

LOCAL HOUSING STRATEGY

2026-2028



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FOREWORD

I have the pleasure of introducing a consultative draft of the new Local Housing Strategy for North Lanarkshire. We recognise the key role housing plays in creating thriving communities, improving wellbeing and economic opportunity. Everyone deserves an affordable, safe, warm and secure place to call home and this strategy sets out our vision and priorities for how we will achieve this collectively with our wider partners over the coming years.

There is no doubt we face significant challenges, the impact of which has been felt across our communities over the course of our last strategy. These have included an unprecedented increase in homelessness, the ongoing impact of the cost-of-living crisis, inflationary pressures, and wider global market issues, to name just a few. The last few years have been especially challenging, with the national declaration of a Housing Emergency, alongside several local authority declarations. The need for affordable, good quality homes that meet people's different needs and that help create cohesive and vibrant communities has never been greater. Yet, with these challenges there is also opportunity – to collaborate, innovate and to create the homes that North Lanarkshire needs to grow.

This strategy sets out how we will harness our opportunities to tackle the key housing issues impacting on the people and communities of North Lanarkshire. It has been shaped by the voices of our communities and partners and is informed by evidence of local need. We are committed to ensuring housing remains a top priority and a core part of our shared ambition to make North Lanarkshire ***‘the place to live, learn, work, invest and visit’*** as set out in The Plan for North Lanarkshire. We know that housing makes a real difference to people's lives and this strategy will help make sure that everyone has a home that creates a level playing field for life's chances and opportunities.



Councillor Michael McPake, Convener of Housing, North Lanarkshire Council

1. INTRODUCTION

The purpose of the Local Housing Strategy (LHS) is to set out the strategic approach to the delivery of housing and housing related services in North Lanarkshire, across all types of housing.

The Housing (Scotland) Act 2001 places a statutory duty on local authorities to produce a LHS which sets out its vision, strategy, priorities and plans for housing, supported by an assessment of housing need, demand and provision. The Scottish Government published guidance on what the LHS should cover. This strategy has been developed in accordance with this guidance, and is informed by analysis at a local, Glasgow City Region (GCR) and national level, to draw out the specific housing issues and challenges in North Lanarkshire.

The LHS is a key corporate strategic document that contributes to our shared ambition set out in the overarching corporate plan, 'The Plan for North Lanarkshire'. It aligns with several other plans and sets out activities which are part of the Council's wider Programme of Work – the main delivery vehicle for achieving our shared ambition of increasing prosperity and equality for all in North Lanarkshire.

This LHS builds on the progress achieved over the course of our last LHS which covered the period 2021-2026. It is an interim LHS which covers a shorter two year period to help bring our LHS cycle into alignment with the development of the new Local Development Plan for North Lanarkshire and the GCR Housing Need and Demand Assessment (HNDA) cycle. This is important because it ensures that our LHS is informed by the most up-to-date, relevant data and evidence to accurately reflect the housing issues and challenges in North Lanarkshire. This LHS is informed by the most recent GCR HNDA, published in June 2024, albeit it is recognised that within the period between developing and publishing the HNDA there have been some significant developments within housing, with the declaration of a national housing emergency. This LHS forms a bridging strategy between our previous LHS which covers the period 2021-2026 and our next LHS which will cover 2028-2033. As this is an interim strategy we have endeavoured to capture the key evidence, issues and actions as succinctly as possible and following feedback on our current LHS, in a reader-friendly way. A summary version of the strategy is also available.

2. CONTEXT

2.1 National context

Scotland's housing sector is shaped by a range of national policies, legislative frameworks, and economic influences that guide the provision, affordability, and quality of housing. The Scottish Government's commitment to ensuring everyone has access to a safe, warm, and affordable home is reflected in strategic policies such as **Housing to 2040**, which sets out Scotland's long-term vision for housing and communities. This framework emphasizes sustainability, quality, and inclusive growth, reinforcing efforts to tackle housing inequalities.

HOUSING TO 2040



The legislative foundation for housing policy includes the Housing (Scotland) Acts, which regulate tenancy arrangements, housing standards, and local authority responsibilities. National Planning Framework 4 (NPF4) guides housing development, ensuring land use planning aligns with sustainable communities and climate ambitions. In response to affordability challenges, initiatives such as More Homes Scotland and the Affordable Housing Supply Programme have aimed to increase the availability of social and affordable homes.

Scotland continues to address key challenges including homelessness prevention, housing shortages, and the transition to net zero. The Ending Homelessness Together Action Plan underscores the commitment to eradicating homelessness, while net zero and energy efficiency policies such as the Fuel Poverty Strategy and proposals for the Heat in Buildings Bill and a new Social Housing Net Zero Standard aim to support energy efficiency and decarbonization efforts in the housing sector. Economic pressures, including inflation, interest rates, and construction costs also shape the housing landscape.

Within the context of these challenges, primarily rising homelessness, but linked to other wider housing market changes and a shortage in affordable homes, Scotland's housing emergency was formally declared on 15 May 2024. It is estimated that 42% of Scotland's adult population are affected by issues like unaffordability, insecurity, or unsuitable housingⁱ, with a record high of over 17,000 householdsⁱⁱ in temporary accommodation, including 10,180 children. These statistics show the stark reality that many households face across our communities.

To address these challenges the Scottish Government has invested £600m in affordable housing over 2024/25, with a further £768m planned for 2025/26, which will support the delivery of 8,000 affordable homes. Additional funding is being leveraged for homelessness prevention and tackling empty homes to help increase the supply of homes and the September ministerial announcement on the national housing emergency action plan outlined a commitment to double investment in acquisitions, increasing the second year of the targeted 'voids and acquisition' fund made to local authorities. Much of the focus of the action plan centres on reducing children living in unsuitable accommodation, particularly those in unsuitable accommodation such as hostels and B&Bs, but also a focus on reducing the amount of time spent in temporary accommodation. Other actions focus on supporting the housing needs of vulnerable communities, including survivors of domestic abuse,

and expansion of Homes First, which provides housing and support for people with complex and multiple needs. To enable this the Scottish Government has outlined a number of actions aimed to maximise investment in Scotland’s housing sector, in recognition that maximising growth and investment is essential to alleviate the pressures on households and to build the capacity and momentum needed to deliver the ambitions.

Against this backdrop, the Scottish Government introduced the Housing (Scotland) Bill as part of a broader mission to deliver a New Deal for Tenants. This Bill was passed and became an Act on 6 November 2025. It represents one of the most significant changes to Scottish housing law in recent years. With a focus on enhancing tenants’ rights, addressing homelessness, and creating long-term rent controls.

With all this happening, local authorities play a vital role in turning national housing priorities into action on the ground – by planning, delivering, and managing homes and services that meet local needs.

2.2 Local Context

There are several factors and challenges which impact on the housing system in North Lanarkshire. Most of these challenges are not new, and some have intensified over the period of the last LHS. These include:

Homelessness

- Although recent data shows signs of homelessness levelling off, this follows a significant increase over the preceding two consecutive years (13% and 16%)

Increasing demand for affordable housing

- Rising housing waiting lists, with currently over 14,300 applicants on the council's waiting list for housing

Economy

- There has been a reduction in the number of economically active residents since pre-pandemic levels, with 25.3% of North Lanarkshire's population currently economically inactive

Housing affordability

- After a decade of private rents increasing below CPI, rents are now in line or above CPI for some properties, whilst home ownership remains out of reach for many households

Climate change

- Meeting our net zero targets is a priority, but it will take significant investment in homes across sectors and it needs to be achieved in way that does not create financial hardship for people

Wider market issues

- Supply chain, funding, inflationary pressures, skills and labour force issues

House condition

- Social rented homes have some of the highest quality standards, but there are some house condition issues in the private rented and owner occupation sector. The reasons for this vary and can be complex. We know that some of poorest conditions are in mixed tenure flats and that there can be particular challenges for some private rented sector tenants, who have limited influence to improve the condition of their rented property

Demographic change

- Our population is ageing and household size is shrinking - this means increased demand for accessible, adaptable and smaller homes, equipment and adaptations as well as support services

Poverty

- While rates are in line with the national average, child poverty remains a concern, with one in almost four children in North Lanarkshire living in poverty

The Plan for North Lanarkshire was established in 2019. It has a clear vision – inclusive growth and prosperity for all, to bring equal benefits and a fairer distribution of wealth to all North Lanarkshire’s people and communities.

This vision is about transforming the place that is North Lanarkshire. It’s about enhancing local physical environments in a way that recognises the social and health benefits gained in doing so. It’s about securing holistic ways of working that integrate policies, services, and systems with only one solution in mind - to target the growing complexities in society and improve outcomes for the people and communities of North Lanarkshire.

To help achieve this vision, a five-year Programme of Work, with seven key pillars, outlines the activities and projects which will help us deliver these improvements.

Housing is an integral part of achieving this vision, with a key role in driving inclusive economic growth, creating sustainable communities, improving health and wellbeing, addressing child poverty and ending homelessness.

Programme of Work – Seven Key Pillars of Activity

The Plan for North Lanarkshire
PROGRAMME OF WORK 

DIGITAL NL

Develop a skilled digital workforce, promote an innovative, sustainable culture and be the Digital Leader for a transformed North Lanarkshire.



TRANSFORMING PLACES

An enhanced programme to accelerate transformation of town centres and communities.



INVEST IN NORTH LANARKSHIRE

Accelerated outcome delivery and investment via a more streamlined advisory service and aligned operating model and infrastructure plan.



SUSTAINABLE FUTURES

Focus commitments to Net Zero Carbon and climate resilience and the associated energy solutions and investments required to make it a reality.



RESILIENT PEOPLE

Deliver whole family support locally, when families need it, in a way that addresses the impacts of poverty and reduces inequality.



BRIGHTER FUTURES

Support and improve educational attainment, employment opportunities, entrepreneurship, and volunteering.

ONE SERVICE

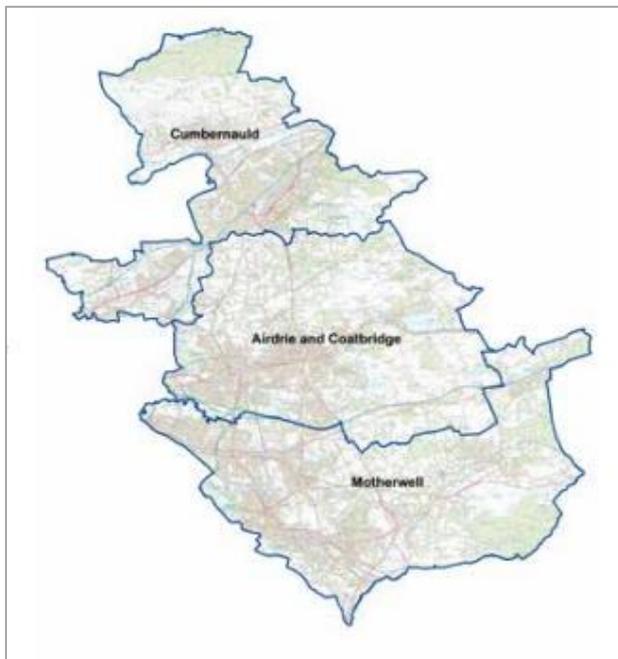
Ensure services are delivered, regardless of owner, in a streamlined, efficient, and supportive model, with the overall vision of inclusive growth and prosperity for all.

2.3 North Lanarkshire Profile

We are the 4th largest local authority with a population of 342,190 with ten distinct Local Housing Market Areas (LHMAs).

North Lanarkshire is well situated within the central belt of Scotland with excellent transport and infrastructure links to Scotland’s two largest cities, Glasgow and Edinburgh, and to the rest of Scotland.

It covers an area of approximately 470 square kilometres, over a quarter of which is urban. Around two-thirds of the population live within the six main settlements of Airdrie, Bellshill, Coatbridge, Cumbernauld, Motherwell and Wishaw. The remainder of the population live in smaller village communities across North Lanarkshire. With a population density of 726 people per square kilometre, North Lanarkshire is the 5th most densely populated council area in Scotland. There are no distinctive rural housing or housing related services issues in North Lanarkshire.

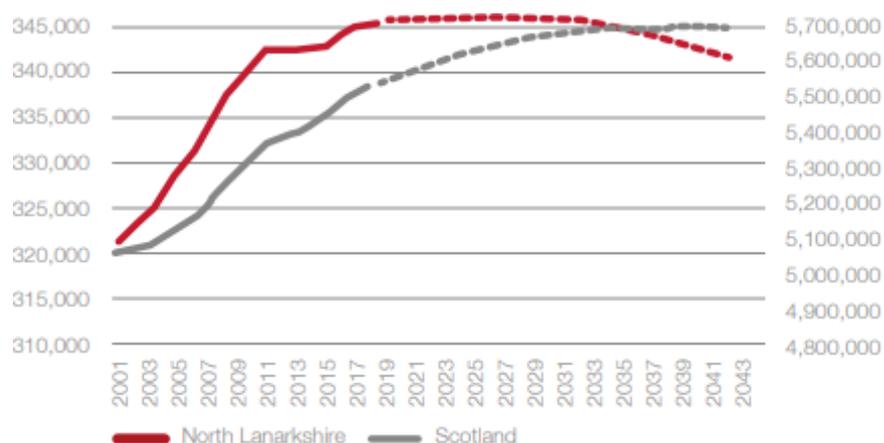


Housing Sub-market Area	Local Housing Market Area
Cumbernauld	Cumbernauld
	Moodiesburn
	Kilsyth
Airdrie and Coatbridge	Airdrie
	Coatbridge
Motherwell	Bellshill
	Motherwell
	Shotts
	Viewpark
	Wishaw

2.3.1 Demographics

The population of North Lanarkshire has been steadily increasing for the past 18 years, from 321,180 in 2001 to 342,190 in 2023. Latest population projections suggest that this growth will continue until 2027, although at a much slower rate than previous years (0.3%). After 2027 the population is projected to decline by approximately 1.2% (4,008 people), returning to 2011 levels by 2043.

Chart 1: Population projections (North Lanarkshire and Scotland)



Source: NRS Mid-Year Estimates and 2018-based population projections (principle projection)

2.3.2 Age Profile

The age profile of North Lanarkshire residents is like that of Scotland as a whole.

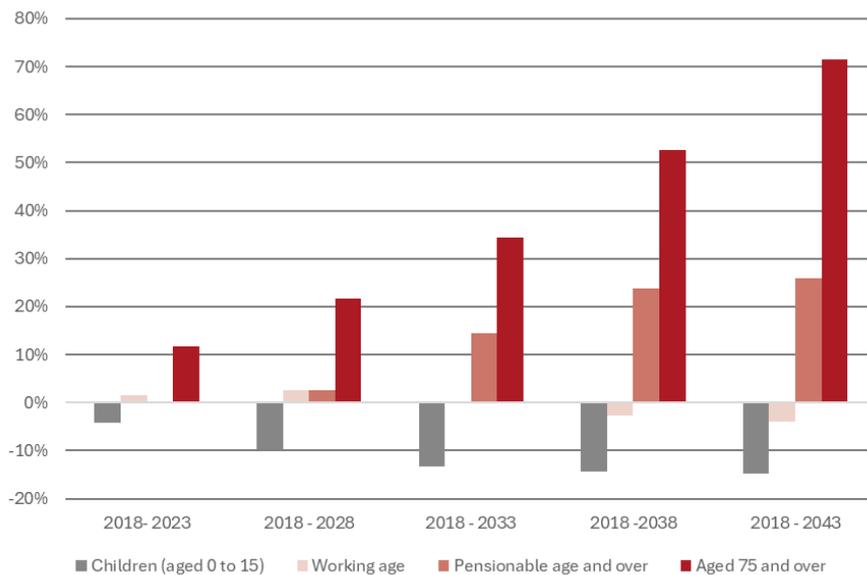
Table 1: Age profile of North Lanarkshire and Scotland

Area	Median age	Under 16	Working age	Pensionable age
North Lanarkshire	42	18%	63%	17%
Scotland	43	16%	63%	19%

Source: NRS 2022 Small area population estimates

Over the next 25 years, the number of residents of a pensionable age is projected to increase by 25.9% (compared to an increase of 23.2% across Scotland) and the number of residents over 75 is projected to increase by 71.4% (70.6% across Scotland). This will have considerable implications for housing, health and social care and other services.

Chart 2: Percentage change by population group



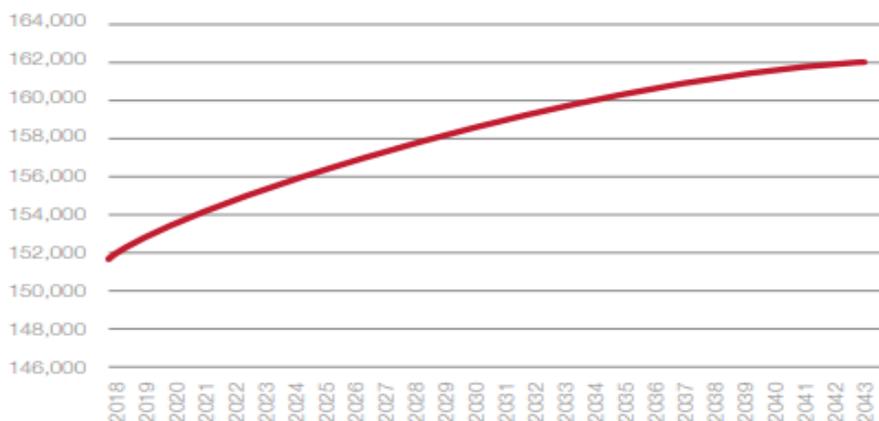
Source: NRS 2018-based population projections

2.3.3 Household Projections

Despite an overall projected decrease in population, the number of households in North Lanarkshire is projected to increase by 10,447 (7%) over the next 25 years. This is equivalent to 420 new households per year and is the result of decreasing household size. By 2043, the average household size is projected to have decreased by 8% from 2.23 to 2.06 (compared to a 7% decrease across Scotland).

This decline in household size is driven by an ageing population increasingly living alone or in smaller households. At present over a third of households in North Lanarkshire are single person households and this is expected to increase by a further 14% by 2043.

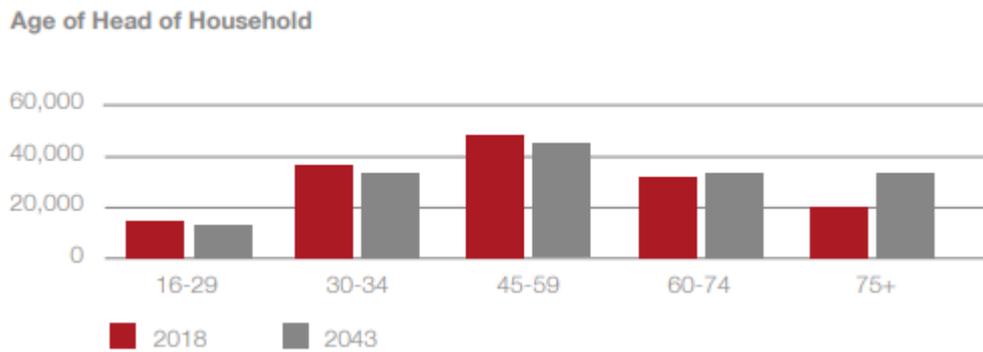
Chart 3: Household projections 2018-2043



Source: NRS 2018-based household projections

Between 2018 and 2043 the number of households aged 75 and over is projected to increase by 14,687 (74%). This is in line with the national trend, as is the decrease in younger households. However North Lanarkshire will see a greater than average decrease in the number of households aged 30 to 59.

Chart 4: Projected change in households by age and head of household



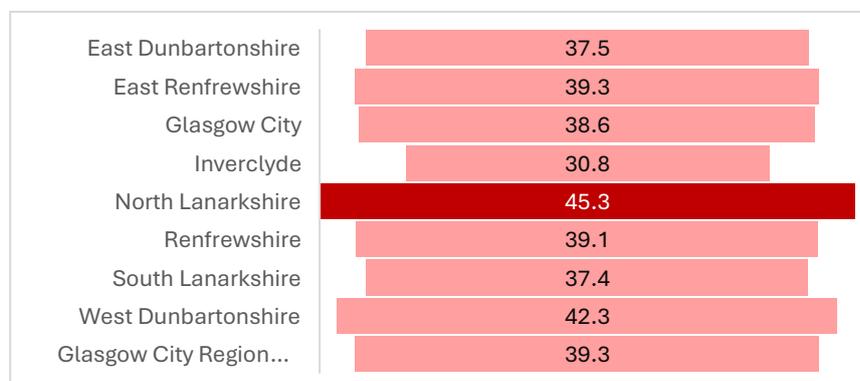
Source: NRS 2018-based household projections

The number of single and small adult households is projected to increase by 14% by 2043. Most of this increase is in the 70+ age group, however this masks a notable decrease in the number of young households forming across all household types.

2.3.4 Economy

Prior to the pandemic, North Lanarkshire had one of the strongest and fastest growing economies in Scotland, with significant growth year after year. Strong growth was evident in the business sector, with an increase in the number of businesses per head of population and jobs safeguarded through support to businesses. Recent figures show the local economy continues to grow with North Lanarkshire’s growth rate increasing 9% from the previous year, just below the national average of 10%. The extent of sustainable growth in North Lanarkshire can be seen by its ability for strong recovery after the pandemic. GVA has increased by 29.4% over 2020 to 2023 and when GVA per hour worked is considered, there has been a 15.8% increase, which is the highest increase of all GCR authorities.

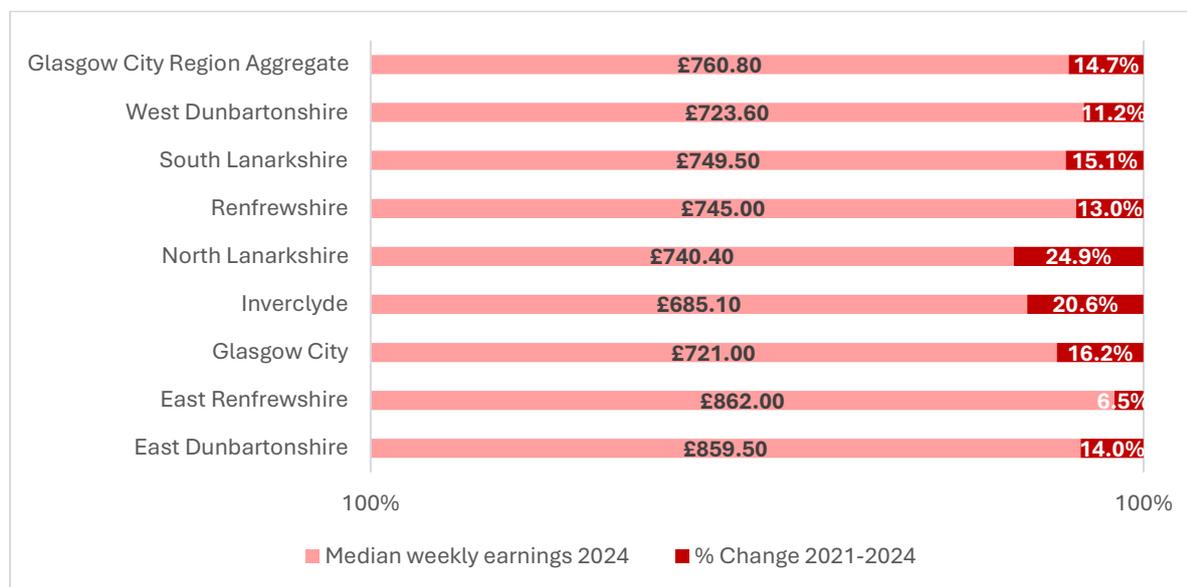
Chart 5: GVA per hour worked (£) GCR local authorities 2023



Source: ONS Subregional productivity

Gross weekly pay for North Lanarkshire residents is now higher than the national average, the latest data shows the gross weekly pay for North Lanarkshire’s residents has reached £740.40 in 2024 compared to £740.00 nationally. When compared to other GCR authorities, North Lanarkshire shows the greatest positive change.

