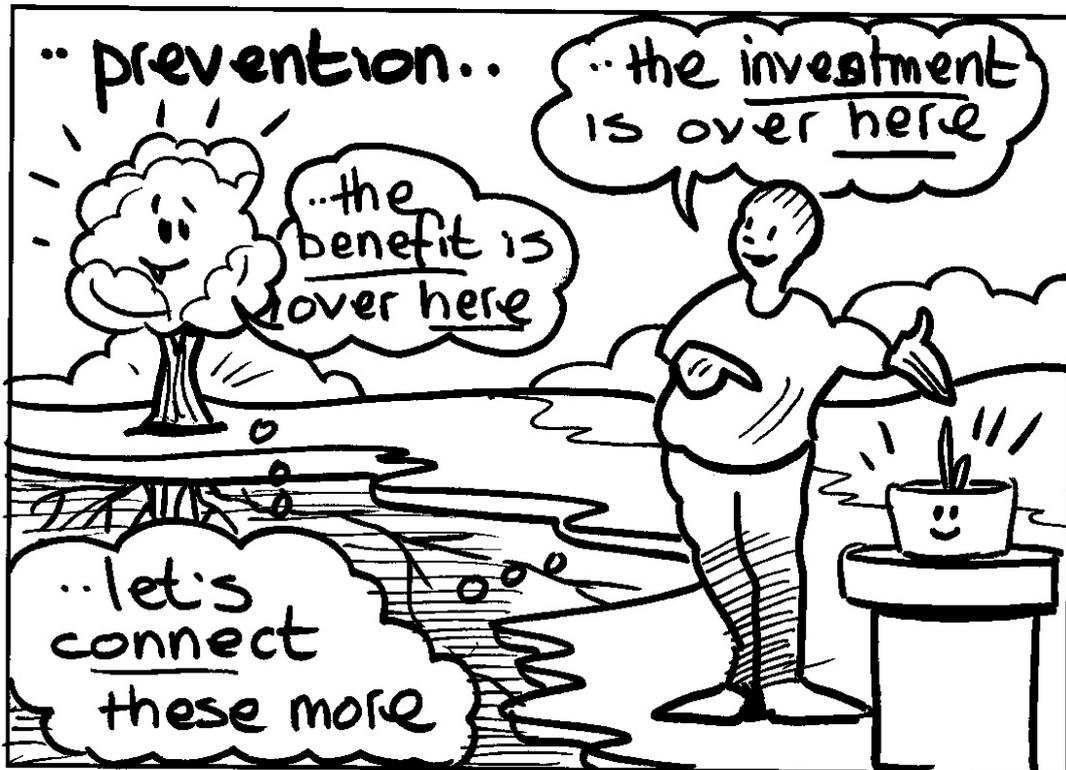
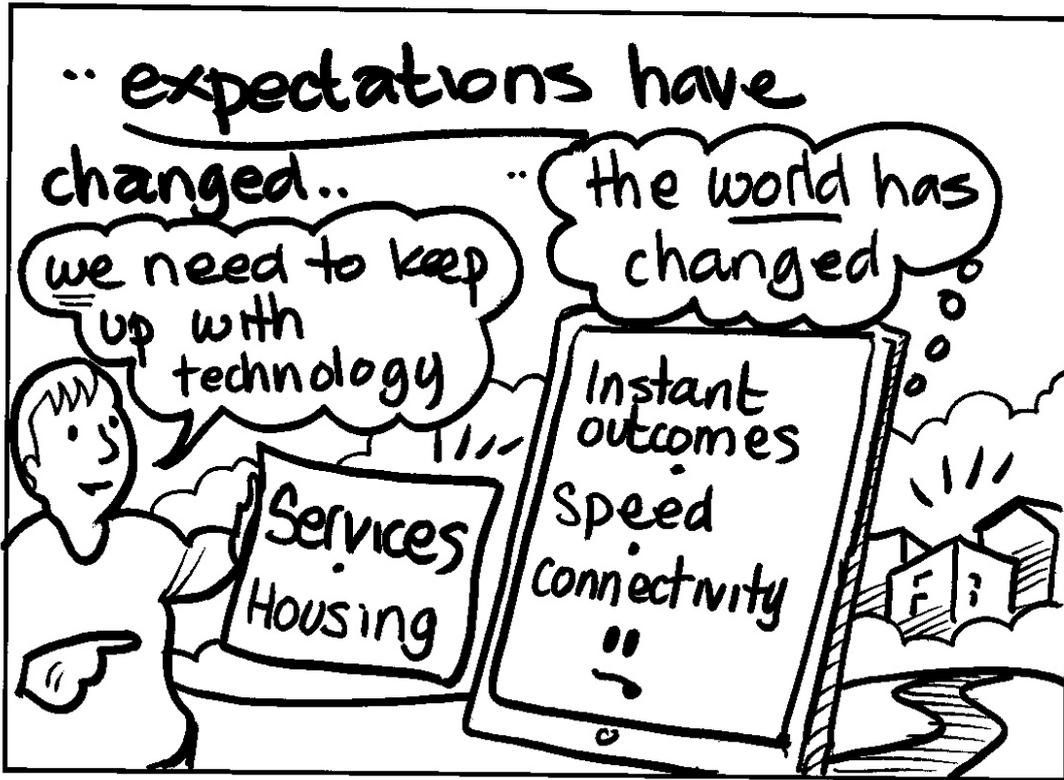


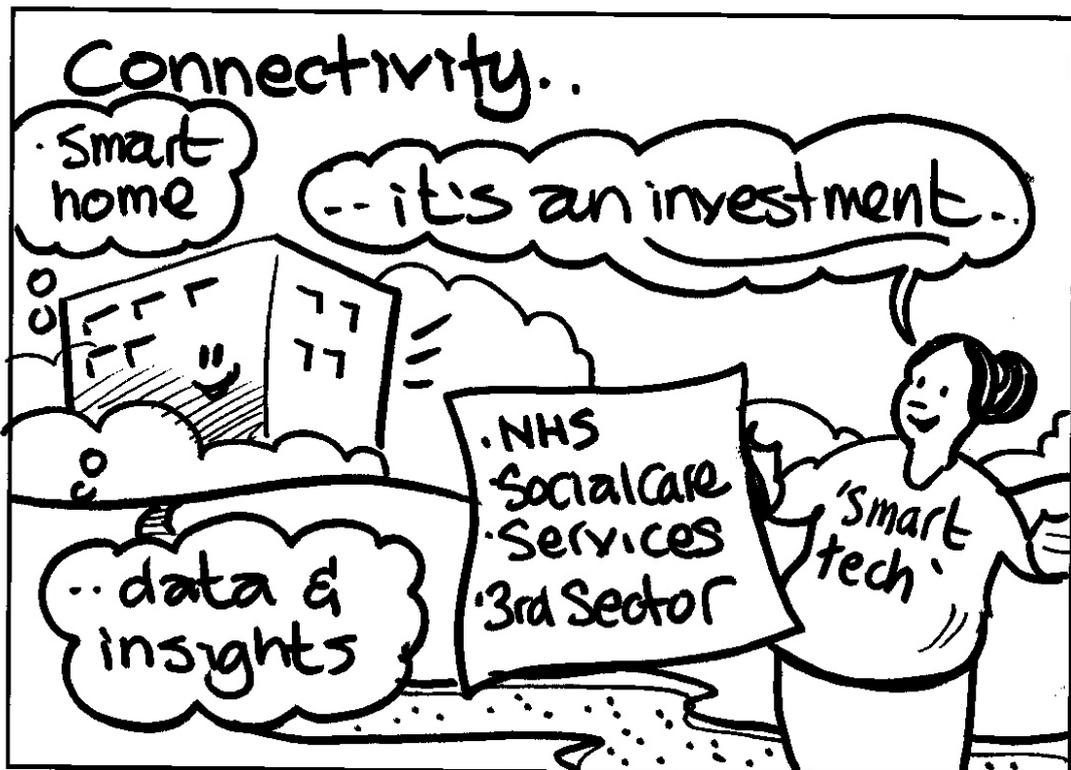




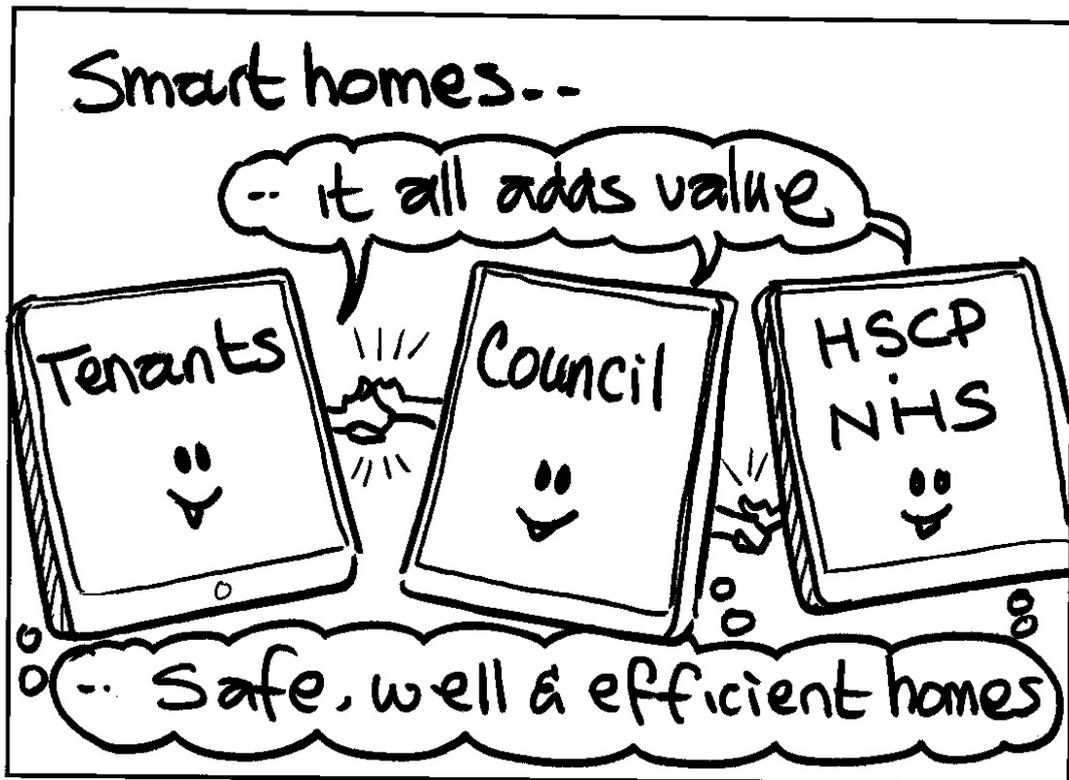