Chart 6: Gross weekly pay and percentage change GCR authorities



Source: ASHE

Following a period of decline and slow recovery, self-employment rates are now showing a marked improvement, returning the position to pre-pandemic levels. The latest figures show that 7.3% of the working age population in North Lanarkshire are in self-employment.

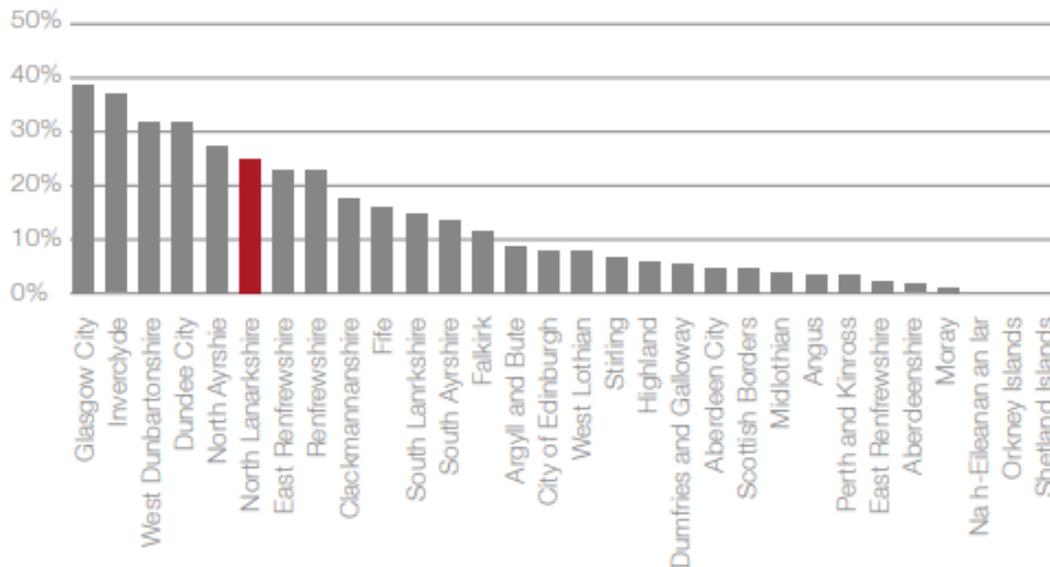
The latest figures also show that 73.1% of North Lanarkshire’s residents are in employment. This is just marginally below the national employment rate of 74.5% but is higher than the GCR aggregate rate of 71.3%, with a significantly higher rate of increase in North Lanarkshire over recent years in comparison to the national rate – 4.6% compared to a 1.3% increase nationally.

Similar improvements have also continued to be made in North Lanarkshire across a range of other economic domains, including economic inactivity rate, unemployment rate, employment in low pay sectors, gender employment gap, and underemployment.

2.3.5 Scottish Index of Multiple Deprivation

According to the Scottish Index of Multiple Deprivation, North Lanarkshire has 109 of the 1,046 (10.4%) most deprived data zones in Scotland. This is the 6th highest in Scotland.

Chart 7: Scottish index of multiple deprivation 2020 (share of 15% most deprived datazones)



Source: Scottish Government SIMD Data 2020

The SIMD model is based on ranking across a range of domains. Income, health and education are the biggest influencing factors in North Lanarkshire’s most deprived areas.

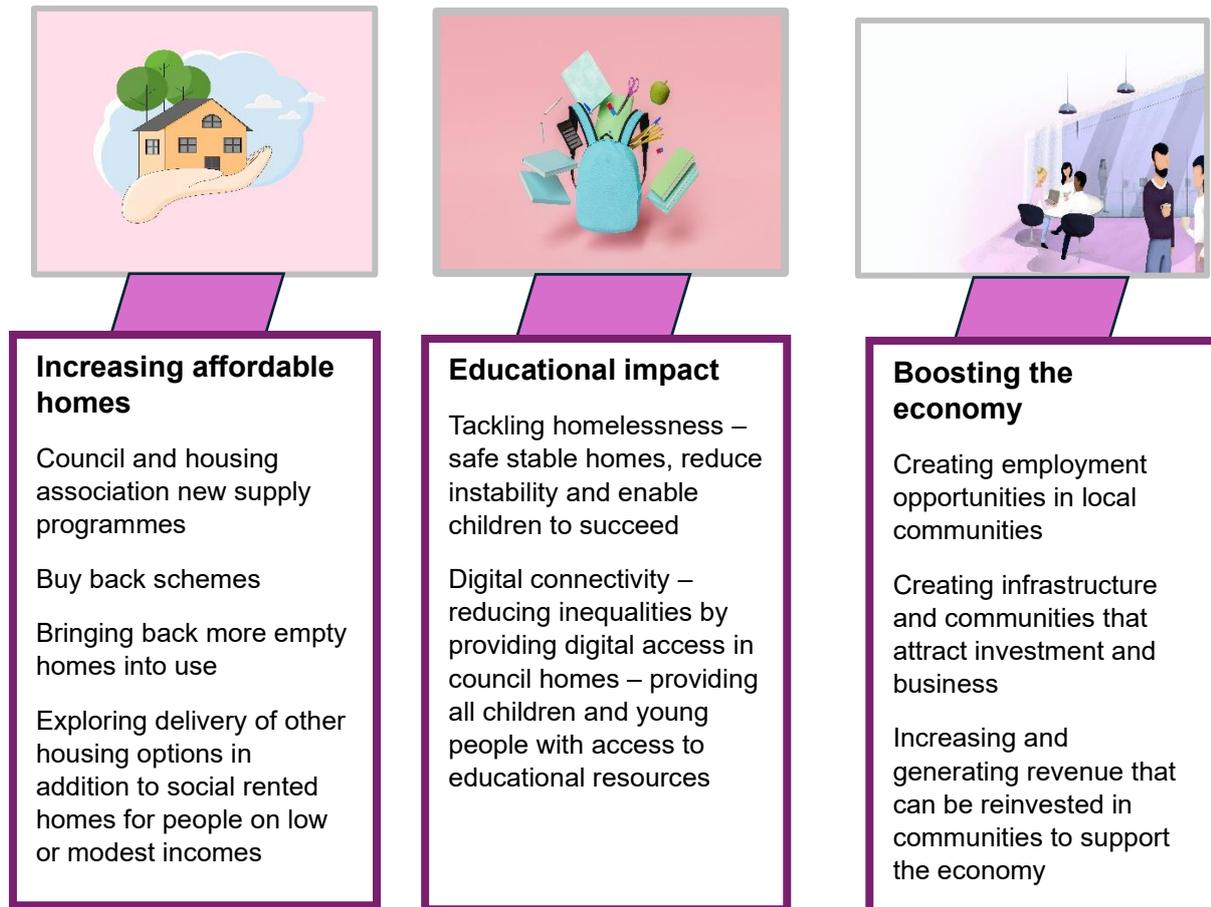
We recognise poverty as one the main drivers of ill health and deprivation in North Lanarkshire and are committed to tackling this through our Tackling Poverty Strategy. This strategy, centred on the four key drivers of poverty, sets out the actions planned to tackle poverty and incorporates for the first time a fourth area of focus, holistic supports, to help make sure that those living in poverty and those at risk of poverty receive the right support at the right time.

Four drivers to tackle poverty in North Lanarkshire

 <p>Maximise income via employment</p>	 <p>Reduce the cost of living</p>	 <p>Maximise income via social security benefits</p>	 <p>Holistic Supports</p>
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Housing is key in our mission to tackle poverty, and although it does not provide the full solution, it is undoubtedly a crucial pillar. Without secure, warm, affordable housing, efforts to tackle poverty in other areas often falter. When housing needs are met, people are better positioned to climb out of poverty and improve their quality of life.

The ways in which we as a housing service will continue to tackle the root cause of poverty include:

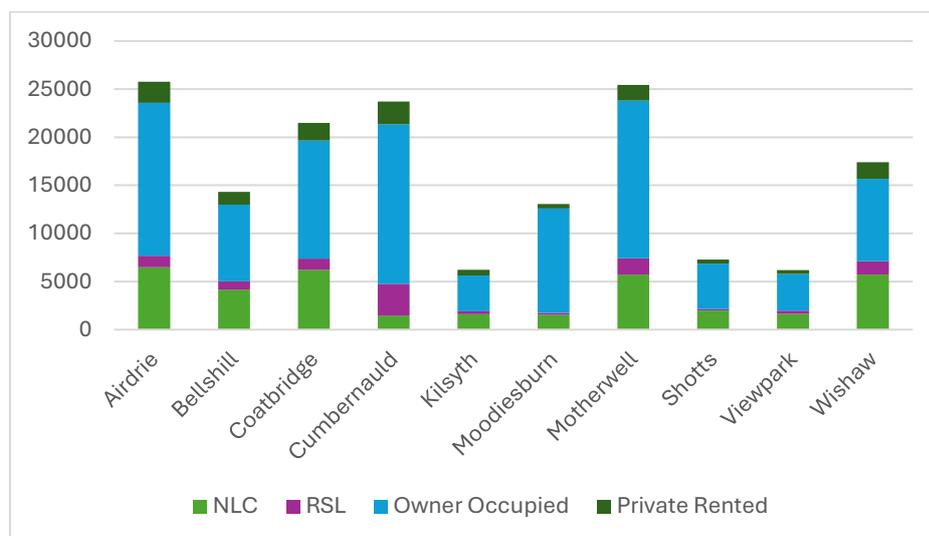


2.3.6 Local Housing Market Analysis

There are an estimated 160,847ⁱⁱⁱ dwellings in North Lanarkshire. Only 1.2%^{iv} of dwellings in North Lanarkshire are considered to be long term empty. This compares to the national level of 1.7%.

Home ownership remains the predominant tenure in North Lanarkshire. Across the authority, 63% of households own their own home. Of those, 37% own their home outright and 25% own it with the help of a loan or mortgage. While overall home ownership levels are similar to national levels (64%), the proportion of owners who own their home outright is marginally lower. There is significant variation in ownership levels across North Lanarkshire, with the highest rates in Moodiesburn (83%) where the income profile is above the North Lanarkshire average and lowest rates in Wishaw (49.2%) where there is the greatest social housing stock.

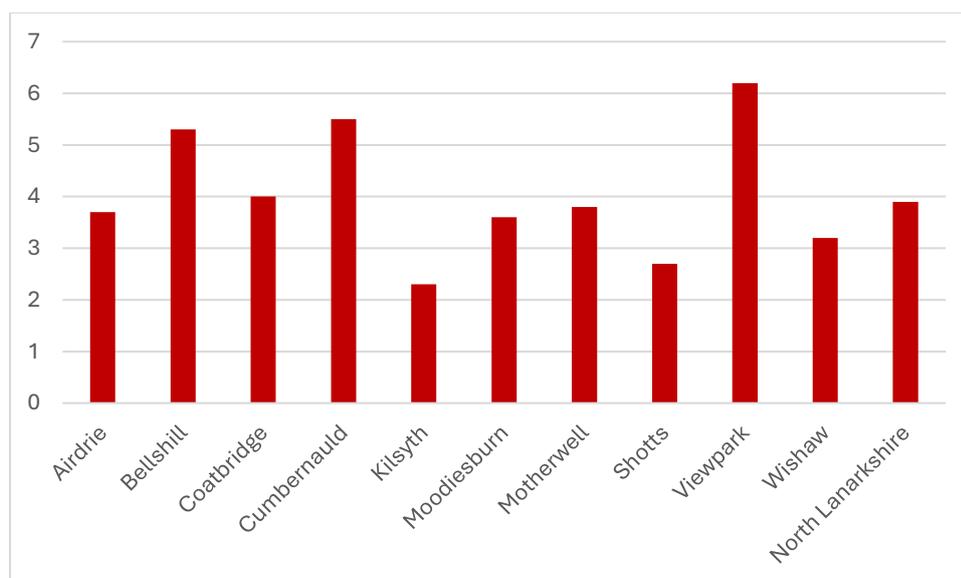
Chart 8: Tenure by local housing market area



Source: NLC Area Profiles 2024

Almost a third (29.3%) of households in North Lanarkshire rent from a social landlord (22.7% from the Council and 6.6% from other social landlords), well above the Scottish average of 22.5%. Cumbernauld has the lowest proportion of social rented stock (3.9%) and high pressure on social housing, indicating a shortfall of affordable housing in the area. Despite higher levels of social stock in other areas such as Coatbridge and Wishaw (17.0% and 15.7%) demand for social housing remains high across North Lanarkshire, with on average 4 people on the waiting list for every let that becomes available.

Chart 9: Overall social rented pressure by local housing market area 2024/25

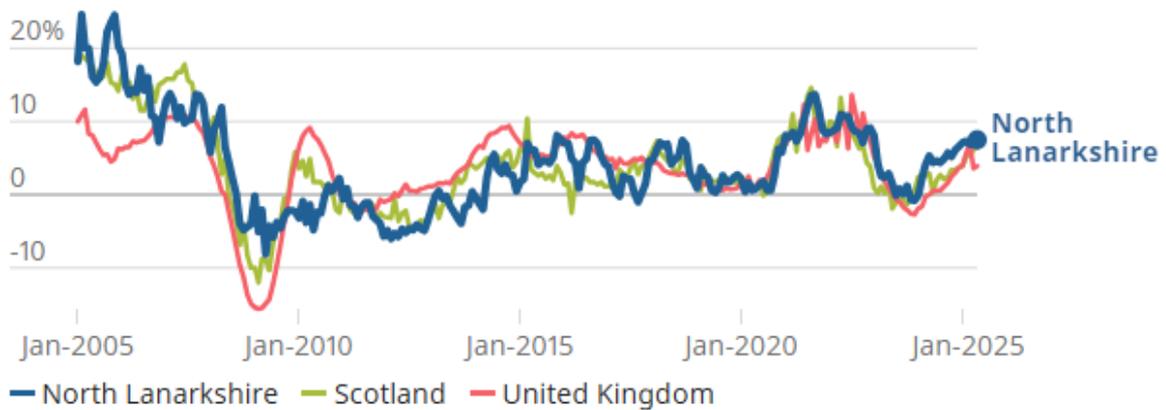


Source: NLC Pressure Analysis 2024/25

The average sales price in North Lanarkshire is £174,714. This is nearly 30% lower than the national average sales price for Scotland. In terms of change, there has been a 7.6% increase in house sales prices since March 2024 in North Lanarkshire. This outstrips the national increase of 4.6%.

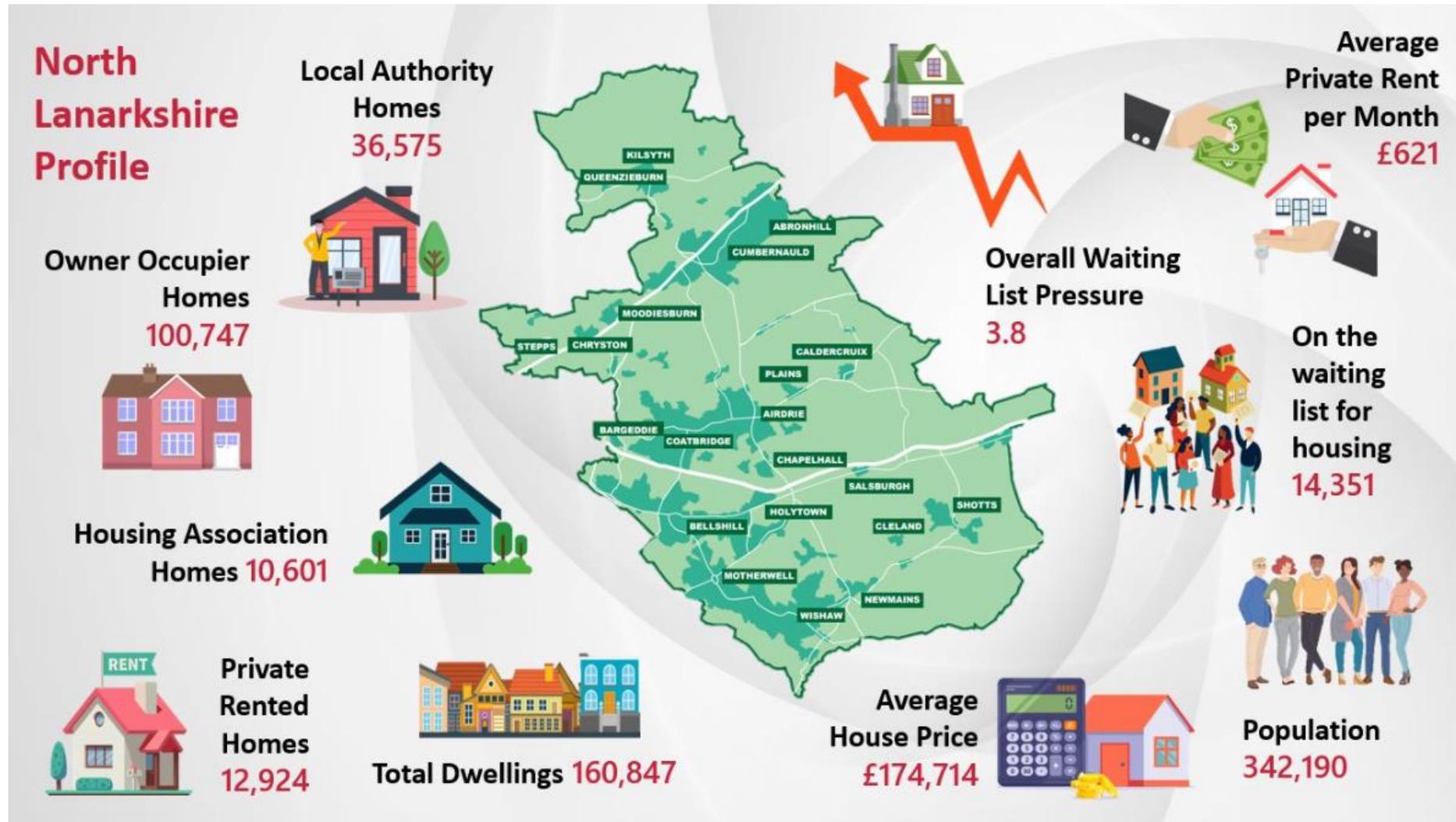
The volume of sales has also increased over the last year, albeit at a much lower rate to that nationally, with an increase of 6.5% (11.0% increase nationally).

Chart 10: Annual change in house prices in North Lanarkshire – house price annual inflation, January 2005 to January 2025

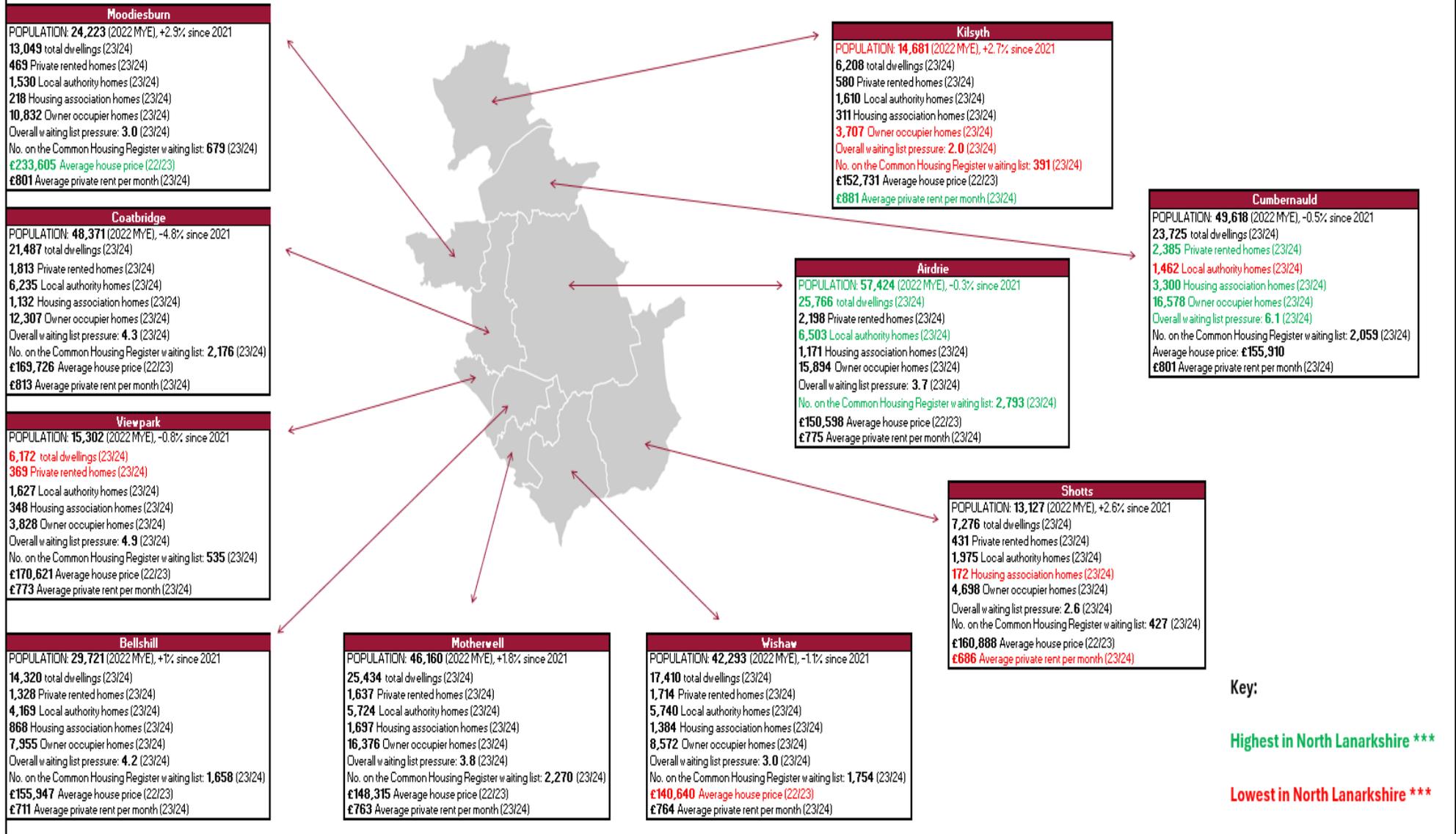


Source: Registers of Scotland and UK House Price Index from HM Land Registry

North Lanarkshire Profile



North Lanarkshire Area Profile



3. VISION AND PRIORITIES

3.1 Our Vision and Strategic Priorities

This strategy sets out our long-term vision to deliver homes in the heart of great places that meet people's individual needs, alongside housing related support and services that promote health, wellbeing and opportunity. Our vision, informed by North Lanarkshire's housing context and by working with our partners, tenants and residents is:

Affordable and sustainable living for all

A North Lanarkshire where every individual has access to safe, affordable and sustainable housing, fostering vibrant communities and enhancing quality of life

It is built around the following four strategic priorities:

- 1. Deliver more homes at the heart of great communities**
- 2. Provide sustainable and high-quality homes**
- 3. Prevent and eradicate homelessness**
- 4. Support independence, health and wellbeing**

3.2 Links to Other Plans and Policies

Our vision and priorities are also shaped by other key plans, strategies and policies that relate to housing. Our aim – to ensure a clear, consistent, and traceable link from vision through to implementation, ensuring that all parts of housing related policy, from high level goals to on the ground actions, are aligned and cohesive.