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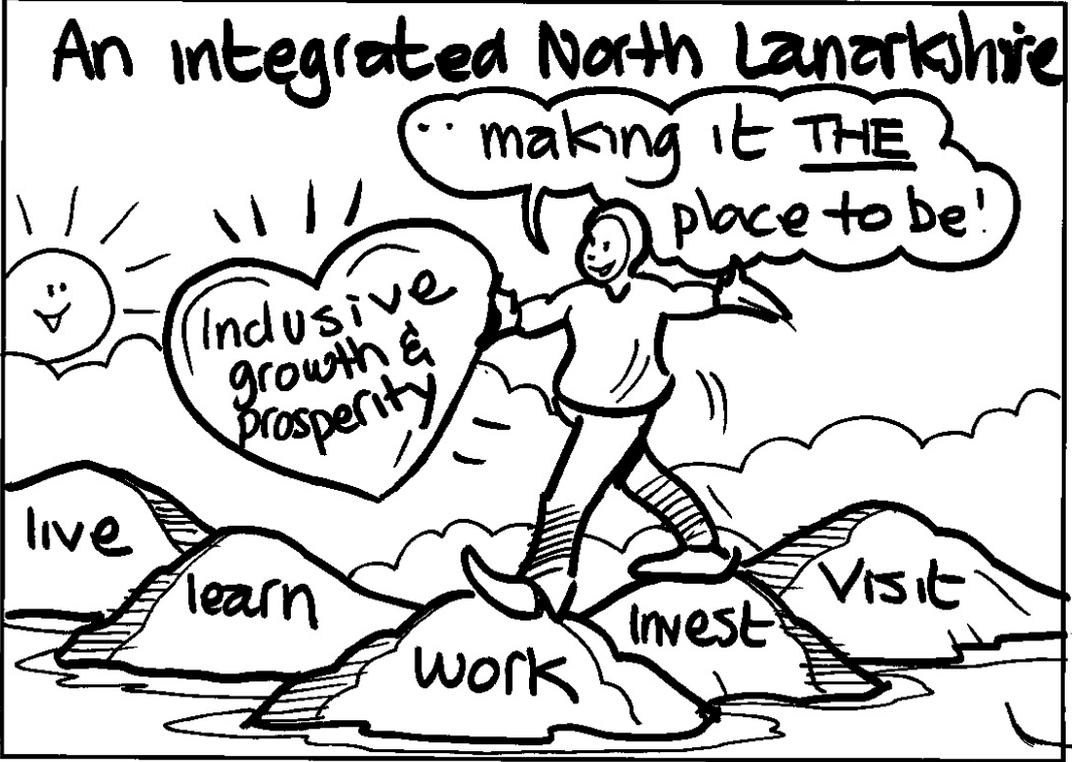
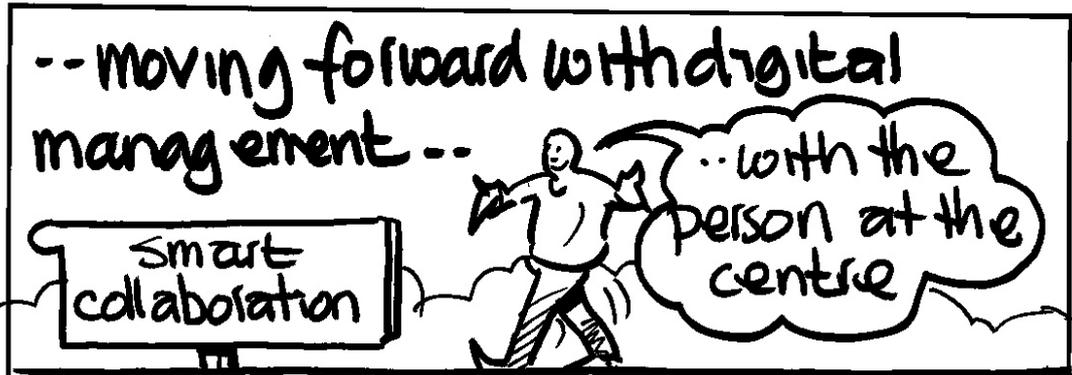