Local key plans with a clear explicit link to this strategy include the:

- **Homelessness Action Plan** – replacing the Rapid Rehousing Transition Plan, setting the direction of travel for preventing and tackling homelessness
- **Temporary Accommodation Strategy** – setting out the temporary accommodation future requirements
- **Tenant Participation Strategy** – a plan that sets out the ways in which tenants can influence housing services and decisions
- **Strategic Housing Investment Plan (SHIP)** – a plan for allocating resources to increase affordable housing provision
- **Housing Asset Management Plan** – a plan to ensure the long-term sustainability, maintenance and strategic use of council homes
- **North Lanarkshire's Local Development Plan (NLLDP)** – the framework for physical development of the local area – NLLDP2 currently under development
- **Local Heat and Energy Efficiency Strategy and Delivery Plan** – a plan to improve the energy efficiency in homes and non-domestic buildings while transitioning to zero-emission heating systems
- **Local Transport Strategy (LTS)** – a framework for improving mobility and accessibility - a new ten-year LTS is under development

- **Tackling Poverty Strategy** – a plan setting out the actions to tackle poverty in communities adopting a multi-service approach
- **Local Child Poverty Action Report** – tracking progress made towards reducing poverty and supporting families
- **Children’s Services Plan** – bringing together how we best deliver services and support for children, young people and families in North Lanarkshire
- **Health and Social Care Strategic Plan, Strategic Commissioning Plan and Housing Contribution Statement** – a plan setting out how community health, social care and social work functions delegated to the Integration Joint Board will be delivered and a strategic housing statement that sets out how housing will contribute to the health and wellbeing of the people and communities of North Lanarkshire
- **Community Board Area Local Improvement Plans** – outlining key priorities for each community board area
- **Digital and IT Strategy** – a plan which improves the digital connectivity and accessibility of North Lanarkshire as a place

3.3 Developing the strategy

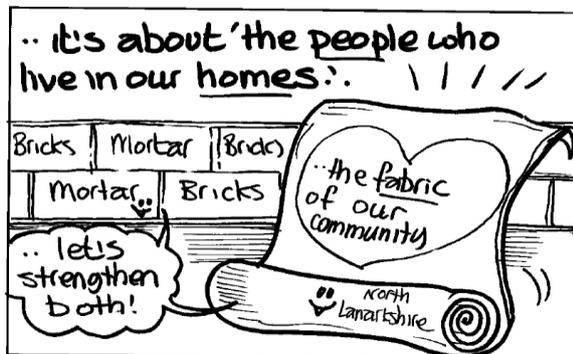
The development of the strategy was across 2 phases. Phase 1 involved the development of the draft strategy. This involved a combination of both research/analysis and early engagement with stakeholders via various methods, which included an online survey and stakeholder conference. Feedback from other relevant consultation and engagement opportunities has also been used.

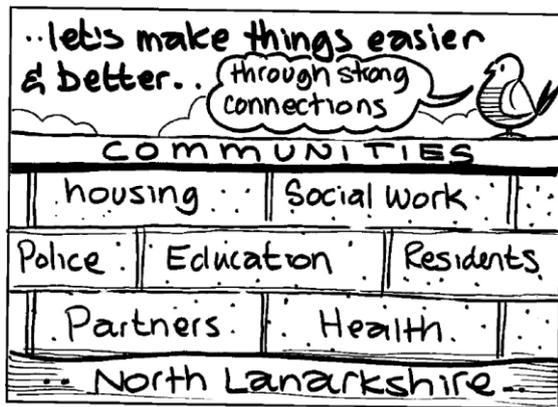
The feedback gained from our early engagement led to our four key priority areas and to the specific actions contained therein.

Phase 2 involved gathering views on the draft strategy, which was published on the Council’s website for a period of 12 weeks.

A summary of the consultation engagement can be found in the accompanying consultation report.

Images from consultation stakeholder event





Developing the draft LHS



Consultation on the draft LHS



Final LHS

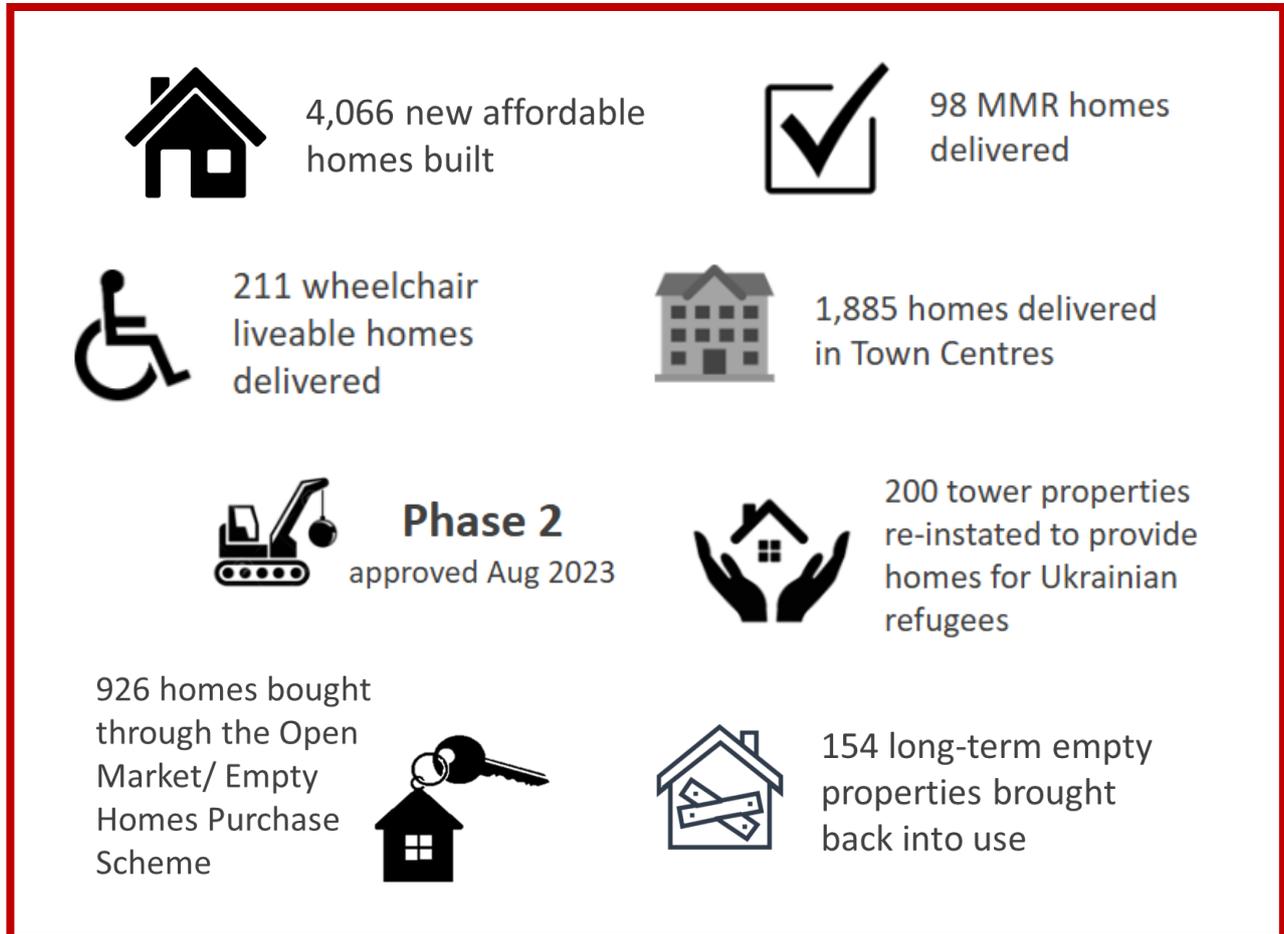
- HNDA
- Early engagement
- Local evidence gathering and analysis
- Review of other plans and strategies
- Planning and preparation

- Website publication alongside a survey
- Issue to stakeholders
- Additional consultation opportunities via North Lanarkshire Federation of Tenants and Residents
- Community Boards and wider public consultation

Approval at Housing Committee

4. STRATEGIC PRIORITY 1 – deliver more homes at the heart of great communities

Key Success



LHS Context

Housing to 2040, Scotland’s long term national strategy sets out the aim for everyone to have a safe, high-quality home that is affordable and meets their needs in the place they want to be. Delivering more homes at the heart of great communities is vital to this. Increasing the supply of affordable homes is a key priority, with a commitment to deliver 110,000 affordable homes by 2032 of which at least 70% will be for social rent.

The Programme for Government sets out commitments to unlock new investment opportunities across tenures to increase supply implementing recommendations made by the Housing Investment Taskforce and to remove barriers on stalled sites to deliver up to 20,000 new homes; leveraging in further private and social sector investment to respond to the housing emergency.

Local Context and Evidence

4.1 Housing Need and Demand

A Housing Need and Demand Assessment (HNDA) is designed to give broad, long-term estimates of the number of additional housing units that may be required to meet existing and future housing need and demand. The HNDA includes information on the operation of housing systems to help local authorities develop policies for management of existing homes and the provision of housing related services.

We undertake the HNDA in partnership with the seven other local authorities that make the Glasgow and City Region (GCR) Housing Market Partnership (HMP). The most recent HNDA known as 'HNDA3' received 'robust and credible' status in June 2024.

HNDA3 provides an evidence base to inform the LHS and Local Development Plan (LDP) for the GCRHMP local authorities.

HNDA3 estimates a future housing requirement for between 6,818 to 8,264 additional homes in North Lanarkshire over a period of 19 years. Of this, between 1,800 and 1,950 are required for social rented homes. This equates to between 359 - 435 homes per year, of which between 94 - 103 homes are required for social rent.

Table 2: GCR HNDA Housing Estimates

Principle Scenario – Prevailing state scenario		
	North Lanarkshire	GCR Combined
Existing need	920	6,350
Newly arising additional	7,344	59,597
Count of newly-forming households	8,264	65,947
Owner occupation	3,272	22,120
Private rent	1,866	13,611
Below market rent	1,194	10,991
Social rent	1,932	19,225
Total additional future housing units	8,264	65,947

Source: GCR HNDA June 2024

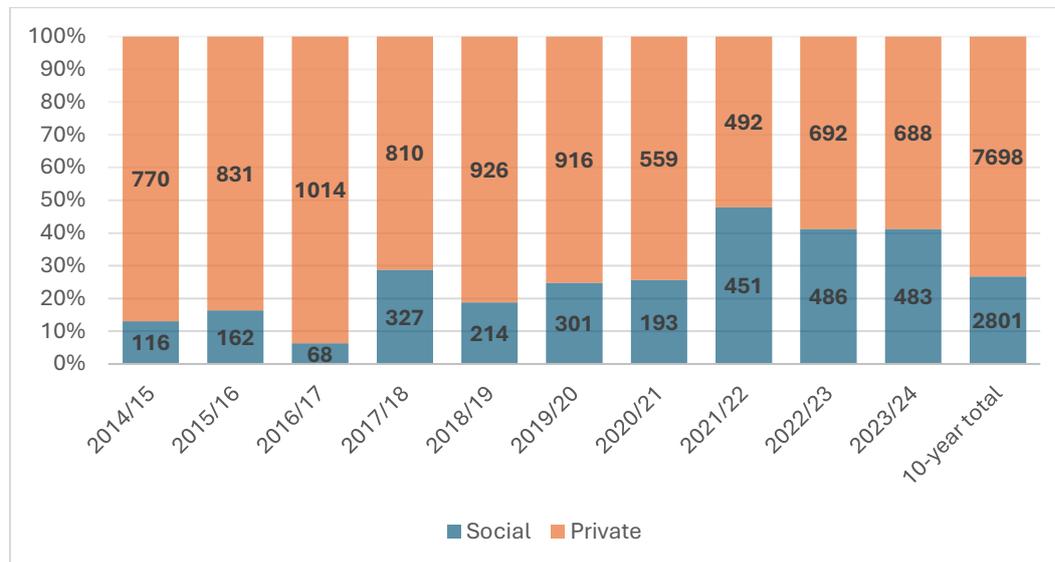
During the lifetime of this LHS, there is an estimated need for 874 homes.

	Total net need	
	Annual	2026-2028
Existing need	49	98
Newly arising additional	387	774
Owner occupation	173	346
Private rent	99	198
Below market rent	63	126
Social rent	102	204
Total additional future housing units	437 ¹	874

¹ Number greater than 435 due to rounding up

We recognise that the housing estimate is significantly lower than completions in North Lanarkshire over the last ten years.

Chart 11: Housing completions in North Lanarkshire 2014-2024 (Housing Land Audit)



Source: NLC Planning Data

Our established land supply in North Lanarkshire in 2024 sat at 16,945 with 8,775 identified as available for delivery over the next ten years. The housing land supply is currently under review as part of the preparation of the next Local Development Plan (NLLDP2). A key aspect of this review is determining the deliverability and marketability of housing allocations which, following assessment, may in effect significantly reduce the total number of housing units that can be relied on to deliver housing over the period of the next LDP. The annual Housing Land Audit (HLA), conducted in line with the new Scottish Government HLA guidance, and consulted on with Homes for Scotland and its members, will support this review by providing a more accurate and up-to-date assessment of our deliverable housing land supply as we progress NLLDP2.

We also know that there are other impacting factors that we need to consider. The NRS household projections which inform the housing estimate are trend-based and constrained by demographics. They do not recognise policy interventions or our local aspirations, and as such the housing estimates do not reflect this either. In North Lanarkshire we have an ambitious plan for long-term economic and population growth. Our plan supports the local economy by creating new jobs, regenerating local communities and transforming our town centres – all part of the Council’s vision to make North Lanarkshire the place to live, learn, work, invest and visit.

Housing Supply Targets (HSTs) are derived from the HNDA but should take account of factors that influence delivery. We have factored our local policy context, and likely pace and scale of delivery in our consideration of setting our HSTs for the LHS. We have also taken account of other factors that the Scottish Government Guidance requires us to consider, including:

- Environmental factors
- Social factors
- Economic factors which may impact on demand and supply
- Capacity within the construction sector
- Availability of resources
- The potential inter-dependency between delivery of market and affordable housing at the local level
- Planned demolitions
- Homes brought back into use

In 2017, we announced a major change in our housing policy in consultation with our tenants and residents, with plans agreed to demolish a number of multi-storey tower and low-rise blocks and replace them with modern homes fit for the future. This long-term reprovioning programme will take place over a 20-25 year period across a number of phases, with future phases subject to consultation.

Phase 1 of the programme is nearing completion, with 94% of the properties identified within this phase now vacant with five of the sites providing new affordable, sustainable, modern homes. The remaining reprovioning sites are either on site or in the design phase, with the exception of two multi storey towers which are being used to provide homes for Ukrainian people as part of the Ukrainian Resettlement Programme.

As phase 1 is making good progress, phase 2 is now underway. Phase 2 regeneration plans identified several prominent multi-storey blocks in Motherwell, a tower in Coatbridge and low-rise blocks in Airdrie, Kilsyth, Motherwell and Wishaw for potential demolition. In total there are 1,494 properties in phase 1 (excluding Ukrainian Resettlement properties) and 1,010 in phase 2, with phase 2 planned over a longer 7-to-9-year period.

Phase 1 Reprovioning Images – Holehills (Airdrie) multis reprovioning

Holehills Multi Storey Blocks prior to demolition



Site clearance and construction



Completed new homes



Other factors that have a bearing on our HST is our plan to increase the number of empty homes brought back into use. As part of the additional funding provided for local authorities to tackle the housing emergency through tackling empty homes, we have secured funding to increase our Empty Homes Officer capacity. This will help us make best use of housing stock in North Lanarkshire to meet housing needs.

Other evidence sources and research on housing need have been considered in understanding housing need in North Lanarkshire. This has included:

- [Affordable Housing Need in Scotland Post-2026 Research](#)
Commissioned by the Chartered Institute of Housing, the Scottish Federation of Housing Associations (SFHA) and Shelter Scotland. This projects a gross affordable housing requirement for Scotland 2026-2031 of 15,693 homes annually. This is nearly a 50% increase in estimated need relative to the previous 2020 research and would necessitate a significant increase in the nominal Scottish affordable housing delivery target.
- [The Value and Benefits of Private Housebuilding in North Lanarkshire](#)

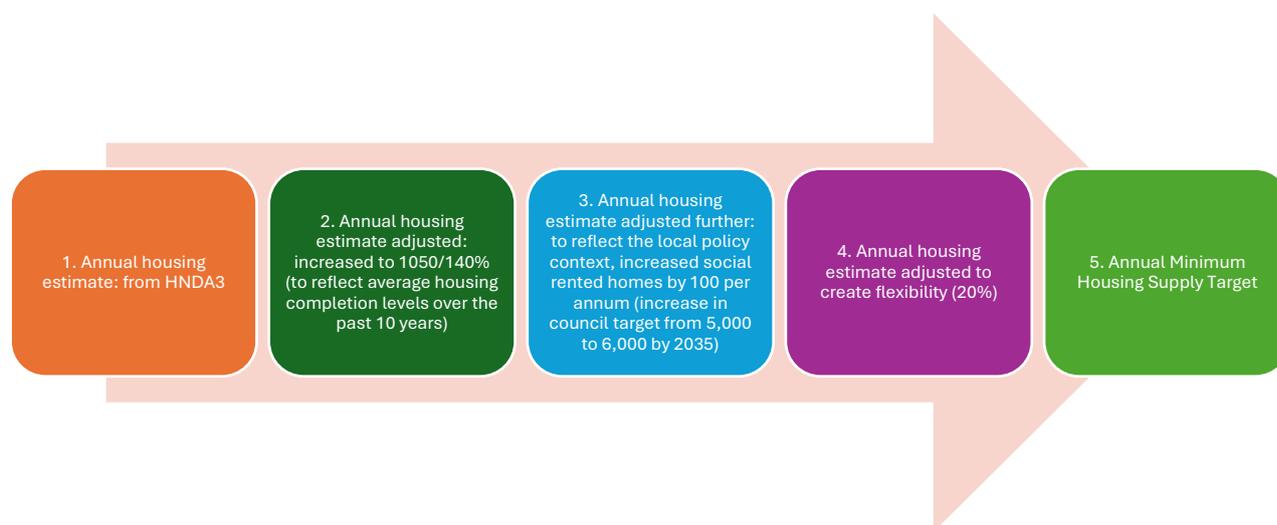
Commissioned by Hallam Land, providing estimates at both a North Lanarkshire and Scotland wide level. This research explores housing delivery trends, social rented provision, consequences of failure to deliver, and economic and social impacts. It estimates that 32% of North Lanarkshire households are in some form of housing need.

- Existing Housing Need in North Lanarkshire (Diffley Study)

Commissioned by Homes for Scotland this research adopted a broader definition of existing household need than is currently used. It estimates 32% (i.e. 49,000 households) are in some form of housing need in North Lanarkshire and 28% of Scottish households. When accounting for those who can make in-situ repairs, the overall need figure is reduced to 37,000 households, of which 20,000 of these households require affordable housing, with the remainder able to afford a market solution.

We have considered the impact of these factors, alongside the other factors listed above in setting our HST:

Table 3: Housing supply target methodology



Housing Supply Target					
Stage	Social rented	Below market rent	Private rent	Owner Occupation	Total
Step 1 Annual housing estimate	102	63	99	173	437
Step 2 Annual housing estimate adjusted – to reflect completion trends	102 + 143 (245)	63 + 89 (152)	99 + 139 (238)	173 + 243 (416)	437 + 614 (1051)
Step 3 Annual housing estimate adjusted – to reflect ambition and local policy context	245 + 100 (345)				
Step 4 Annual housing estimate adjusted to create flexibility (20%)	345 + 69 (414)	152 + 31 (183)	238 + 48 (286)	416 + 84 (500)	
Annual minimum housing supply target	414	183	286	500	1383

4.2 Local Demand Analysis

As at July 2025 there were 14,351 households seeking a new home across North Lanarkshire on the Common Housing Register. 9,660 (67%) were new applicants and 4,044 (28%) were transfer applicants. 647 (5%) were homeless applicants.

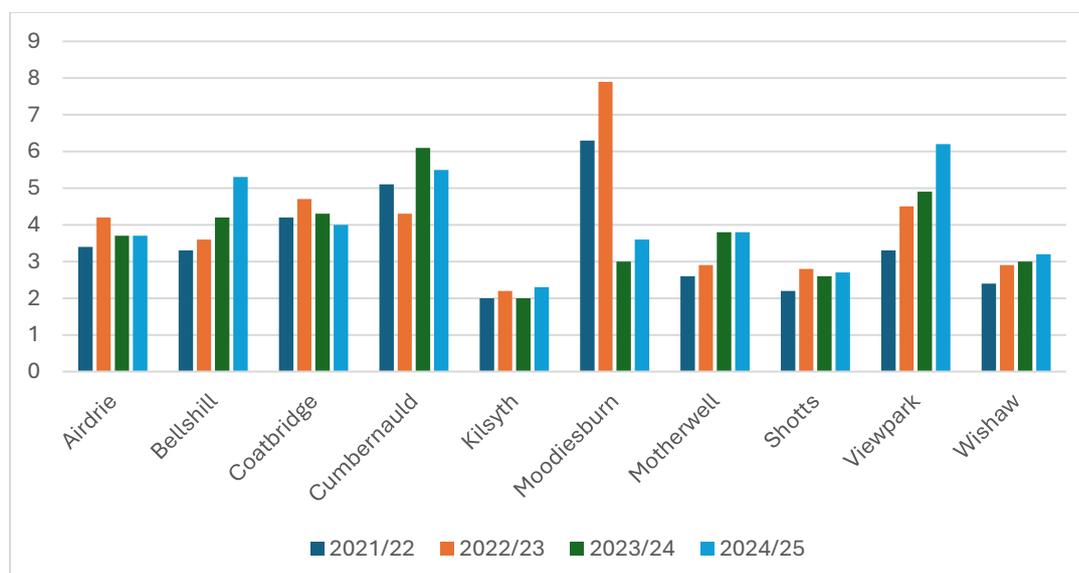
Table 4: Common housing register waiting list in North Lanarkshire by group and number of applicants

Waiting list	Total number of applications	Context
Transfer	2,578	Current tenants with a need to move. Includes 416 tenants affected by the reprovisioning programme
Aspirational transfer	751	Current tenants with no recognised need to move as per the allocation policy categories of need, but who desire a different type of property
Aspirational shared access	715	As above but who live in flats with shared access
Homeless	647	Applicants assessed as homeless
General	9,660	All other applicants
Total	14,351	

Source: NLC waiting list data

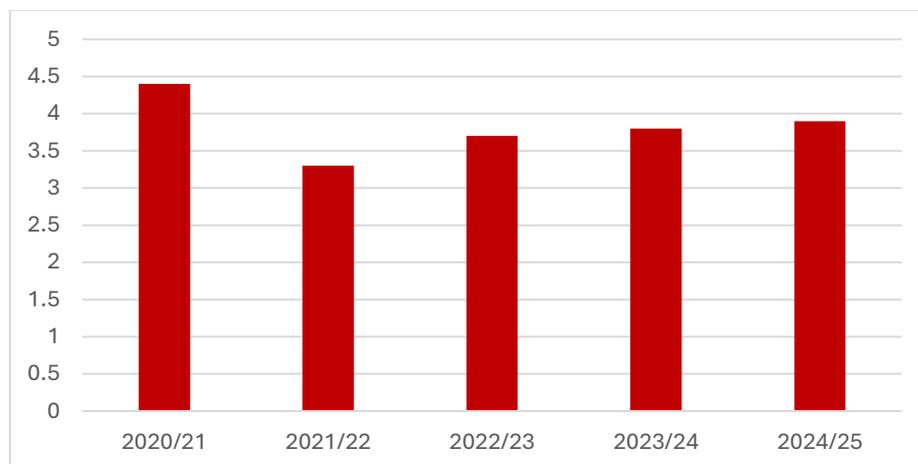
The social rented sector's capacity to respond to demand is dependent on the number of properties available to let to applicants each year. We undertake annual analysis of the demand and pressure for social rented homes in North Lanarkshire. The analysis is carried out for North Lanarkshire as a whole and for all the local housing market areas and letting areas. It provides a measure of the number of applicants there are for each social rented home that becomes available for let in North Lanarkshire.

Chart 12: Social rented pressure by local housing market area 2021 – 2025



Source: NLC pressure analysis

Chart 13: Overall social rented pressure for North Lanarkshire 2020 - 2025



Source: NLC pressure analysis

Demand varies between and within areas in North Lanarkshire and is affected by local policy initiatives. Development of new social rented homes can have a significant impact on local pressure, which can result in either increased demand, associated with heightened interest generated from a new housing development or conversely, reduced demand, resulting from the allocation of new build homes to applicants, in particular transfer applicants which creates a number of subsequential lets, therefore reducing the number of applicants on the waiting list.

Overall pressure in North Lanarkshire has increased over the past five years, from just over 3 applicants per let in 2019/20 to around 4 applicants per let in 2024/25. In terms of local housing market areas, 6 out of the 10 areas increased in pressure over the past 3 years. More detailed analysis of pressure suggests that in the majority of areas in which there was a decrease in pressure, this was directly related to the provision of new build social rented homes in these areas, which created a number of subsequent allocations to applicants on the waiting list.

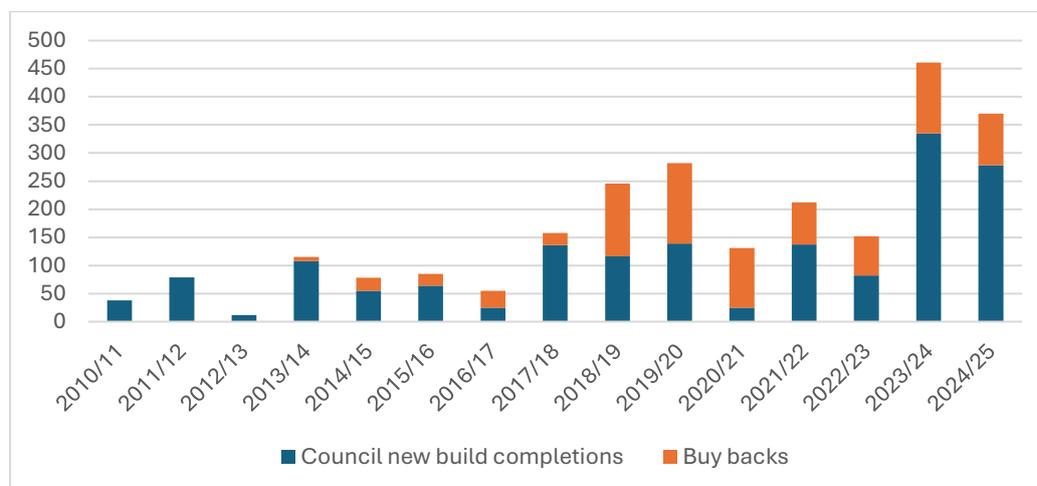
To alleviate higher levels of pressure the Council has an Affordable Housing Policy (AHP) in the Cumbernauld Housing Sub-Market Area. This helps enable provision of new affordable homes in this area. Analysis of housing pressure suggests that the picture is changing across North Lanarkshire, with increasing pressure generally across all local housing market areas. This may indicate a need to review the current AHP linking to the development of North Lanarkshire's new LDP.

4.3 New Supply Programme

North Lanarkshire has one of the most ambitious affordable housing programmes in Scotland with a commitment to deliver 6,000 affordable homes by 2035 – an increase on our previous target of 5,000 homes. Since 2010 the Council have

delivered 1,629 new build homes and purchased 926 properties, bringing the total to 2,555² additional homes in North Lanarkshire.

Chart 14: Council new build completions and buy backs



Source: NLC completions data

North Lanarkshire’s Strategic Investment Plan (SHIP) for 2026/27 – 2030/31 sets out plans to potentially deliver over 2,300 new affordable homes over the next five years, helping to regenerate local communities and support the local economy by creating new jobs. Investment in affordable housing through the SHIP is targeted to help achieve LHS priorities and to ensure they are of the right type, size and in the right location to meet the needs of current and future North Lanarkshire residents.

North Lanarkshire’s Affordable Housing Supply Programme Budget allocation for the financial year 2025/26 has been confirmed as £33.655m, returning funding to 2023/24 levels. The current year allocation includes North Lanarkshire’s share of specific funding for strategic acquisitions, which equates to £783,000. This additional funding will be utilised to support the Council’s Open Market Purchase Scheme.

The projects proposed for inclusion in the SHIP are estimated to require approximately £209m in grant funding, which is 24% above the estimated resource allocation for this period, assuming the 2025/26 allocation is replicated in future years. There is therefore a risk that not all projects identified can be funded within the 2026/27-2030/31 timescale. However, the programme is regularly reviewed, with projects phased to take account of available resources. The Council and RSLs may also opt to front fund some projects and receive grant at a later date. Additionally some sites may not prove viable for development – so this approach ensures that we can maximise delivery.

In addition to our new build programme our Development Pathfinder scheme is working well, enabling the Council to buy new ‘off the shelf’ homes, increasing supply

² as at 5 December 2025

in a cost effective and timely way, while also helping create mixed and balanced communities.

4.3.1 Open Market Purchase Scheme

The Council operates a successful Open Market Purchase Scheme (OMPS), which incorporates the Empty Homes Purchase Scheme (EHPS). The primary objective of the OMPS is to contribute to the Council's new supply programme, by increasing housing supply in areas of demand.

In 2013, the Council introduced a scheme aimed at acquiring empty homes. The primary objective was to address issues of disrepair and mitigate the negative impact these vacant properties had on surrounding areas. Since its launch, the Empty Homes Purchase Scheme has brought 443³ empty properties back into use, reducing the risk of properties sitting empty on a long-term basis.

In 2018, Committee approved development of an Open Market Purchase Scheme (OMPS) in addition to the EHPS. Including the 443 empty homes purchased to date, the OMPS has acquired a total of 926³ properties and remains an effective method of increasing housing supply.

Two expansions of the OMPS have taken place since 2021. The first enabled the Council to acquire homes that would enable common works to progress in priority blocks and allow the only remaining owner occupier to remain in their property as a council tenant. The second expansion enabled the Council to buy homes from private landlords, allowing the private tenant to remain in the home as a council tenant to help prevent homelessness whilst increasing the Council's housing stock. Both expansions have proved effective, with the most recent expansion of purchasing homes from private landlords accounting for a significant 27% (25 of 92) of all purchases in 2024/25.

Since its inception, the OMPS has proven to be a cost-effective method for increasing the Council's housing supply, with the Council adhering to market value when properties are valued for purchase. Various promotional/marketing activities have taken, and continue to take place, to increase awareness of the scheme. The scheme also provides a mechanism for the Council to buy back properties from owners impacted by the re-provisioning programme.

4.3.2 Additional resources

In addition to the Affordable Housing Supply Programme funding, the Council also uses its own resources to fund additional borrowing to develop new homes for social rent. 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.

The Affordable Housing Policy (AHP) helps fund additional homes in Cumbernauld, Kilsyth and Moodiesburn. Commuted sum payments received from private

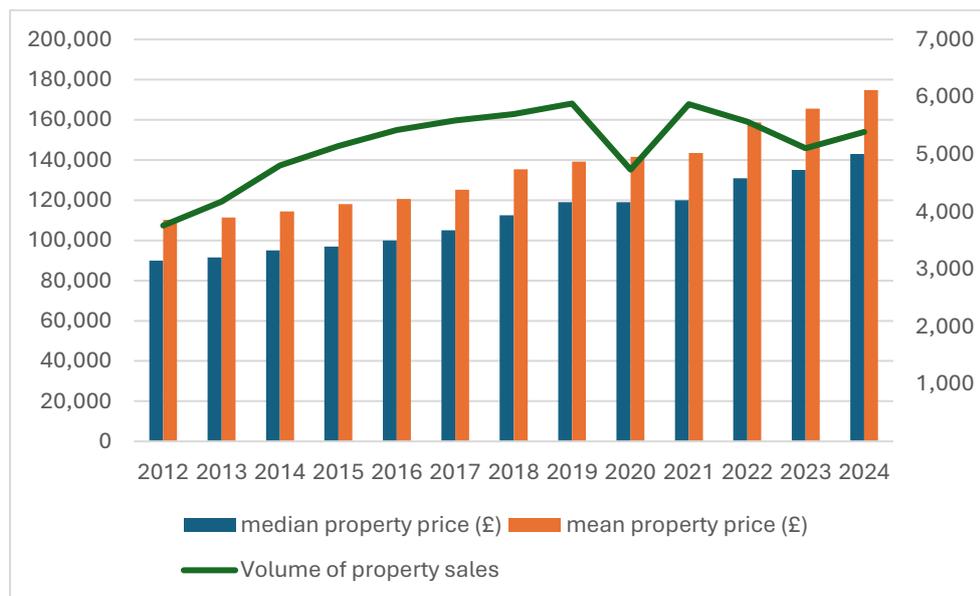
³ as at 5 December 2025

developers are re-invested to meet affordable housing requirements by helping fund the buy back of properties through the Open Market Purchase Scheme and to fund other new build projects in these areas. Between 2015/16 and 2023/24 commuted sum payments, totalling over £2m, were used to support the purchase of 94 homes through the scheme. There is currently £3.7m in commuted sums, which will be invested to deliver affordable housing in the Cumbernauld HSMA.

4.4 House Sales

The number of house sales in North Lanarkshire has increased every year since 2012 and in 2019 reached a high of 5,884, up 56.5% from 2012. Over the past five years there has been a slight decrease to 5,387 sales in 2024 (8.5%). Property prices have also steadily increased year on year, with the median house price in 2024 in North Lanarkshire £143,000 and mean house price £174,714. Since 2012 property prices have increased by nearly 60%. Despite this, house prices remain relatively low in North Lanarkshire in comparison with other local authorities, currently 7th lowest of all local authorities, with the average house price 30% lower in North Lanarkshire compared to the Scottish average.

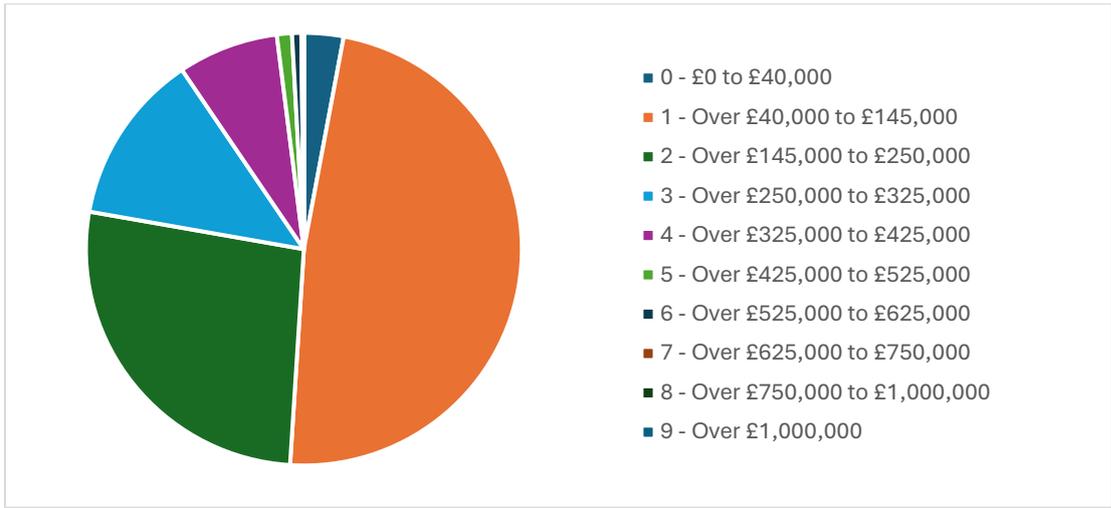
Chart 15: Property price and volume of sales in North Lanarkshire 2012- 2024



Source: Registers of Scotland – House price statistics May 2025 calendar year tables

The majority of sales are for properties within the price band of over £40,000 to £145,000, accounting for 48.1% of all sales in 2024, followed by properties in the over £145,000 to £250,000 price band, which accounted for 26.8% of sales.

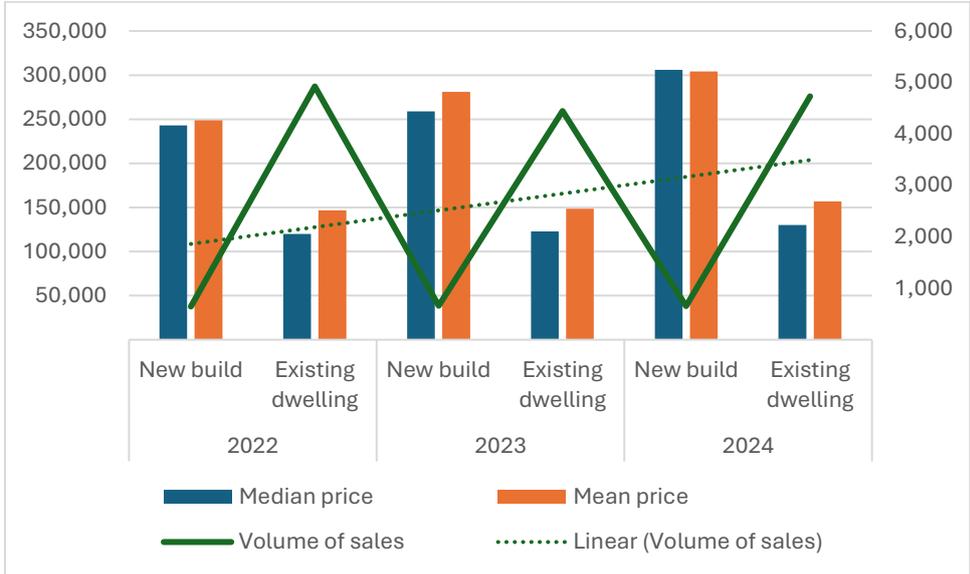
Chart 16: Volume of residential property sales by house price band in North Lanarkshire 2024



Source: Registers of Scotland – House price statistics May 2025 calendar year tables

There continues to be significant price variation between existing and new build property prices, with new build property prices increasing at a faster pace than existing property prices. New build property prices have increased by 25.9% since 2022 compared to a 6.7% increase for existing properties. Sales of existing properties continue to account for the majority of sales (87.9% in 2024).

Chart 17: Median, mean and volume of residential market value property sales by new build/existing dwelling status in North Lanarkshire 2022-2024



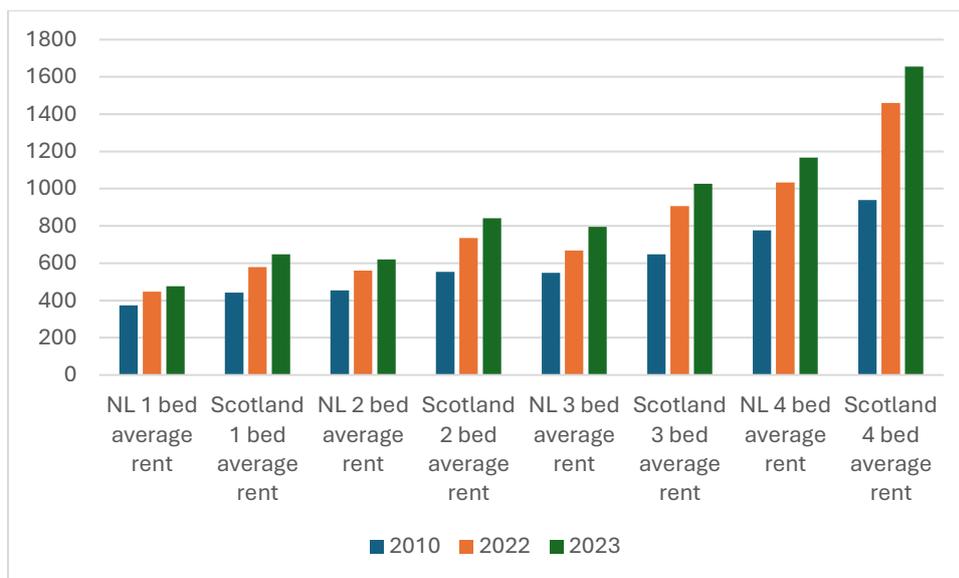
Source: Registers of Scotland – House price statistics May 2025 calendar year tables

4.5 Private Rented Sector

After rapid growth in the early part of the 21st century, the private rented sector (PRS) has become an established and important part of North Lanarkshire’s housing system. Almost one in twelve (8%) of all North Lanarkshire households now live in the PRS, nearly double that recorded in 2011 (4.9%). Over the period of the last LHS

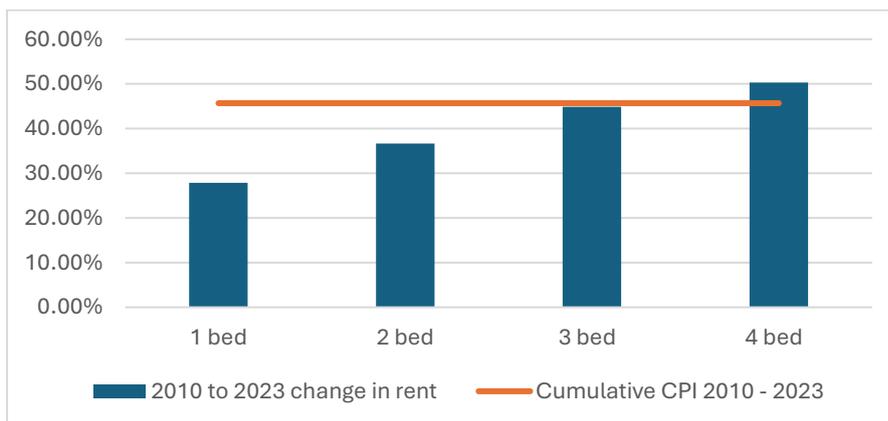
however, there has been a marginal change in the PRS (less than 1%). Availability of PRS properties advertised has also reduced. This may be in part a reflection of the tenants staying longer in their tenancies following Private Residential Tenancies coming into force, which provides greater security, stability and predictability for tenants. Rents, however, remain significantly lower than the national average, ranging from 58% lower for a 1 bedroom property to 75% lower for a 4 bedroom property. Over the past ten years only 3 and 4 bedroom properties have increased in line with inflation.

Chart 18: Average private rent 2010-2023 by property size, North Lanarkshire and Scotland



Source: Scottish Government private rented statistics

Chart 19: Private rented sector rents 2010 – 2023 in North Lanarkshire against CPI



Source: Scottish Government private rented statistics

The most notable change is evident over recent years, with all property sizes increasing above CPI. This data is predominantly based on advertised rents and therefore does not provide a full picture of rental changes as it does not include any rental changes from properties with in-situ tenants. Nonetheless, it does suggest that

the private rented sector is becoming increasingly less affordable for households seeking a property in the PRS.

Table 5: Average private rent changes

1 bedroom 2023 to 2024 change	2 bedroom 2023 to 2024 change	3 bedroom 2023 to 2024 change	4 bedroom 2023 to 2024 change	CPI 2023 to 2024
6.6%	8.2%	3.7%	6.1%	3.0%

Source: Scottish Government private rented statistics

4.6 Alternative Tenure

We remain committed to delivering mixed tenure inclusive housing developments. To achieve this the Council has been exploring the need and demand for the provision of mid-market rent (MMR) homes prior to the last LHS. To date there are 98 MMR homes in North Lanarkshire. These homes are provided by housing associations in North Lanarkshire. Through the SHIP, housing associations are encouraged to deliver MMR homes where viable. Exploratory work for Council delivery of MMR homes is ongoing, with a potential pilot site identified. There exists significant potential for provision across town centre sites, albeit these come with their own challenges, mainly in relation to high development and refurbishment costs.