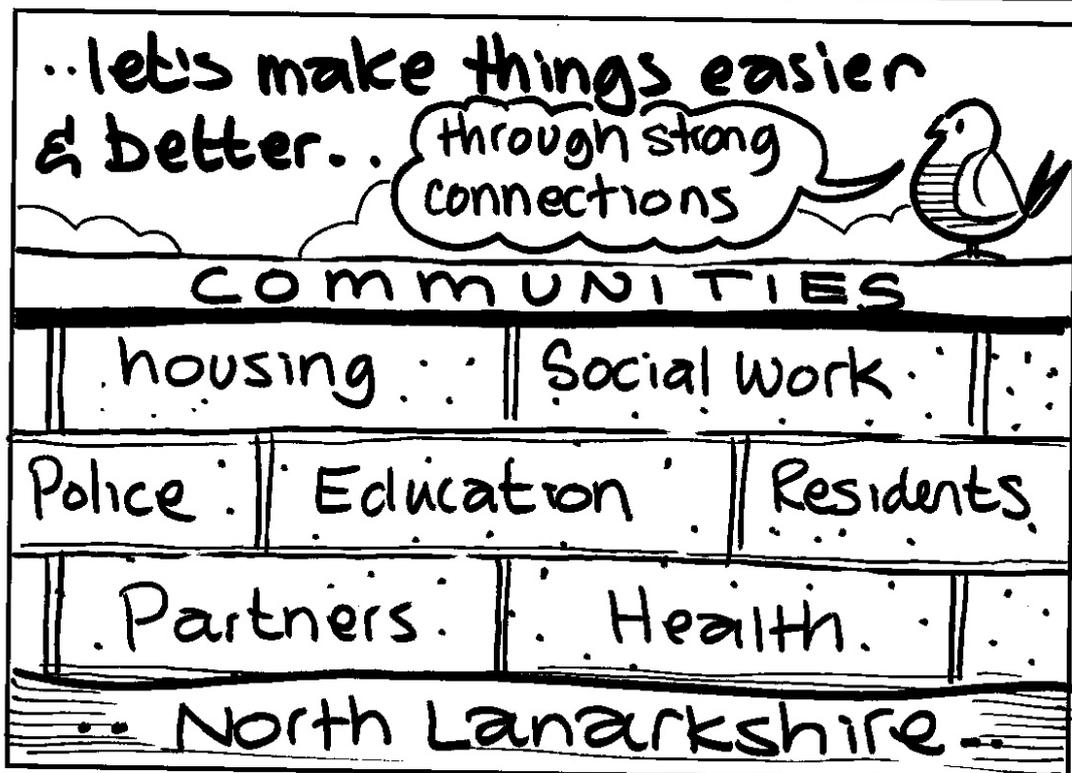
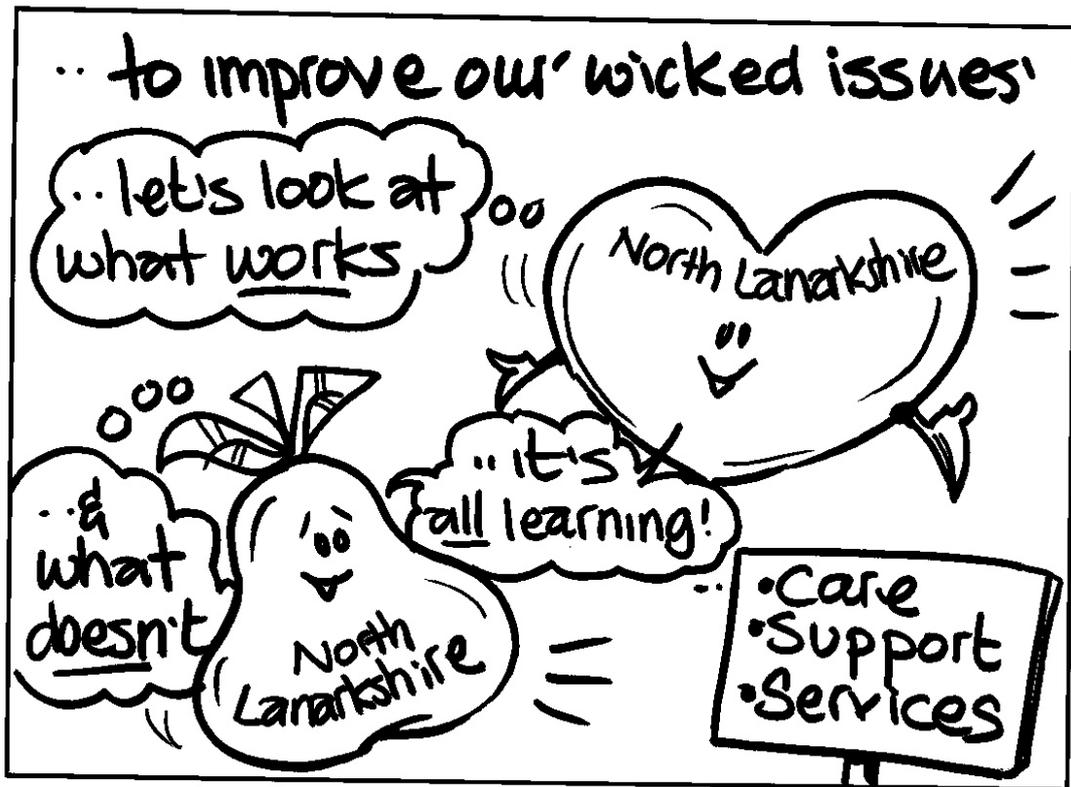
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