4.7 Self-Build

The Planning (Scotland) Act 2019 (Section 16E) requires local planning authorities to 'prepare and maintain' a list of anyone interested in acquiring land for self-build across the authority's area. Our self-build register covers the following type of self-build:

- **Self-build housing** - where a person builds their own house or appoints their own builder.
- **Custom-build housing** - where a person tasks a house builder to tailor a home to their preferences before it is built.
- **Collective self-build** - where a group get together to build their homes.
- **Co-housing** - an intentional, mutually supportive community with shared communal space.
- **Self-provided housing** - includes self-build housing, custom-build housing and collective-build housing

We want to support the delivery of more high-quality, affordable and sustainable homes in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities. Understanding the demand for self-provided housing is important for both plan-making and decision-taking. The list of people with a registered interest in acquiring land in the Council's area for self-provided housing is monitored to help inform the LDP.

4.8 Affordability

Although the cost-of-living crisis has eased, there remain lingering impacts with affordability continuing to be a challenge for many households in North Lanarkshire, with referrals to the Council’s Tackling Poverty team increasing by 4.5% over the last year. However, as can be seen from the housing market profile, North Lanarkshire continues to remain one of the most affordable places to live, across all tenures. With some of the lowest house prices across Scotland and private rented sector rents – albeit these are starting to show trends of increasing above inflation in the most recent data.

North Lanarkshire also has one of the lowest social rents across Scotland, with rents ranging from between 10.4% for a 3-bedroom home to 18.1% lower for a one-bedroom home compared to the Scottish average.

Table 6: Average weekly North Lanarkshire Council rents

Property size	NLC rent	Scottish average	Difference from Scottish average
Studio	£68.82	£82.24	-16.3%
1 bed	£71.97	£87.87	-18.1%
2 bed	£79.33	£90.29	-12.1%
3 bed	£88.11	£98.30	-10.4%
4 bed	£96.19	£108.29	-11.2%

Source: Scottish Housing Regulator report 2023/24

Although there is no official definition of affordability, a commonly used measure is based on the ratio of house prices relative to income/earnings, which measures the proportion of a household’s income that is spent on rent/mortgage^v. Local level household income data suggests that the trend in terms of price to income ratio is increasing for both lower quartile and median house prices/household incomes.

Table 7: Lower quartile and median house prices to income ratio

Lower quartile house price (2014)	Lower quartile household income (2014)	House price to income ratio	Lower quartile house price (2018)	Lower quartile household income (2018)	House price to income ratio
£65,000	£17,160	3.8	£75,000	£17,160	4.4

Median house price (2014)	Median household income (2014)	House price to income ratio	Median house price (2018)	Median household income (2018)	House price to income ratio
£99,000	£28,600	3.5	£112,000	£28,600	3.9

Source: GCR HNDA3 and Scottish Government local level household income estimates (2018 based)

Alternative, more recent average income data sources can be used to draw some comparisons against 2024 house prices and this illustrates a slight reversal of this trend. This is due to the increase in average earnings in North Lanarkshire over

recent years. Despite this, evidence suggests overall that affordability remains an issue for many households, particularly younger households and those on low to modest incomes in North Lanarkshire, and in areas where house prices are higher but incomes have not increased at the same pace.

Table 8: Median house prices and average earnings ratio in North Lanarkshire 2024

Median house price (2024)	Average earnings (2024)	House price to earnings ratio
£143,000	£38,500.80	3.7

Source: ASHE 2024; Registers of Scotland

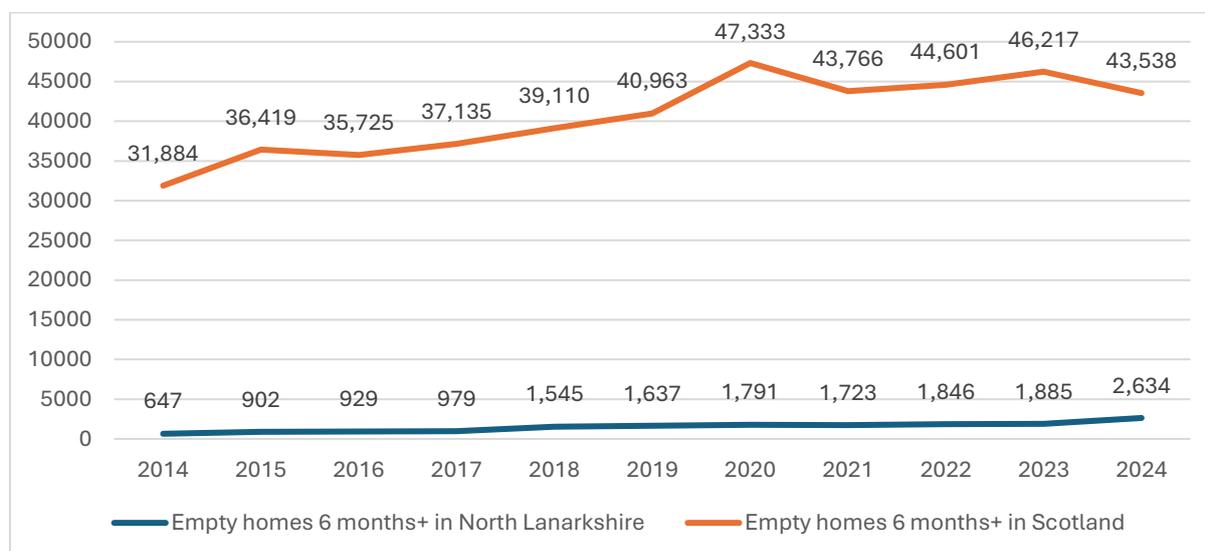
4.9 Empty homes

In the midst of a housing emergency, empty homes are a wasted resource. They offer potential to provide safe, stable and affordable homes for people in housing need, which can help us reduce homelessness and alleviate housing insecurity.

We believe that every home should be lived in, and, that every property should be used where practicable, to meet housing needs, not remain vacant, for profit or neglect. Tackling empty homes is a crucial lever in tackling the housing emergency, as well as helping create the attractive, vibrant and sustainable communities through addressing the blight and anti-social behaviour caused by empty homes.

Empty homes have been increasing in North Lanarkshire over the past 10 years, with 2,634 properties recorded as empty for 6 months or longer in 2024 compared to 647 in 2014 and 1,885 in 2023. Some of this increase is attributed to a change in council tax recording practices and our reprovisioning programme which explains the spike in empty homes in 2018 and 2024. Empty homes of more than 6 months represent 1.6% of all homes in North Lanarkshire, which is on par with the Scottish rate of 1.6%. Of the 2,634 homes that have been empty for more than 6 months, 81% (2,121) are classified as long-term empty (empty for over 12 months).

Chart 20: Empty homes 6 months+ in North Lanarkshire and Scotland 2014-2024



Source: Scottish Government Empty Homes Statistics

It is estimated, based on council tax data, that in March 2025, 20% of all empty homes in North Lanarkshire were empty for between 2-5 years and 17.2% were empty for 5 years or more⁴.

We recognise the huge role that empty homes play in tackling the current housing crisis. We have for several years had a dedicated Empty Homes Officer who provides support, advice and assistance to owners, private landlords and members of the public to bring empty homes back into use. We also try to buy back empty homes where possible to increase the supply of affordable homes to let. Since 2010 just over 900 properties have been purchased through this scheme (inclusive of open market purchases and empty homes).

Bringing homes back into use in the private sector can be complex and resource intensive. Since 2020, we have brought 154⁵ long-term empty homes back into use in the private sector in addition to the empty homes purchased through the buyback scheme. We know that tackling empty homes requires increased resource to make a real difference and have secured additional funding from the Scottish Government to increase our capacity to tackle empty homes in North Lanarkshire. This funding will be used to recruit an additional Empty Homes Officer who will help increase the number of empty homes brought back into use in North Lanarkshire, working in partnership with the Scottish Empty Homes Partnership.

⁴ Excludes reprovisioning

⁵ as at 31 March 2025

4.10 Place Making and Town Centre Regeneration

Place-making and local living is at the core of the *Housing to 2040* vision for Scotland, which also serves as an integral aspect of decision making for regeneration activities by the Council.

“We will help create places that people want to live, work, enjoy and settle in – places to thrive and bring up families. This means giving greater importance to what is beyond the front door of a home, be that a garden, a safe street, generous green space or a vibrant town centre. Our homes will be located in a way that strengthens local identity and brings communities together”

Our town centres are facing a range of opportunities and challenges as community needs, and the way we use our town centres, change. Our town centres need to adapt to change. We are supporting this change through transformational investment in our town infrastructure that will create well connected settlements with access to employment, leisure and other amenities and services, that help create appealing sustainable places, with their own unique features.

8 town visions were approved by committee in 2021. Town centre action plans have since been published for Airdrie, Motherwell and Wishaw, with a further three approved and published for Bellshill, Kilsyth and Shotts.

In Airdrie, the focus is on a heritage led regeneration of the town. The objective is to connect locals and visitors with the history of Airdrie, its places, and people, with the aim to restore and repurpose key heritage buildings and establish new spaces for culture, creativity and enterprise.

Conceptual town centre design Airdrie and Coatbridge



£20m of UK Government funding through the Long-Term Plan for Towns programme has been awarded for investment in Coatbridge over the next decade. Significant work has been undertaken to establish a Town Board and engage with the people and communities of Coatbridge to establish priorities for and inform the future investment plan.

The Centre Cumbernauld was acquired in June 2023 with £9.225m from the UK Government’s Levelling Up Fund for the regeneration of Cumbernauld, with the

intention to demolish the building. A masterplan will be developed for Cumbernauld Town Centre with exciting large-scale regeneration activity set to take place over the next decade. Public and stakeholder engagement will be completed over the next few years.

Conceptual design Cumbernauld town centre



Since 2019/20 the Council has delivered 226 new homes within town centres and combined with RSL rented homes during this period that number increases to 915⁶. Housing plays a crucial role in town centre regeneration by revitalizing urban spaces, increasing footfall, supporting town centre businesses, and fostering vibrant communities. We see specific types of housing of particular importance in our town centres. This includes alternative tenures, such as Mid-Market Rent homes and Build-to-Rent homes. These types of homes play a key role in town centre regeneration by providing an increased range of housing options that can create mixed and diverse town centre communities that can meet wider housing needs, including those of key workers.

4.11 Key Issues

- Pressure for affordable housing is increasing, with a sizeable housing waiting list. Demand currently outweighs supply.
- Although there has been an increase in the volume of transfer applicants over the past 7 years associated with the Tower-Reprovisioning programme, the vast majority of tenants are rehoused in existing available housing.
- A considered approach to balancing the needs of applicants across different waiting list groups continues to be important going forward given that phase 2 of the re-provisioning programme is well underway.
- The Affordable Housing Policy is working well in increasing the supply of affordable homes in the North, but there is emerging evidence of pressure for affordable homes increasing across all of North Lanarkshire, indicating a need to examine the data and evidence further with a potential review of the current policy position. This should be undertaken as part of the development of the new Local Development Plan for North Lanarkshire.

⁶ as at 31 March 2025

- The profile and location of existing homes does not reflect demand in some areas – the re-provisioning programme is addressing this, but there is a need to continue to review demand analysis alongside other evidence to inform longer-term investment strategies.
- Demographic change will continue to increase pressure for homes and will have specific implications for the type and size of homes we build going forward, with increased need for smaller sized and accessible properties.
- Alternative types of housing provision, such as MMR, play an increasingly important role in town centre regeneration, creating diverse communities as well as meeting the needs of people on low to modest incomes who have low priority for social housing and are not able to afford to buy or rent a home on the open market.
- There is a healthy allocation of land for housing but housing completions are not at a rate which matches available land supply. This necessitates a need to explore new ways to understand and overcome development constraints to unlock stalled sites and gain an understanding of what is realistically deliverable.
- Tackling empty homes is part of the solution to increasing the supply of affordable homes and creating safe, attractive communities, but is not the whole solution. Nonetheless, increased efforts should be made to increase the number of empty homes brought back into use, given the wider benefits, both economic and social.
- The PRS sector has grown substantially over the past two decades but has plateaued over the period of the last LHS. There has been very marginal change in the number of properties/landlords registered despite changes in legislation over the past few years affecting landlords and concerns highlighted from private landlord representative organisations of the increased challenges faced by the sector. It is important to continue to monitor this given the time lag in private landlord registration data, which means that the full impact of recent legislative, taxation and policy changes on the retention of landlords and attracting new or further investment in the sector may not be fully transparent at this time.
- Most PRS landlords in North Lanarkshire own only one property, which may have implications in terms of varied standards in maintenance and tenant relations, increased exposure to market fluctuations, increasing costs and regulatory changes impacting on sustainability of the sector.
- Although rents in the PRS remain significantly lower than the Scottish average, they have been increasing at a much faster rate in recent years over the course of the last LHS and are unaffordable for a large proportion of households, including households reliant on housing benefit, where the differential between rent and the local housing allowance rate is unaffordable.
- Home ownership is relatively more affordable in North Lanarkshire in comparison to other local authority areas. Despite this, affordability is challenging, making it out of reach for many households.

4.12 Proposed actions and measures of success

We will:

Increase the number and range of homes available, to meet a broad range of needs:

- Unlock sites to deliver the homes North Lanarkshire needs in the right places through reviewing the housing land supply to identify constraints and deliverability
- Work with external bodies to access more land for housing
- Continue to identify new sites working with our RSL partners to increase the provision of affordable housing
- Deliver 6,000 additional council affordable homes by 2035
- Deliver additional housing association homes through the SHIP
- Continue to explore the feasibility of MMR homes in town centres and other key strategic sites
- Work with private landlords to improve access to the PRS, maximising the key role the PRS has in providing flexibility and choice as well as meeting housing needs
- Develop and implement an Empty Homes Strategy to increase the amount of empty homes brought back into use
- Continue to expand our 'buy back' scheme to incorporate new ways to further increase the supply of affordable homes
- Review the technical evidence and data on housing pressure across North Lanarkshire to inform the position on the Affordable Housing Policy
- Continue to develop new and improved ways to use data to inform long-term investment/re-provisioning strategies

Regenerate our town centres and communities, to create vibrant, mixed-use, sustainable places that support local living, investment and place making:

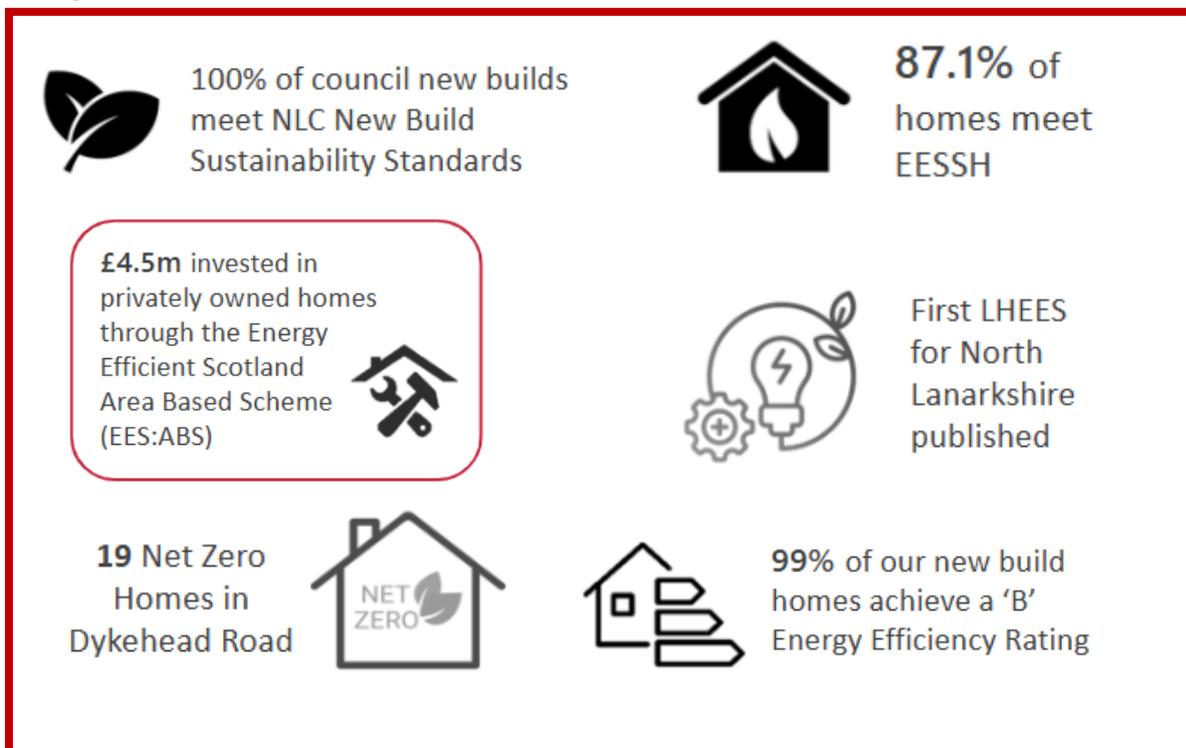
- Progress the town centre action plans for Airdrie, Motherwell and Wishaw, Bellshill, Kilsyth and Shotts
- Engage and involve local communities to develop a master plan for Cumbernauld town centre and a long-term plan for Coatbridge town centre
- Engage with local communities through establishing a new Neighbourhood Board to agree the priorities for utilising the funding awarded through the 'Pride in Place' programme to regenerate Forgewood and Motherwell
- Proactively acquire town centre properties engaging with local property/landowners
- Continue with the wider regeneration of the Gowkthrapple area
- Continue to implement phase 2 of the Tower Re-provisioning Programme
- Explore new ways to market/promote awareness of town centre developments, alongside creation of new town centre letting areas to improve allocation processes
- Consider the role of town centres in meeting the needs of key workers
- Define and agree a set of key aspects/indicators that comprise 'local living' in North Lanarkshire to inform successful development

Invest in infrastructure to deliver the connectivity that North Lanarkshire needs to realise its potential:

- Progress key infrastructure projects supported by Glasgow City Region City Deal at Ravenscraig, Eurocentral, Orchard Farm and the East Airdrie Link Road
- Progress the digital connectivity masterplan project to provide connectivity to council tenants to improve wider economic, social and health benefits for the people and communities of North Lanarkshire

5. STRATEGIC PRIORITY 2 – Provide Sustainable and High-Quality Homes

Key Success



LHS Context

Good quality housing is the foundation of a good life, and key to the health and wellbeing of our people and communities. Housing standards have been raised in recent years, with progressive improvements made to the Tolerable (all homes), Repairing (private rented) and Scottish Housing Quality (social rented) Standards.

In Housing to 2040, the Scottish Government set out an aspiration for high-quality, sustainable homes across all tenures, underpinned by 15 principles which drive decision-making. These include that:

- Tenure-neutral space and quality standards for new homes (and existing homes where possible) should be set specifically to improve and protect quality of living and of space.
- All tenures should apply the same high quality and safety standards and levels of consumer protection.

Social sector housing has to be compliant with the Scottish Housing Quality Standard (SHQS). Private sector homes have to meet the 'Tolerable Standard'. This relates to several factors, including the state of repair, safety and preventative measures, and sanitation. In addition to this is the 'Repairing Standard', which places further obligations on private landlords and requires that private rented homes are not just tolerable but liveable. Private landlords are responsible for ensuring their properties meet this standard with compliance enforced by the Housing and Property Chamber, a specialist legal housing tribunal established to consider rents and repairs disputes in the private rented sector.

Local authorities can also apply to Scottish Ministers to designate an 'Enhanced Enforcement Area' where there is a concentration of PRS properties in the area, where those properties are in 'poor environmental standard', and where there is overcrowding and a prevalence of anti-social behaviour.

Going forward a new Housing Standard will come into force which will cover all new or existing homes. This will set out a clear minimum standard of what people are entitled to expect and what they are expected to do, so that everyone living in Scotland can have a warm, comfortable and safe place to stay. This goes beyond traditional 'fitness for habitation' to deliver housing as a human right and homes that underpin health and wellbeing.

Local Context and Evidence

5.1 Social Rented Homes

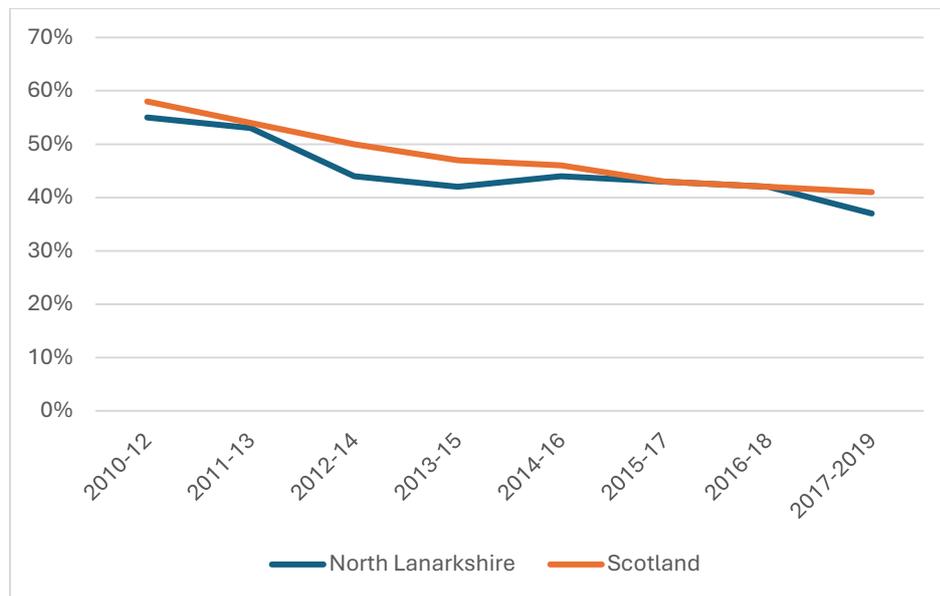
Socially rented properties are required to meet significantly higher minimum standards. The Scottish Housing Quality Standard (SHQS) was introduced in 2004 and aimed to drive improvements in social housing stock. It required council and housing association properties to be energy efficient, healthy, safe and secure with modern facilities and services and be free from serious disrepair by 2015. This standard has largely been met, though many landlords have recorded several properties which are exempt from the SHQS or in abeyance.

New regulatory requirements (Awaab's Law) being introduced through the Housing (Scotland) Bill will place new requirements on landlords to address mould and damp issues promptly and within specific time periods to safeguard tenants from the detrimental effects of substandard living conditions.

Positive improvements were made in the proportion of homes deemed to fail the SHQS (with all properties in the sample, irrespective of tenure, assessed against the Standard). Slightly less than four in ten (37%) of North Lanarkshire properties failed SHQS in the 2017-19 survey compared to almost six in ten (58%) in the 2010-12

exercise. A steady improvement was recorded in both North Lanarkshire and across Scotland over the period^{vi}.