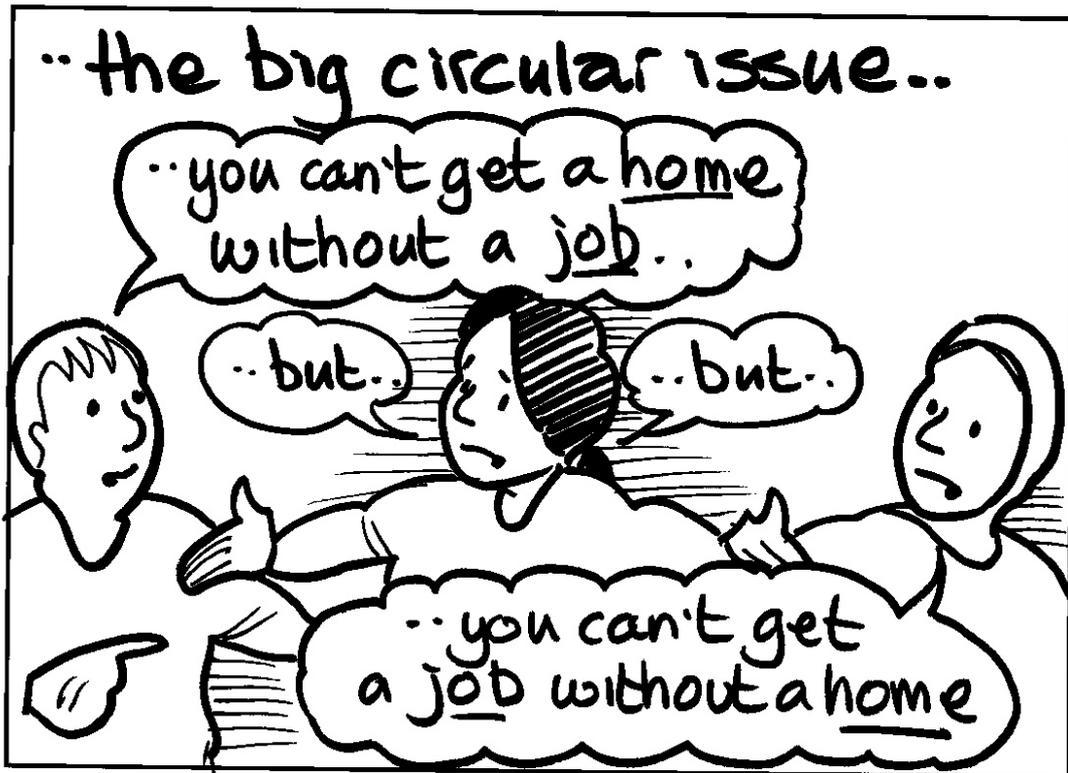
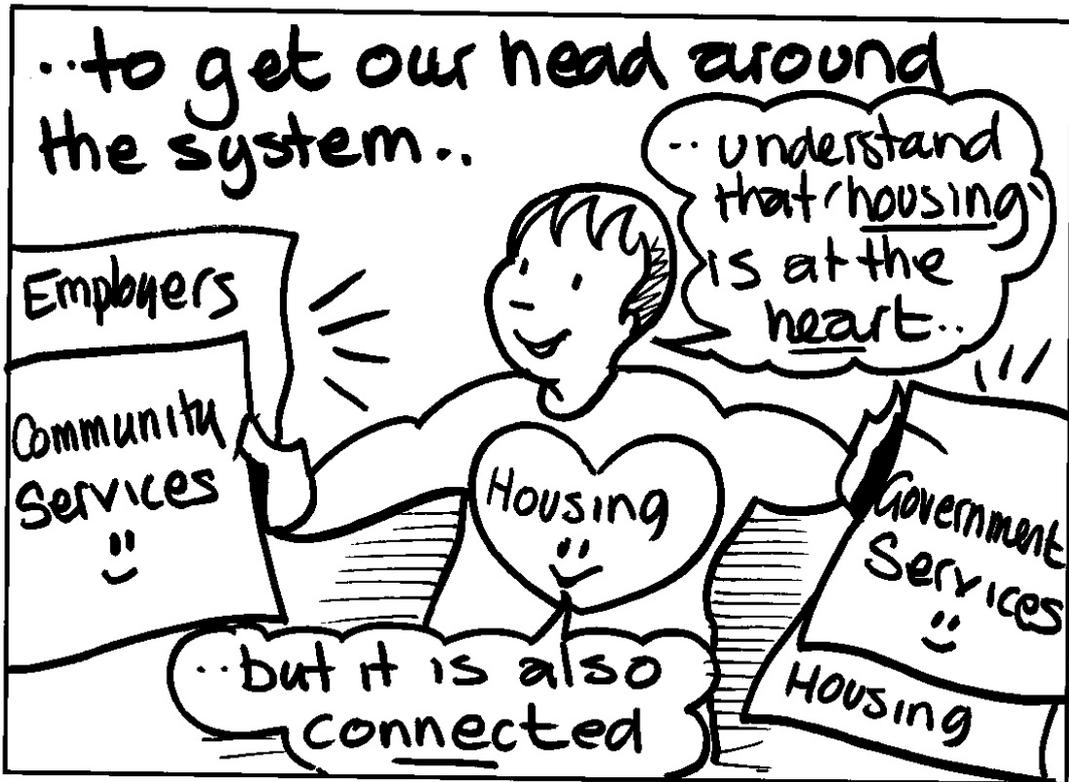