Chart 21: SHQS Fails, 2010/12-2017/19



Source: Scottish House Condition Survey

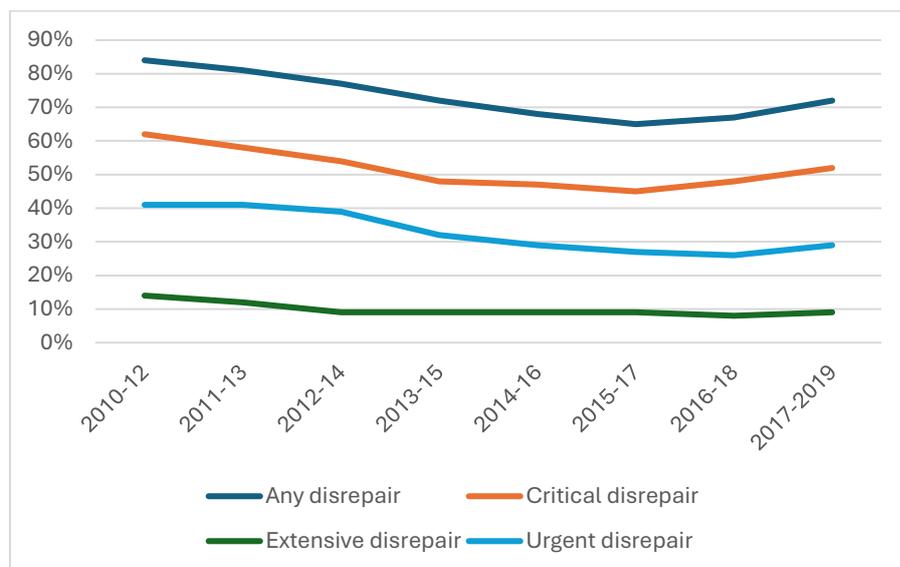
5.2 Disrepair

The Scottish House Condition Survey (SHCS) is the primary source of evidence for the condition of Scotland's homes. Since 2010, the survey has been carried out on an ongoing basis, with local analyses (based on a rolling three-year period) published each year, up until 2020. The survey considers a range of criteria, from adaptations and bedroom size to the depth of wall insulation. Six of these criteria relate specifically to the condition of properties:

- Any disrepair
- Critical disrepair
- Extensive disrepair
- Urgent disrepair
- Below Tolerable Standard
- Scottish Housing Quality Standard

It should, however, be noted that due to the relatively small sample sizes, the data is presented with a range of estimates. For example, the 2017-2019 survey estimates with 95% confidence that between 8,500 and 17,600 properties in North Lanarkshire are in 'extensive disrepair', giving a 'principal' estimate that 13,000 are. This section draws on these mid-range estimates; due to these limitations it does not provide any tenure-based analysis.

Chart 22: Any, Critical, Extensive and Urgent Disrepair in North Lanarkshire, 2010/12 – 2017/19



Source: Scottish House Condition Survey

Survey data suggests that house condition in North Lanarkshire has improved significantly over the past decade, with sustained declines in all types of disrepair measured. In 2017-19, 'any disrepair' was recorded in 72% of properties surveyed compared to five out of every six (84%) in 2010-12. The proportion of properties in the poorest condition ('extensive disrepair') fell by more than a third during this period, from 14% in 2010-12 to 9% in 2017-19.

While house condition generally improved across Scotland during the 2010s, North Lanarkshire outperformed the national average, recording a 12% reduction in homes in 'any disrepair' between 2010-12 and 2017-19 compared to a Scottish average of 10%.

5.3 Below Tolerable Standard

The 2015-17 Scottish House Condition Survey estimates that 1% of homes in both North Lanarkshire and Scotland were below tolerable standard. Due to the small sample size, the 2016-18 and 2017-19 Surveys did not report a Below Tolerable Standard (BTS) figure for North Lanarkshire.

We know from council housing data that there is no identified BTS council stock within North Lanarkshire. Nevertheless, given the age of our stock, on-going investment will be required to continue to maintain this achievement. BTS is an issue of more significance in the private sector. The Council's Private Sector Housing Team and Environmental Health Officers work together to reduce and prevent BTS housing through a combination of information and advice. Engagement with owners and landlords is the main focus of activity to improve standards but enforcement action may also be taken as a last resort.

5.4 Scheme of Assistance

Between 2020 and 2024, over £5m in grants were distributed to owners, of which most of this was for mandatory disabled adaptations. During this period, the Council engaged with thousands of owners, conducting pro-active visits.

Table 9: Advice and Information Provision by Type, 2020-24

Type of assistance	2020-21	2021-22	2022-23	2023-24
Leaflets issued	23	32	16	8
Pro-active visits	38	0	3	65
Telephone advice	55	26	9	7
Website hits	9,310	11,664	12,217	5,315

Source: Scottish Government and North Lanarkshire Council Scheme of Assistance data

5.5 Housing Asset Management Plan

To help us maintain and improve the condition and standard of our homes, the Council has a Housing Asset Management Plan (HAMP). The plan also helps support us with our decision making, for example helping guide our investment decisions, such as refurbishment, redevelopment or in some instances disposal of assets. It is key in helping us maximise the financial performance of our housing assets by enabling us to identify underperforming properties so that we can put plans in place for improvement or replacement and helps us ensure compliance with our legal and regulatory requirements for social housing standards.

Our HAMP is a supporting strategy of the LHS and sets out our priorities for investment in our council homes, which includes what actions we will take to transition our homes to net zero while making sure that there is no adverse financial impact on people in terms of how much they have to spend on energy costs.

5.6 Housing Renewal Areas

The 1987 and 2006 Housing (Scotland) Act gives local authorities a range of discretionary powers which they can use to ensure properties meet the Tolerable Standard and are free from serious disrepair. This includes the ability to require works and to declare a Housing Renewal Area (HRA) where a significant number of homes in an area are substandard, or where the appearance or state of repair of those homes is adversely affecting the amenity of the area.

Where appropriate, we will use all of our available powers to address substandard housing and environmental issues within an area, including the use of HRAs. We will only, however, consider designating a HRA where owner engagement has been exhausted and the use of other powers would be unsuitable or ineffective in tackling the issues within an area.

5.7 Compulsory Purchase Orders

The Housing (Scotland) Act 1987 allows local authorities to compulsorily purchase property for housing purposes. These are referred to as Compulsory Purchase Orders (CPOs) and can be used to:



CPOs are an intervention of last resort, where there exists compelling evidence that it is in the public interest to progress this course of action and all other interventions have been exhausted. Local authorities have been increasingly encouraged over recent years to use CPOs to bring empty homes back into use. The process, however, can be lengthy and resource intensive.

We have used CPOs as an intervention for tackling serious and extensive disrepair in the Millcroft area of Cumbernauld. Attempts to address concerns relating to the amenity and condition of three separate blocks of flats, comprising 169 homes and 57 lock-ups have been made over the past 15 years, with engagement with owners ongoing since 2007. Despite the protracted attempts by the Council to intervene and improve living conditions of the residents, there was no viable option but to take action via means of CPO, given the poor and continued decline of the condition of the blocks.

A confirmed Order was granted on 29 January 2025. Work is now underway for the Council to voluntarily acquire properties, which will allow interested owners to sell their property to the Council in line with the same level of compensation which would be available via the CPO process. A rehousing strategy specifically for Millcroft Road has also been developed which sets out a range of potential rehousing options for households affected.

5.8 Fuel Poverty, Energy Efficiency and Climate Change

The Council published its Climate Plan for North Lanarkshire in 2019. This sets out the Council's approach to tackling climate change. A new Net Zero strategy is under development which will provide an updated position to align with the national net zero targets and ambitions. This is expected to be published in 2026.

The Council also published a Local Heat and Energy Efficiency Strategy (LHEES) and Delivery Plan which sets out our long-term plan for improving the energy efficiency of buildings in North Lanarkshire and reducing greenhouse emissions resulting from the heating of buildings.

It covers both domestic and non-domestic buildings and sets out how each part of the building stock needs to change to meet national objectives, including achieving net-zero greenhouse emissions and removing energy efficiency as a driver of fuel poverty.

It identifies strategic decarbonisation zones and sets out the principal measures for reducing building emissions in each zone.

5.8.1 Energy Efficiency

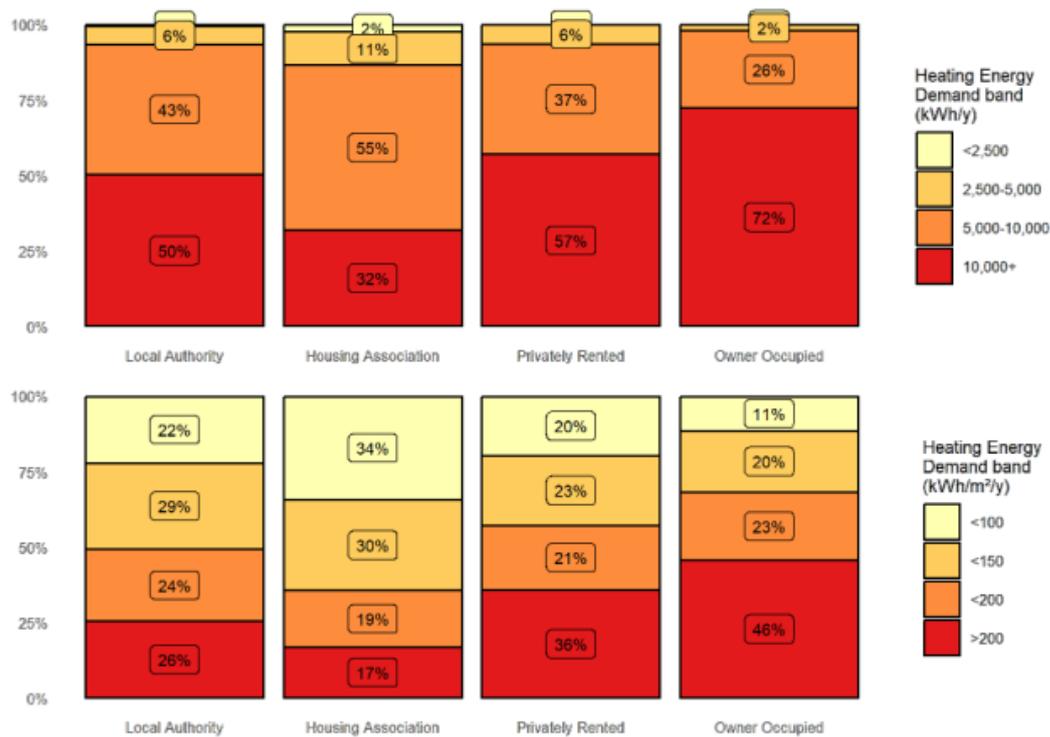
The majority of homes in North Lanarkshire were constructed after 1950. Most council homes (77%) were built between 1950 and 1983, 16% were constructed before 1950 and 7% constructed post 1992. Housing association homes tend to be newer than other tenures which is reflected in the greater proportion of housing association properties reaching an EPC grade of C or better. Within council homes, it is estimated that 41% of properties require an intervention of some sort to achieve an EPC of C or better. Currently 99.4% of council homes meet EPC D.

This is somewhat of a challenge in that virtually all council homes have double or triple-glazed windows and wall insulation. It's therefore more challenging and expensive to install building fabric upgrades which further reduce the heat demand of homes, improve their energy efficiency or EPC rating. Around half of the total capital programme budget allocation for council home improvements is spent on energy efficiency improvements.

The private sector has an even greater challenge to improve EPCs both proportionally and in the absolute number of properties.

When we consider heat demand alone (given that EPC ratings include a number of other factors in addition to a property's demand for heat) to give us a better understanding of the specific benefits of installing energy efficiency measures for households from other factors that affect EPC ratings, we can see that the worst performing properties are in the owner-occupied sector.

Chart 23: Domestic heating energy demand



Source: NLC LHEES

The Energy Efficiency Standard for Social Housing (ESSH) was introduced in 2014 to improve the energy efficiency of social housing in Scotland. It requires that social rented homes meet minimum energy standards, based on stock type and fuel source. The first milestone set was for December 2020 and set a minimum energy efficiency rating for landlords to achieve, based on a minimum EPC rating of typically Band C or D depending on the type of property and fuel type. These ratings reflect that some dwelling types can be more or less challenging to improve than others.

A second milestone, 'ESSH2' was set, which had more ambitious energy efficiency standards for social housing. This, however, is being replaced with a new Social Housing Net Zero Standard (SHNZS). The new standard, when implemented, will involve a fabric energy rating focusing on the amount of energy for heat consumed by a property and a requirement to replace polluting heating systems with a clean heating alternative by 2045. In addition to the new SHNZS the Scottish Government also plan to implement other new energy performance standards. The Heat in Buildings (HIB) Bill consulted on in 2024 will introduce a new 'Heat in Buildings Standard' for private rented homes and owner occupiers and an equivalent Passivhaus standard through amending building regulations for developers. This will have implications across tenures.

5.8.2 Energy Efficient Scotland: Area Based Schemes (EES:ABS) and Social Housing Net Zero Funding

We continue to use Energy Efficient Scotland: Area Based Schemes (EES:ABS) funding to improve our homes and improve the energy efficiency of mixed tenure homes. £1.5m was obtained in 2024/25 for investment with a further £2.9m for works in 2025/26. This includes external and cavity wall insulation and solar PV panels. We remain committed to utilising EES:ABS but also acknowledge the challenges associated with maximising spend through this funding. These relate to owner participation, in that regulations associated with the funding have reduced the potential eligibility of owners who can participate (for example landlords who own three or more properties are not eligible) along with less financial assistance, which means that some owners cannot afford to financially contribute.

5.8.3 Eco Flex

The Energy Company Obligation (ECO) is a government-backed initiative aimed at reducing household carbon emissions and improving energy efficiency in homes across the UK. Launched in 2013, the scheme is now in its fourth phase—ECO4—which came into effect in July 2022. Under ECO4, medium and large energy suppliers are legally required to fund energy-saving improvements for eligible households. These obligations are regulated by Ofgem, with the costs borne by the energy companies as part of their compliance responsibilities.

However, many households do not meet the strict eligibility criteria of ECO4 and continue to face challenges in heating their homes. To address this gap, the ECO Flex mechanism was introduced. ECO Flex allows local authorities to refer low-income or vulnerable households for support, even if they do not receive qualifying benefits under the core ECO4 scheme.

To participate in ECO Flex, each council must publish a Statement of Intent outlining the flexible eligibility criteria used to identify and refer households. While the funding is primarily targeted at owner-occupied homes, it can also be applied to council properties under specific conditions.

Since the launch of ECO4, 540 households have benefited from energy efficiency upgrades through the scheme.

5.8.4 Social Housing Net Zero Fund

The Social Housing Net Zero Heat (SHNZ) fund was launched in August 2020 and offers grant funding to support social housing landlords across Scotland to install clean heating systems and energy efficiency measures across their existing housing stock.

The SHNZ fund is designed to support Scotland's legally binding commitment to reach net zero greenhouse gas emissions by 2045. It shifts the focus from the EPC-based targets of EESSH2, such as achieving Band B or C, towards a more holistic approach that prioritizes actual emissions reductions, affordable warmth, and the

transition to zero-emissions heating systems. This represents a significant development in policy, aligning social housing standards with broader climate and energy goals.

Over the last 5 years, the Council has been awarded £2.5m to retrofit our non-traditional stock including installing external wall insulation and solar PV panels.

5.8.5 Fuel Poverty

The Scottish House Condition Survey^{vii} estimates that North Lanarkshire has lower rates of fuel poverty (20%) and extreme fuel poverty (7%) than the national averages (24% and 12% respectively). The area's median fuel poverty gap is also lower. This is an improvement on findings in the previous survey, particularly for households in the social rented sector – suggesting that investment from social landlords in meeting EESSH is paying off in reducing fuel bills and fuel poverty for tenants. The survey shows that renters are more likely to be in fuel poverty than owner occupiers. This may be due to lower household incomes – with the survey also showing that social rented households have lower incomes compared to owner occupiers.

The most recent fuel poverty data is only available at a national level. This data estimates that fuel poverty is increasing in Scotland, with 34% of households in Scotland estimated to be in fuel poverty in 2023 in comparison to 31% of households in 2022. Significantly higher rates of fuel poverty are estimated in the social sector, with 61% of social sector households estimated to be in fuel poverty in comparison to 25% in the private sector. Spiralling fuel prices and the cost-of-living crisis had the largest impact on the change in fuel poverty rate which has driven an increase of 38%⁷ in Scottish households living in fuel poverty since 2019.

In addition to the steps outlined above in relation to improving energy efficiency in homes, which helps reduce energy bills, the Council also provides advice, support and assistance to households in or at risk of fuel poverty. We understand the difficulties that many are facing with their fuel bills, especially in the context of the wider cost-of-living crisis. There is a range of support available for households from direct referral to the Home Energy Service via a dedicated portal, to support from our Tackling Poverty Team and housing income maximisers, who can help maximise income, access available funding/resources, provide advice and signpost and refer to other services as appropriate.

Funding was also secured through the Shared Prosperity Fund to deliver a targeted energy advice service – Home Energy Action Team (HEAT). This service was delivered through the Wise Group and has provided support to 922 North Lanarkshire residents.

Although the funding via the Shared Prosperity Fund has ended, funding has been provided via the Scottish Government for the Wise Group to provide fuel poverty support and advice in North Lanarkshire.

⁷ The Scottish Fuel Poverty Advisory Panel Report

5.9 Key Issues

- Although meeting net zero targets remains an important priority, there are challenges associated. These relate to the costs to install energy efficiency measures and zero emission heating systems but also relate to the financial impact on tenants and residents – with electricity energy costs significantly higher than gas.
- Achieving the new SHNZ standard will require significant investment – these efforts will be complicated by the prevalence of fragmented ownership in many of our mixed tenure blocks and estates.
- There are wider challenges that relate to skills, supply chain, availability of technologies in the green sector to realise retrofitting at scale.
- Funding is available, but there can be restrictions in how it is used, and some funding can be shorter term, with various funding streams – this can make it difficult to plan for longer term investment, such as meeting net zero.
- Achieving net zero also requires behavioural change and tenant education. Tenants and residents need support to understand and use new systems effectively.
- Participation from homeowners and private landlords in EES:ABS programmes is difficult as many cannot afford the financial contribution.
- Ongoing improvements have been made to house condition over the past decade but too many homes remain in disrepair or below quality standards.
- The majority of energy efficiency measures such as double/triple glazing and wall insulation have already been installed in council homes. This means that the remaining measures are more expensive, disruptive for tenants and resource intensive.
- Fuel poverty has worsened due to spiralling energy costs and the cost-of-living crisis.
- Improving house condition in mixed tenure developments remains challenging, due to a variety of reasons, these include challenges relating to fragmented ownership, differing responsibilities and inconsistent levels of investment, with the primary challenge being owner participation.
- There are gaps in available data on house condition in the private sector. This makes it difficult to ascertain the extent and scale of disrepair.

5.10 Proposed actions and measures of success

We will:

Improve the condition of homes across tenures

- Implement the actions set out in the new HAMP
- Complete a test of change technology pilot across 400 council homes as part of the wider council digital connectivity masterplan, providing predictive and proactive housing asset management and maintenance technology and sensors
- Improve registration compliance through targeting unregistered landlords and landlords whose registration has expired to ensure they register

- Facilitate a private landlord forum to share information and best practice to improve standards in the private sector
- Publish and disseminate a private landlord newsletter to improve compliance and standards
- Review the Scheme of Assistance
- Develop a longer-term approach to improving the PRS

Help households out of fuel poverty

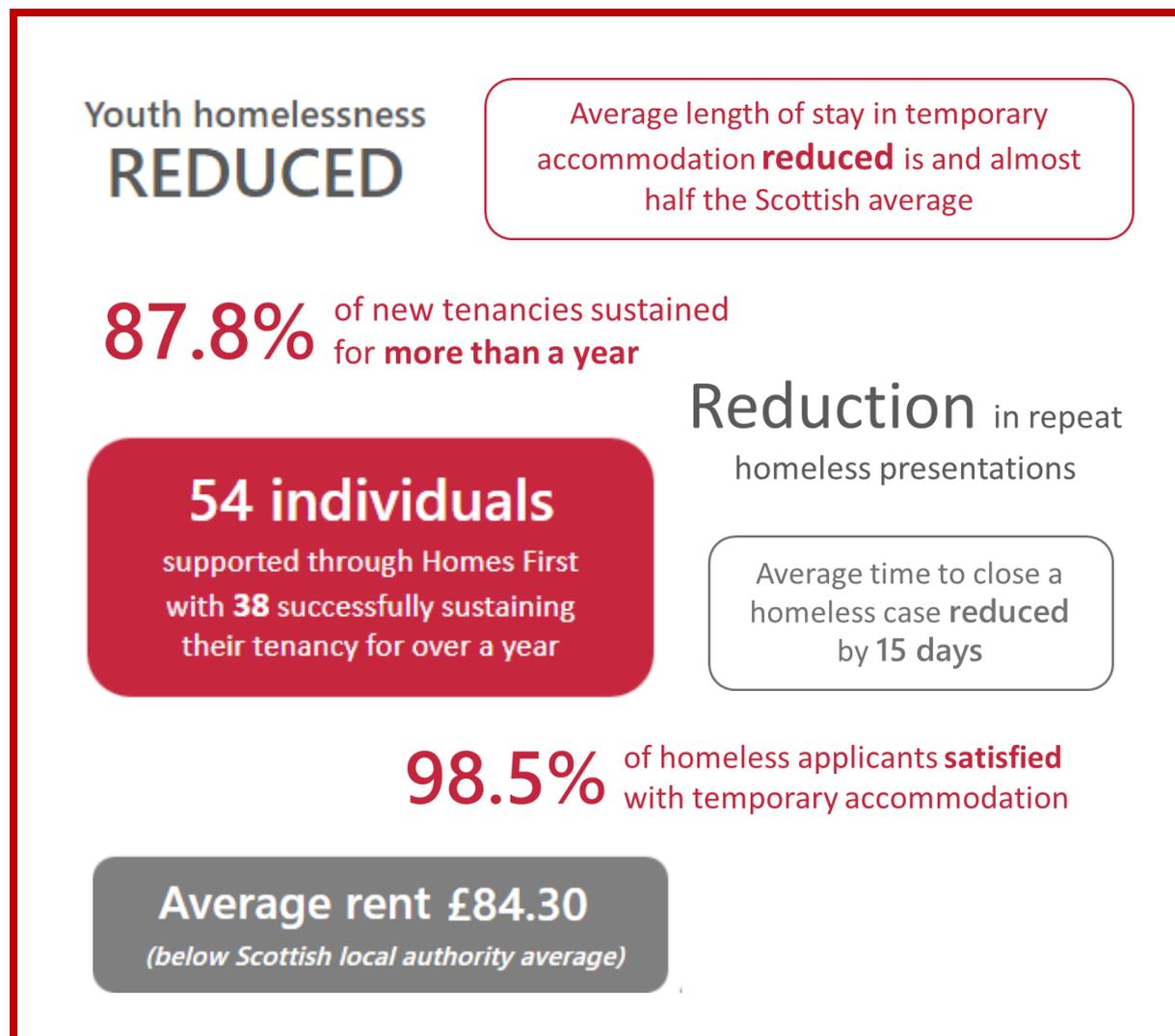
- Use smart technology to detect issues such as dampness and heating issues to provide targeted advice, support and information for tenants
- Continue to work with partners to provide advice, support and information to households in or at risk of fuel poverty
- Continue to facilitate the fuel poverty group with partners to monitor the impact of fuel poverty locally and to put in place actions to address and alleviate
- Promote awareness of supports and services available through a yearly calendar of awareness raising activities

Support clean heating systems and improve the energy efficiency of homes across all tenures

- Develop a route map for council stock to meet the new SHNZs (following publication of the new standard)
- Continue to assess the energy efficiency of council homes and develop a strategy to improve the energy efficiency of 'harder to treat' properties
- Implement the actions set out in the LHEES as relevant to the council
- Maximise the use of available funding sources/programmes to improve the energy efficiency of homes across tenures
- Continue to monitor the energy efficiency of council homes to ensure EESSH compliance, while awaiting the introduction of the new SHNZs
- Develop a better understanding of the costs and issues for the Council and tenants associated with the transition to clean heating systems through using technology
- Maximise the use of EES:ABS through encouraging homeowners and private landlords to participate
- Contribute to the development of the Council's new Net Zero plan

6. STRATEGIC PRIORITY 3 – PREVENT AND ERADICATE HOMELESSNESS

Key Success



LHS Context

Homelessness remains a major issue for local authorities across Scotland, with demand for housing and support services increasing in recent years. This has been exacerbated by an unprecedented housing crisis where increasing demand, affordability issues, and budget constraints render challenges for some authorities to meet their statutory duties and provide adequate support to those in need.

Despite these challenges, Scotland has led the way in developing a comprehensive legislative framework aimed at addressing homelessness.

The Scottish Government reinforced its commitment to addressing homelessness by developing progressive policies and establishing the Homelessness and Rough Sleeping Action Group (HARSAG) in 2017, to provide more effective

recommendations on tackling homelessness. These recommendations led to significant policy changes, such as focusing on prevention, adopting rapid rehousing as the primary approach, reducing time in temporary accommodation, and expanding Housing First models to prioritise permanent housing with intensive support for those with complex needs. In collaboration with COSLA, these recommendations formed the foundation for Scotland's Ending Homelessness Together Action Plan.

Homelessness prevention requires a coordinated, multi-agency approach, recognising that housing insecurity is not solely a housing issue but a broader social challenge. Active, early intervention from all public sector bodies is essential to prevent homelessness before it occurs. The Housing (Scotland) Bill reinforces this preventative approach by introducing statutory homelessness prevention duties for early intervention and cross-sector collaboration. The final provisions of the Bill will determine its impact on service delivery.

North Lanarkshire's approach is already aligned with this direction. The Homelessness Action Plan (HAP) 2025–2028, a progression plan following on from the Rapid Re-housing Transition Plan, operates within this framework, ensuring that rapid rehousing, tenancy sustainment, and multi-agency interventions are embedded in local delivery and aligned with national priorities.

The incorporation of the United Nations Convention on the Rights of the Child (UNCRC) into Scottish law in 2024 mandates local authorities to uphold children's rights and ensures actions are compatible with UNCRC requirements. This has particular relevance in homelessness, in that there are several articles that relate to children and homelessness –

- Article 27 – right to adequate housing – if parents cannot provide this bodies have a duty to step in – consideration to factors such as house condition, location and temporary accommodation.
- Article 3 – best interests of the child – all decisions affecting children, including housing and eviction, must prioritise their best interests.
- Article 12 – right to participation – children have the right to express their views on housing decisions and have those views taken seriously.

Local Context and Evidence

6.1 Homelessness applications

In May 2024, the Scottish Government declared a housing emergency in response to several factors, but primarily the increasing demand for homelessness services. To date, thirteen local authorities have declared a housing emergency, highlighting the increasing demand for housing and support services.

Recent statistics highlight the extent of the crisis across Scotland. There were 40,688⁸ homeless applications made in the year 2024/25, with 34,067 households

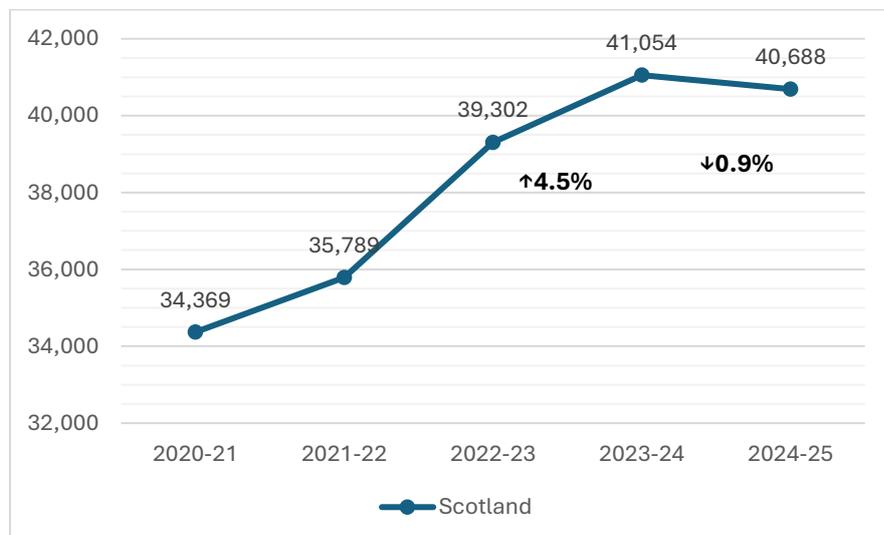
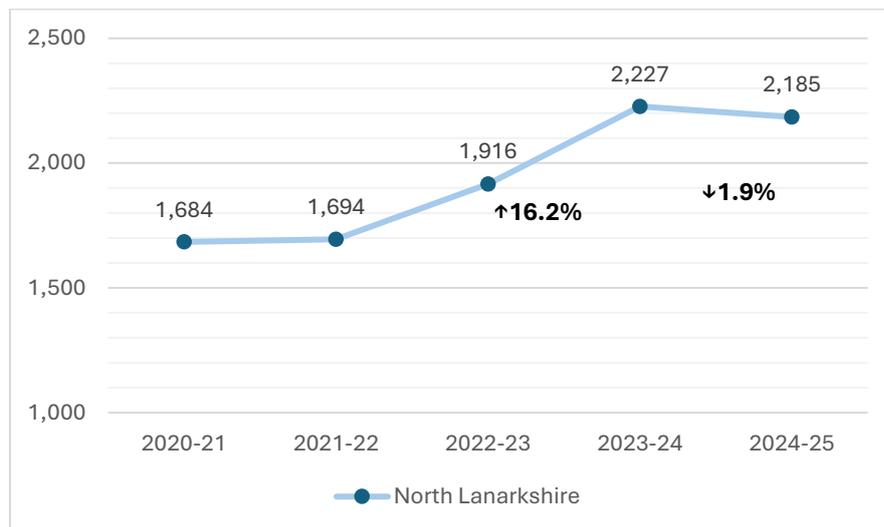
⁸ [Homelessness in Scotland: 2024-25 - gov.scot](https://www.gov.scot/homelessness-in-scotland-2024-25)

assessed as being homeless or threatened with homelessness, a 0.9% decrease on the previous year. Despite this, there were 17,240 households living in temporary accommodation as at 31st March 2025, an increase of 5.6% from the previous year, highlighting the ongoing challenge in accessing permanent housing.

The rising demand for homelessness services, underscores broader issues. These include a shortage of affordable housing, economic pressures, and complex societal challenges including domestic abuse, mental health issues, substance use, and family relationship breakdowns. As a result, thousands of households continue to experience housing insecurity every year.

In North Lanarkshire, the trend mirrors the national picture. Homelessness applications have been rising since 2020/21 with a notable increase over 2021/22 – 2023/24 of 31.5%, until recently, where a decrease in applications (1.9%) is evident for the first time in 5 years.

Chart 24: Number of homeless applications in North Lanarkshire and Scotland 2020/21 – 2024/25



Source: Scottish Government homelessness statistics

6.2 Repeat homelessness

Since 2020/21, repeat homelessness has fluctuated in North Lanarkshire, with an overall decrease of 16.7% over 2020/21 to 2024/25. This comprises an increase of 35.7% followed by a decrease of 21.1% over the past two years. Nationally the picture has also been variable, with an overall marginal decrease since 2020/21 of 1.4% and a recent increase of 15.4% over the past two years. Overall repeat homelessness accounts for a small proportion of homelessness applications, equating to 3.4% of all homeless applications in both North Lanarkshire and Scotland.

6.3 Live homeless cases

Live homeless cases refer to individuals who have applied as homeless and are still waiting for a decision to be made on their application, or permanent housing. As of 31st March 2025, North Lanarkshire had 948 open homelessness applications, a decrease of 52 cases (5.2%) from the previous year. Over the last five years, the number of live homelessness cases in North Lanarkshire has increased by 31.1%, from 723 in 2020/21 to 948 in 2024/25. Scotland has also seen a similar increase in the number of live homeless cases, with an increase of 31.4% over the period.

6.4 Reasons for homelessness

The most cited reasons for making a homeless case were, being asked to leave (25.7%), non-violent relationship breakdowns (17.7%), and violent or abusive household disputes (13.8%).

Although there has been little change in the main reasons for homelessness over the past five years, fluctuations are evident in some of the other reasons for homelessness. Economic hardship appears to be an ongoing contributing factor, with applications due to termination of tenancy or mortgage default increasing each year by a total of 156% from 41 in 2022/23 to 105 in 2024/25 following a sharp decline during 2020/21, likely due to the pandemic eviction protections.

When the cause of homelessness is considered by females and males, the main cause of homelessness amongst females continues to be domestic abuse, accounting for 24.4% of homeless applications from women. Female applicants are 4 times more likely to make a homeless application for domestic abuse than males.

Males have a higher incidence of discharge from prison/hospital/care or other institution, at nearly 9 times higher than females.

6.5 Support needs

Most applicants assessed as homeless have no identified support needs (41.8%). 32.8% have 1 identified support need, 16.8% have 2 identified support needs and 8.6% have 3 or more identified support needs. Around half (49.1%) of applicants assessed as homeless, however, have identified mental health issues. This compares to just under a third of homeless applicants across Scotland (29.6%). Drug

or alcohol dependency accounts for the second largest identified need at 13.7%, with learning disability accounting for least at 7.8%.

6.6 Children, young people and homelessness

The number of children linked to homelessness applications in North Lanarkshire increased by 1% over the past year. This follows a 12% increase from the preceding year (2022/23 – 2023/24).

Conversely, Scotland saw a 6.6% decrease over the past year and a 7% decrease in the previous year.

6.7 Applications by household type

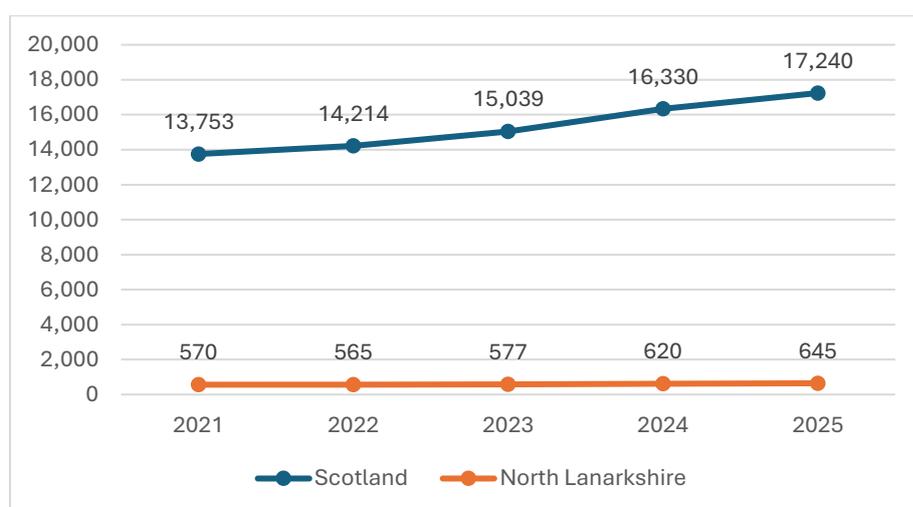
Between 2023/24 and 2024/25, North Lanarkshire experienced increases across family-type households, including couples, single parents, and households with children. The single person household category remained the largest group, however fell from 1,406 to 1,319 applications. Single males remained the largest group, accounting for 42% of all cases in 2024/25.

Families accounted for 33.1%, single females 18%, couples and 'other' households 6.5%.

6.8 Temporary Accommodation

As at 31 March 2025, North Lanarkshire recorded 645 households in temporary accommodation, an increase of 4% from the previous year. This rise, while notable, was slightly below the national trend, as Scotland as a whole experienced a 6% increase.

Chart 25: Households in temporary accommodation North Lanarkshire and Scotland 2021-2025

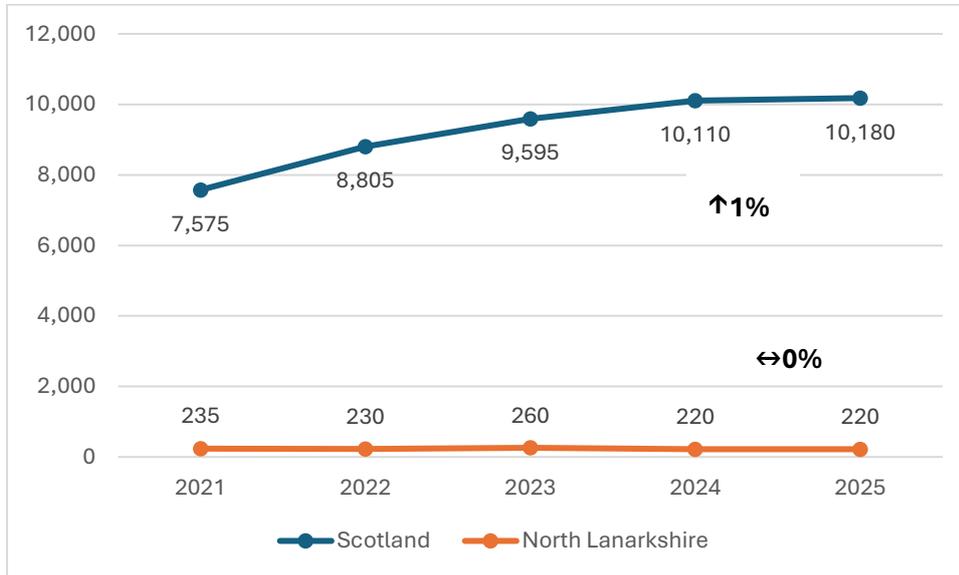


Source: Scottish Government homelessness statistics

From 2023/24 to 2024/25 there was no change in the number of children residing in temporary accommodation, following a 15% decrease the previous year. Nationally,

the number of children in temporary accommodation increased by 1% to 10,180 - the highest on record.

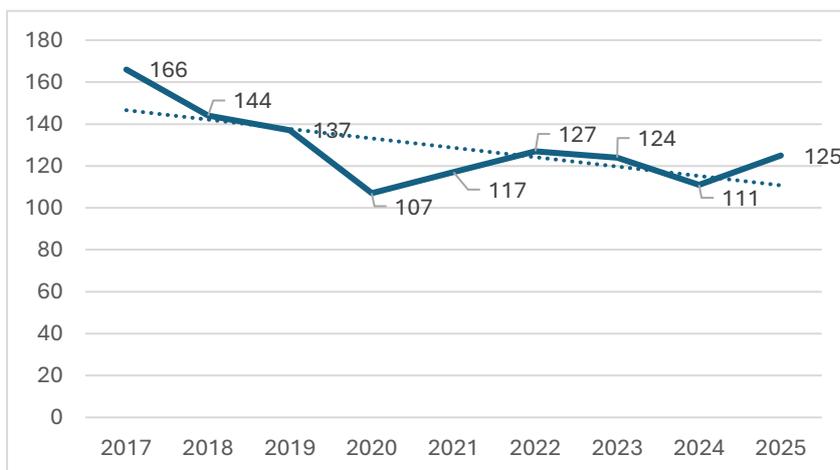
Chart 26: Children in temporary accommodation North Lanarkshire and Scotland 2021-2025



Source: Scottish Government homelessness statistics

Although there has been no increase in the number of children in temporary accommodation over the past year in North Lanarkshire, there has been a 14% increase in the number of households with children or pregnant women in temporary accommodation. This compares to a 1% increase across Scotland. However, overall the trend has been downward over the past decade.

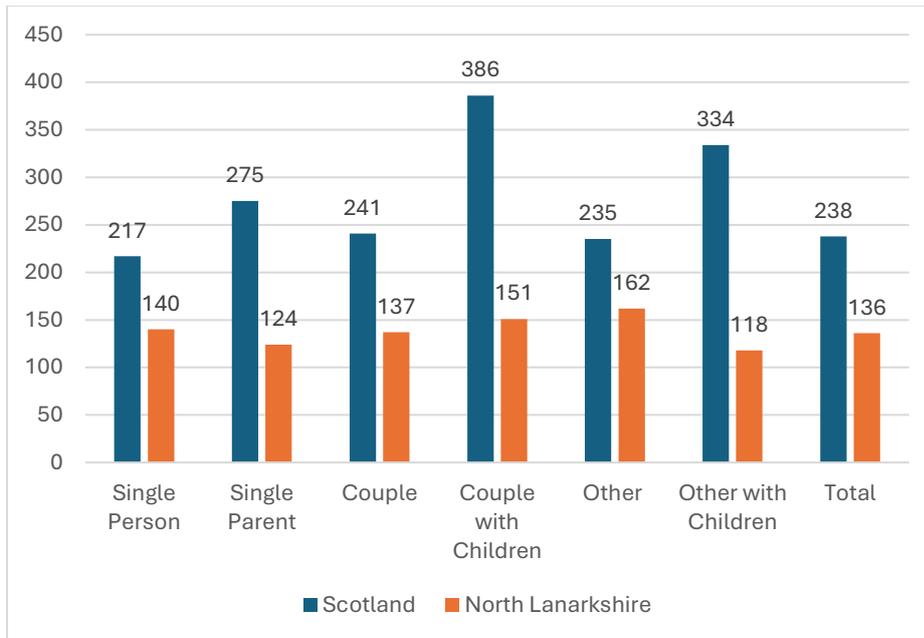
Chart 27: Households with children or a pregnant woman in temporary accommodation in North Lanarkshire (as at 31 March 2017 - 2025)



Source: Scottish Government homelessness statistics

In 2024/25, North Lanarkshire had shorter stays in temporary accommodation than the Scottish average, with an overall stay of 136 days compared to 238 days nationally. Single parents spent 140 days on average, far below Scotland’s 217-day average, while couples with children averaged less than half the stay in temporary accommodation at 151 days, compared to 386 days nationally.

Chart 28: Average total time (days) spent in temporary accommodation for cases that closed, by household type 2024/25

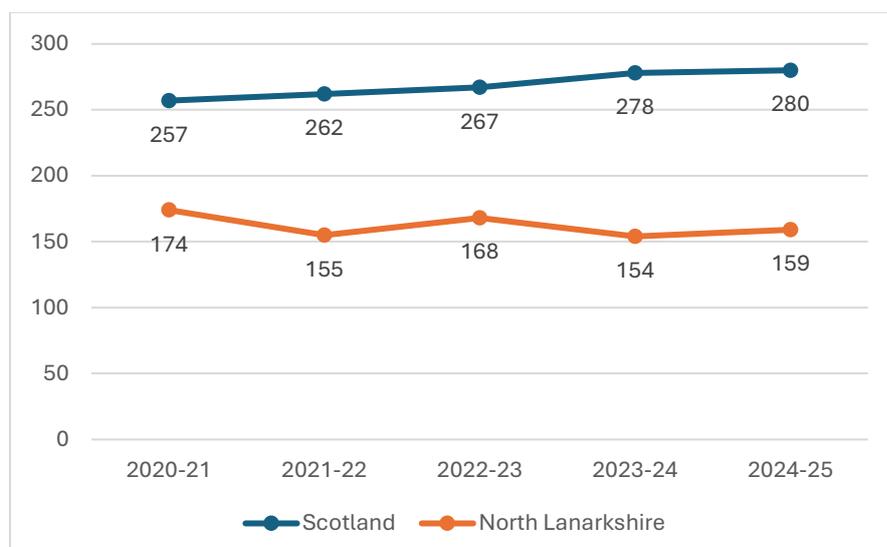


Source: Scottish Government homelessness statistics

6.9 Average Days from Assessment to Closure

In 2023/24, North Lanarkshire reduced the average time from assessment to closure for homelessness applications by 9%, from 169 days to 154 days. This compares to a Scottish national average increase of 4%, from 267 days to 278 days over the same period.

Chart 29: Average time (days) from assessment to closure for applications assessed as homeless or threatened with homelessness 2020/21-2024/25



Source: Scottish Government homelessness statistics

6.10 Temporary Accommodation Strategy

North Lanarkshire Council’s Temporary Accommodation Strategy (TAS, 2024–2029) sets out the current and projected need for temporary accommodation in North Lanarkshire. While there is no statutory requirement to develop a TAS, it is considered best practice to provide a structured response to housing need and demand, safeguard against potential legislative breaches, and ensure temporary accommodation meets the diverse needs of homeless households.

A data-driven modelling tool was used to assess demand, optimise housing provision, and improve support pathways for homeless households. This tool analysed the effectiveness of current accommodation, considering location, property type, support needs, and projected demand, identifying shortfalls and surpluses to ensure efficient resource allocation.