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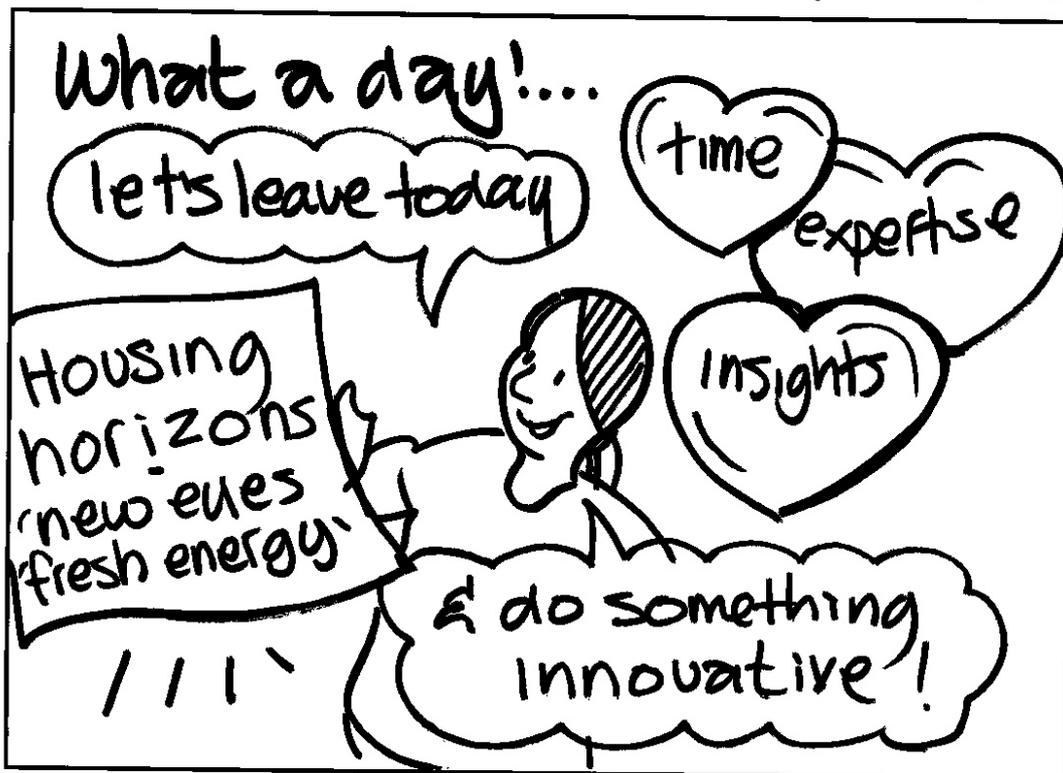
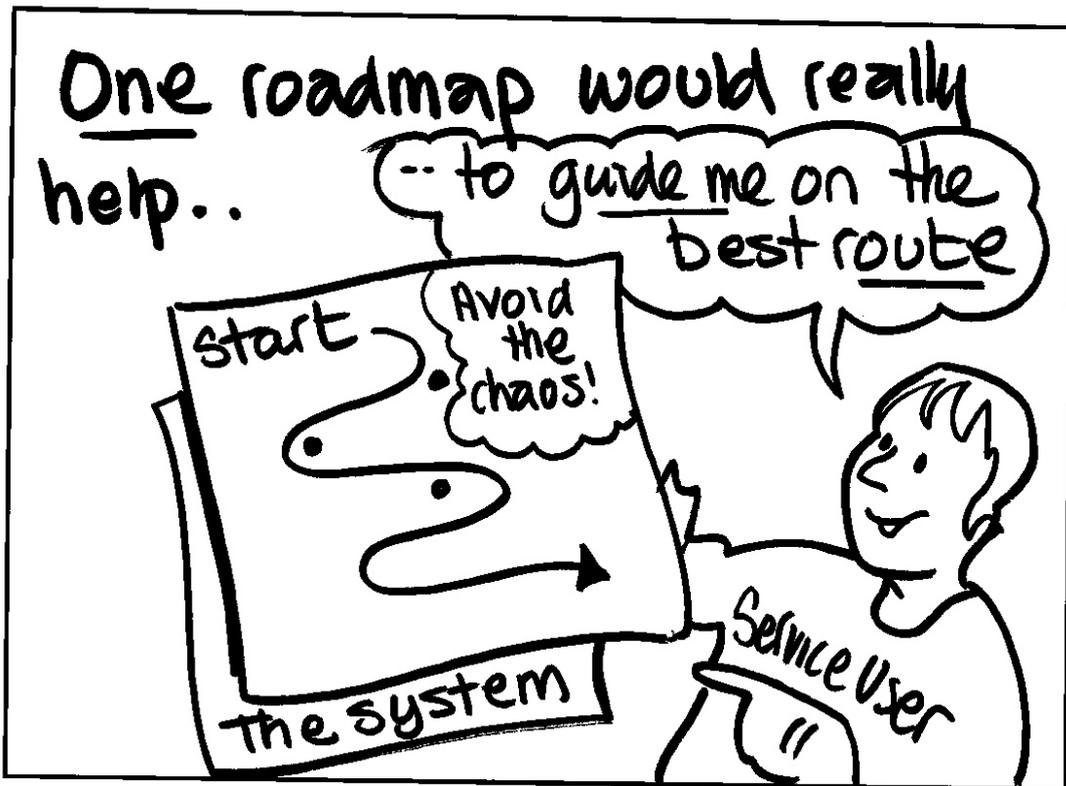
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Appendix 3: Local Housing Strategy 2026-28 Consultative Draft Survey

Have Your Say on the Future of Housing in North Lanarkshire

We have published our draft Local Housing Strategy for 2026-28, setting out the council's plans for housing and housing related services in North Lanarkshire.

We'd like to hear your views on the strategy and the priorities contained within it.

You can view the draft strategy on the council's website at:

[Draft Local Housing Strategy for 2026-2028 | North Lanarkshire Council](#)

The survey should take around 10 minutes to complete.

All responses will remain confidential and will be used for the purposes of developing the strategy.

Thank you in advance for taking the time to complete this survey.

1. Are you:

- A North Lanarkshire Council tenant
 - A housing association tenant
 - A tenant of a private landlord
 - A homeowner (mortgage or owned outright)
 - Living with family/ friends
 - Homeless/ living in temporary accommodation
 - An employee of North Lanarkshire Council or other organisation (housing association, NHS)
 - Other (please specify)
-

2. What is your postcode?

3. What age are you?

- Under 18
 - 18-24
 - 25-34
 - 35-44
 - 45-54
 - 55-64
 - 65+
 - Would rather not say
-

4. Do you think the strategy is clear and easy to understand?

- Extremely clear
- Very clear
- Somewhat clear
- Not so clear
- Not at all clear

If you have said it isn't clear, how can we improve this?

5. Are the priorities identified in the draft Local Housing Strategy the right priorities for North Lanarkshire?

- Yes
- No
- Not sure

If no, please tell us why.

6. Do you have any comments or feedback on our priorities?

7. Are there any other housing issues and/ or actions you think we should be considering in our Local Housing Strategy?

- Yes
- No

If yes, what other housing issues and/ or actions would you like to see included?

8. Do you have any other comments or suggestions on the draft Local Housing Strategy?

Thank you for taking the time to complete this survey. Your feedback is appreciated and will help inform the final Local Housing Strategy.