The TAS outlines a series of key actions. These include, but are not limited to:

- Review temporary accommodation in line with fluctuations in demand which includes addressing any mismatch in temporary accommodation provision
- Continue to reduce the length of stay in temporary accommodation by enabling faster access to settled permanent housing
- Explore the feasibility of new models of transitional accommodation for young people
- Undertake and complete a review of housing support services
- Implement trauma informed systems across housing services
- Determine the suitability/long-term sustainability of existing unit-based accommodation and identify actions to reprofile as required
- Work in partnership with RSLs to increase the percentage of allocations of available homes made to homeless households

- Strengthen collaboration with Health and Social Care to explore new ways to support people recognising the interconnectedness of homelessness with other support needs

6.11 Key Issues

North Lanarkshire's strategy to tackling and preventing homelessness has made notable progress, evident in the reduction of repeat homelessness, shorter stays in temporary accommodation, stable numbers of children in temporary accommodation, and higher rates of settled outcomes, alongside the range of initiatives developed to support people affected by homelessness. Yet challenges remain, particularly in housing supply, affordability, and service accessibility. Economic pressures, including the cost-of-living crisis and welfare changes, continue to affect vulnerable households. The housing market, characterised by rising rental costs, limited affordable options, and lengthy waiting lists, have impacted on housing security. Both mental and physical health issues complicate tenancy sustainment, while social factors such as relationship breakdowns and domestic abuse contribute significantly to housing instability.

Key issues can be summarised as follows:

- Homelessness applications have been rising since 2020/21 with a notable increase of 31.5% from 2021/22 to 2023/24. Applications decreased (by 1.9%) for the first time in 5 years in 2024/25.
- Even with households spending on average 43% less time in temporary accommodation than the average time spent across Scotland, households still spend on average around 4.5 months in temporary accommodation.
- Families spend the most time in temporary accommodation of all household groups.
- Despite maintaining a stable number of children in temporary accommodation, North Lanarkshire has seen a rise in households with dependent children or pregnant women. Nationally, child homelessness has reached record levels.
- Recent increases across family-type households suggests that family groups are becoming a more prominent part of the homelessness landscape locally, likely reflecting affordability pressures, relationship breakdown, and limited access to suitable housing.
- The most common reason for homelessness continues to be being asked to leave, followed by household disputes and domestic abuse.
- There has been a 156% increase in applications due to termination of tenancy or mortgage default in the past two years, with economic hardship likely to be an ongoing contributing factor.
- Younger people continue to be disproportionately affected by homelessness and can face particular challenges in relation to income, social isolation and tenancy sustainment.
- Domestic abuse continues to be gendered issue – with domestic abuse the most common reason for homelessness amongst women.

- The number of applicants presenting with multiple support needs has quadrupled over the past decade, with significant rises in mental health issues, physical disabilities, and learning difficulties. While drug and alcohol dependency has also increased - doubling during this period - there was a 17% decline in 2024/25, indicating a shift in the nature and complexity of support required.
- Initiatives such as Homes First is highly effective in helping people sustain their tenancies, but is expensive and scaling up requires additional resources.
- The new Homelessness Prevention duties will have implications for public bodies – the precise nature of these implications is yet to be determined.
- There remains scope for potential redesign of homelessness services linked to other service provision in health and social care.

6.12 Proposed Actions and measures of success

We will:

Progress actions set out in homelessness strategic delivery plans

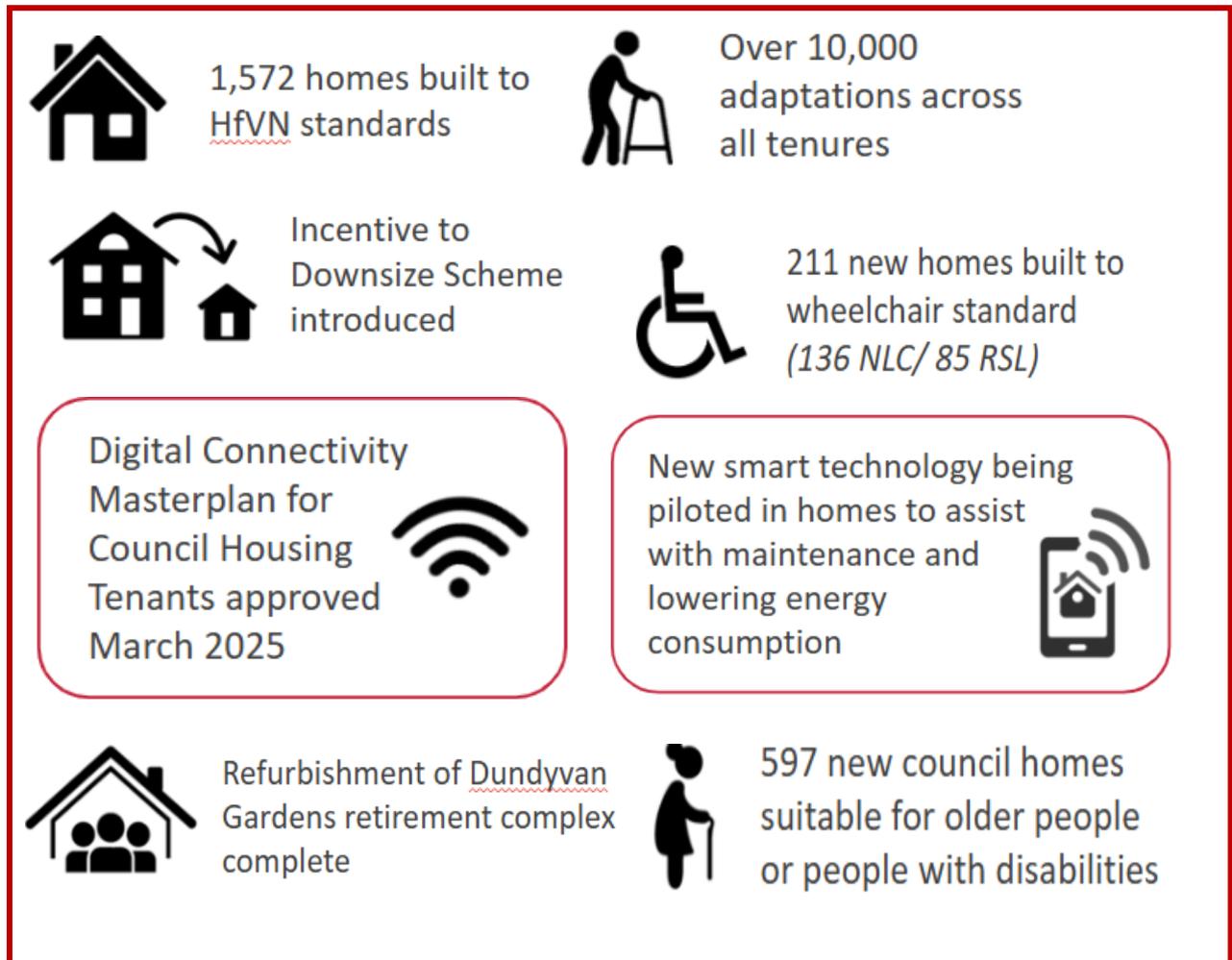
- Deliver the actions set out in the Homelessness Action Plan (2025-2028)
- Deliver the actions set out in the Temporary Accommodation Strategy (2024-2029)
- Continue to strengthen our partnership with RSLs, NHS Lanarkshire, the Community and Voluntary sector as well as other key council services to prevent homelessness from occurring in the first place, and to respond effectively when it does occur to reduce trauma and hardship
- Embed trauma informed practice and systems across all areas of housing, and work with partners to increase efforts in tackling domestic abuse
- Consider ways for closer collaboration between housing and health and social care to further strengthen whole family approaches to support families, children and young people

Ensure readiness for new legislative requirements

- Implement new measures to prevent homelessness as the new Homelessness Prevention Duties come into force under the Housing (Scotland) Act 2025
- Ensure that children and young people's rights are upheld and identify ways in which we can further incorporate UNCRC into homelessness and wider housing services
- Complete a test of change pilot on the 'Ask and Act' duties funded through the Scottish Government's Ask and Act pilot fund to identify effective early prevention and intervention pathways

7. STRATEGIC PRIORITY 4 – SUPPORT INDEPENDENCE, HEALTH AND WELLBEING

Key Success



LHS Context

The LHS helps ensure appropriate specialist housing provision and support is in place across North Lanarkshire. Individual needs are highly variable and in order to enable independence, promote health and wellbeing – a broad range of housing and support services are required. These options should be flexible and adaptable in order to meet people’s needs over their life course and to remove any barriers that may exist that prevent people from accessing the same opportunities to thrive and live well.

Local Context and Evidence

7.1 Housing's contribution to Health and Social Care

The Public Bodies (Joint Working) (Scotland) Act 2014 provides a framework to improve the quality and consistency of outcomes for people who use health and social care services through bringing together adult social care services with community health services and some acute health services, under one partnership. It requires each health board and local authority to delegate some of its functions to the integration authority. Some of the local authority functions for delegation include housing functions, some of which are compulsory, and others are optional. The compulsory functions for housing include equipment and adaptations, which were already part of an integrated service in North Lanarkshire prior to the Act coming into force. Optional functions include housing support, which at this time remains within housing's scope of services.

The Integration Board produces a Strategic Commissioning Plan every three years, which sets out the joint strategic priorities for health and social care. This includes a Housing Contribution Statement, which connects the LHS to the Strategic Plan, making sure that the priorities contained within both plans align.

Shared outcomes have been identified to help strengthen the alignment of ambitions. These are:

- Reduce health inequalities experienced by people who face the most disadvantage in our communities
- Reduce hospital admissions, length of stay, delayed discharge and readmission rates
- Support people to live safely and well for longer in their own home through a range of home interventions and early prevention activities
- Prevent and resolve homelessness effectively, providing wrap around support where necessary

The overarching vision set out in the Strategic Plan is for people to live safe, healthy and independent lives in their communities. To enable people to do this they need to receive the information, support and care they need, efficiently and effectively, at the right time, in the right place and in the right way.

7.2 Older people's housing

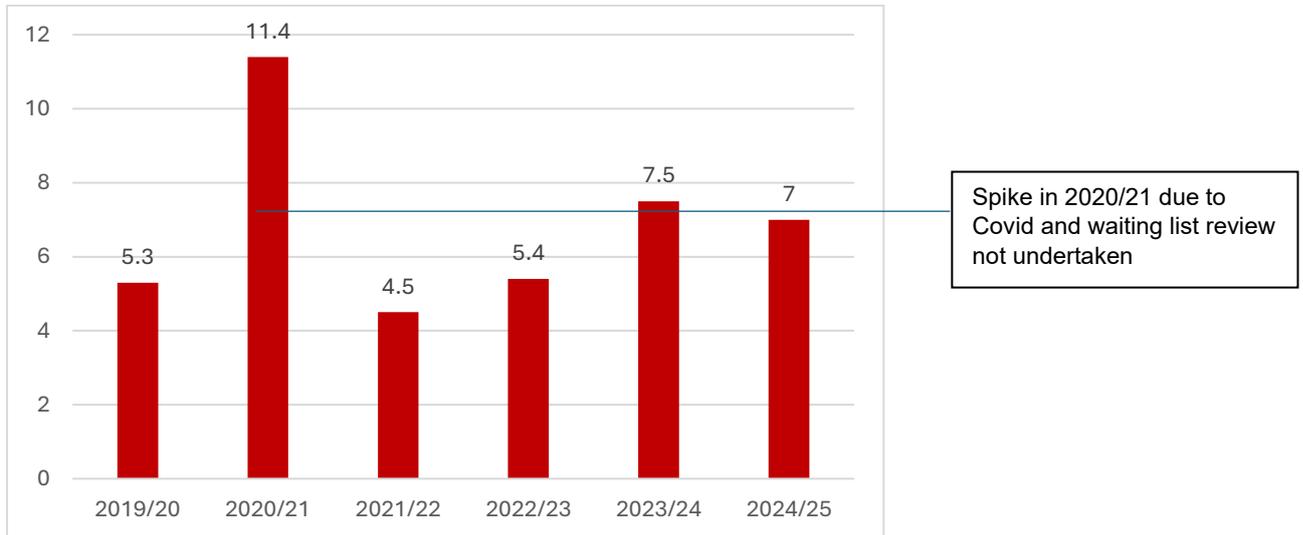
One of the main challenges we face is demographic change, with significant implications for how we provide housing and related services to meet the needs of an increasing older population. The number of residents of a pensionable age is projected to increase by 25.9% in North Lanarkshire and 23.2% in Scotland. There will be a substantial increase of 71.4% in the projected number of residents over 75 in North Lanarkshire and 70.6% within Scotland. This will have considerable implications across services.

There are 1,961 homes in North Lanarkshire specifically designated for older people. This comprises very sheltered, sheltered, and retirement homes and represents

4.1% of all social rented homes in North Lanarkshire (both council and housing association).

Pressure for older people’s housing has fluctuated over the past 5 years, with the most recent analysis indicating that there are around 7 applicants for every home designated for older people that becomes available for let.

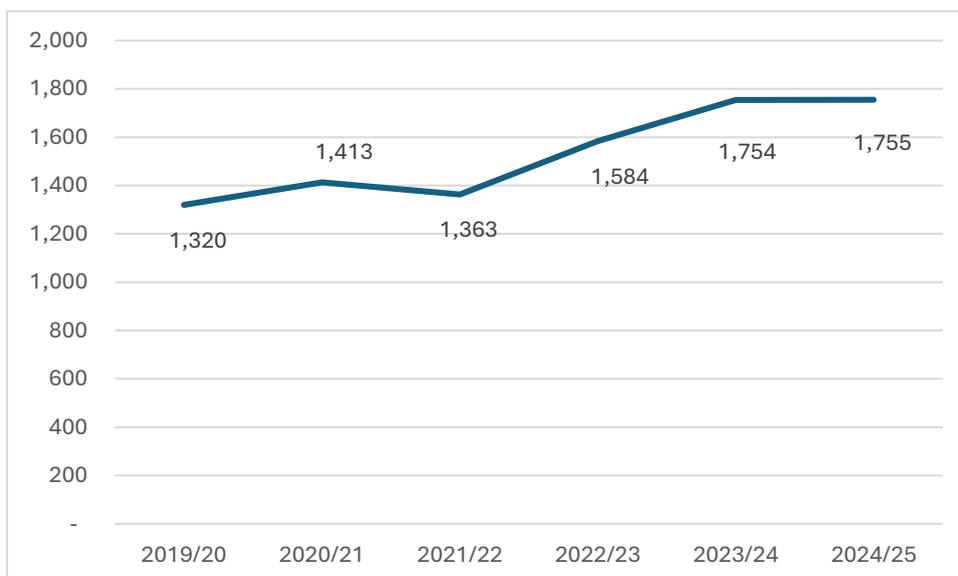
Chart 30: Overall pressure for older people’s housing in North Lanarkshire 2019-2025



Source: NLC pressure analysis data

The number of applicants waiting for older people’s housing has increased over the past five years (28.7%), however, so has the overall number of applicants on the Council housing waiting list (26.2%). This trend therefore mirrors the overall increase in demand for social rented homes.

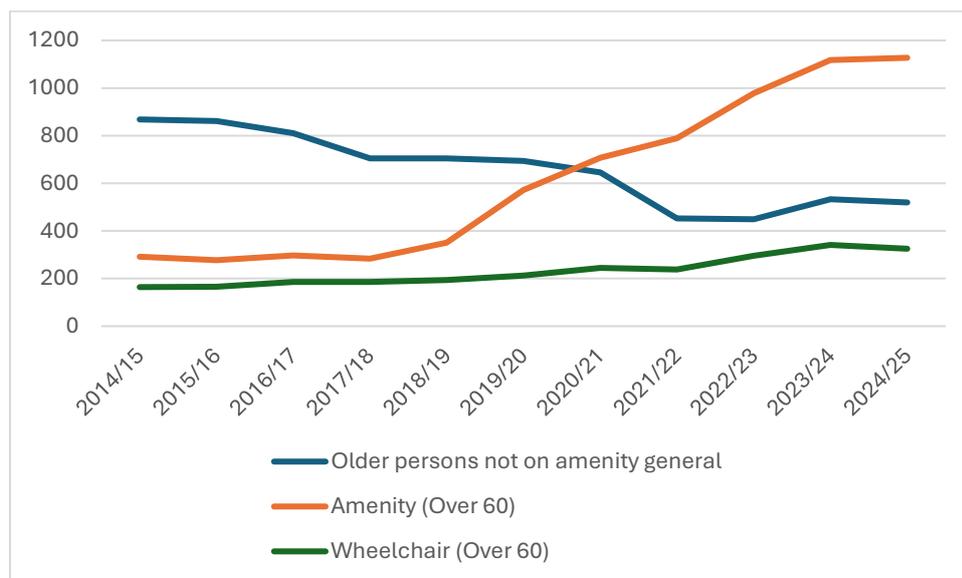
Chart 31: Waiting List Demand for Older People’s Housing



Source: NLC pressure analysis data

When demand from people aged 60 and over is considered specifically where they have only applied for designated older people’s housing (very sheltered, sheltered and retirement) a downward trend in demand is evident with applications decreasing by 34.2% over the past decade. The opposite is true for amenity homes and wheelchair homes where applications have increased by 286.0% and 98.2% respectively over the same period.

Chart 32: Waiting list demand from applicants aged 60+ for all types of specialist provision



Source: NLC data

The majority of applicants on the waiting list for older people’s housing continue to be social renters (49.9%), one-quarter (25.5%) are owner occupiers and 14.6% rent from the private sector.

Table 10: Tenure of applicants on waiting list for older people’s housing 2024/25

Tenure	Number of Waiting List Applicants for Older People's Housing	%
Owner Occupation	413	23.5%
Social Rent	831	47.4%
Private Rent	260	14.8%
Other	251	14.3%
Total	1,755	100%

Source: NLC data

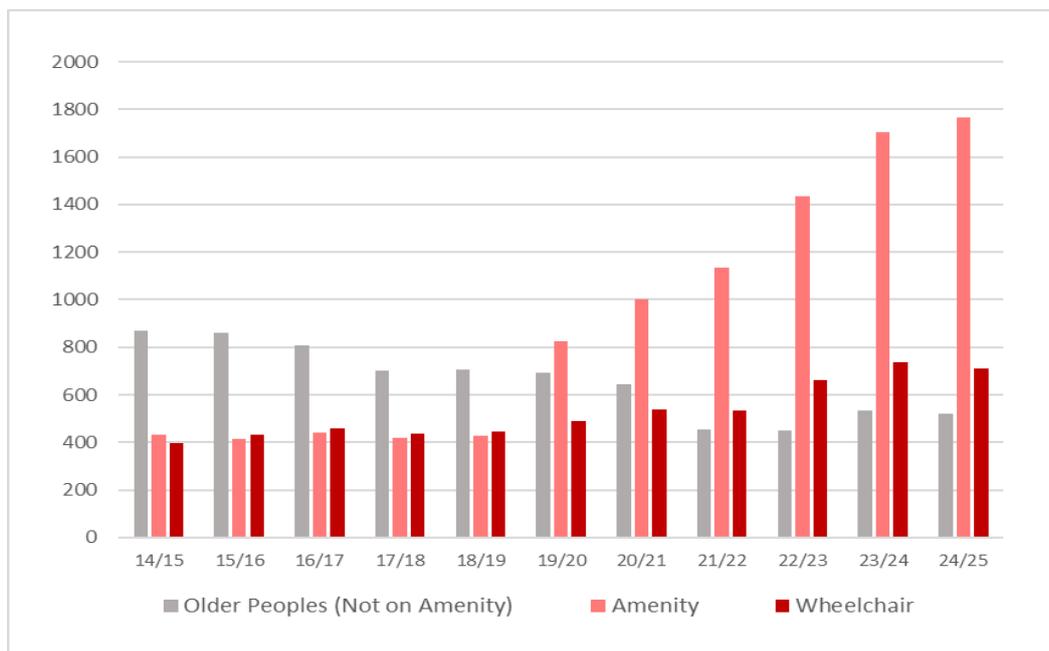
As our population is forecasted to increase, the number of older people living with long term conditions will also increase, with an increase in the number of older people with multiple conditions. As these changes are in addition to current, long standing public health issues such as obesity, physical inactivity, smoking, alcohol, and substance misuse – it is expected these changes associated with an ageing population will increase demand not only for health and social care services, but also

for housing services, in relation to accessible and adaptable homes, equipment and adaptations, and for housing support services.

7.3 Overall demand for specialist housing

When demand is considered for all specialist housing (older people’s housing, amenity and wheelchair homes) demand for amenity housing has increased the most over the past decade, increasing by 307%. This compares to an increase of 51.8% for older people’s housing and an increase of 77.9% for wheelchair housing.

Chart 33: Overall waiting list demand (all age groups and lists) for all specialist housing



Source: NLC data

7.4 Life Expectancy

Life expectancy and healthy life expectancy trends in Scotland have not improved since around 2012, and this is also the case for North Lanarkshire. North Lanarkshire has the fourth lowest healthy life expectancy for females of all local authorities (56.7 years) and the lowest across Scotland for males (54.8 years).

These life expectancy trends indicate the urgency of addressing their underlying causes – the social and economic circumstances such as poverty, education and housing, that together can influence health throughout the life course.

7.5 People living with dementia

Dementia was first made a priority by the Scottish Government in 2007. The fourth strategy introduced in 2023: Dementia in Scotland: Everyone’s Story is a 10-year strategy, which builds on the work of previous strategies to widen access to pre- and post-diagnostic dementia care, advice, and support across all of our communities,

and sets out our shared strategic approach to addressing the challenges and improving outcomes for people living with dementia and their carers.

There are an estimated 90,000 people living with dementia in Scotland. Around 3,000 of these people will be under the age of 65 years^{viii}. The number of people living with dementia in the Lanarkshire Health Board area is estimated to be between 3,800 and 5,600 (1.31% – 1.46% of the population)^{ix}. The trajectory for the next 20 years is that there will be an increase of 50% in the number of people living with dementia over the age of 65.

North Lanarkshire has a Dementia Strategy which supports the Dementia Framework and Lanarkshire's Dementia Delivery Plan which aligns to the national Dementia Strategy, Everyone's Story 2023.

Housing has an important role to play in promoting a person-centred approach to supporting people with dementia and their carers in their homes. We are committed to improving services to support people with dementia to have a better quality of life and to live at home for as long as possible. The Council has signed up to the Dementia Housing Framework and has made progress in the following areas:

- Enhanced design specifications which incorporate dementia design in all council new build housing as standard
- Capital programme work, such as kitchen and bathroom replacement programmes now also incorporate dementia design principles, helping make sure that all mainstream homes meet the needs of people with dementia
- Upgrades to all council retirement complexes are designed with dementia design at the core of all refurbishments

Image of council new build development incorporating dementia design with different coloured front doors



7.6 Wheelchair Housing

As at the 31st of March 2025, there were 710 applicants who expressed demand for wheelchair standard housing on the housing waiting list.

Most applicants (57.4%) requesting wheelchair housing were residing in the social rented sector, 14.6% were owner occupiers and 13.9% were living in the private rented sector.

Just over half of applicants (54.2%) requesting wheelchair housing were less than 60 years old and 44.7% were 60 years and over.

While the housing waiting list provides some indication of expressed demand for wheelchair housing in North Lanarkshire, this is self-assessed. It is also demand for social rented housing only which does not provide an indication of demand in the owner occupied and private rented sectors. WestMARC estimates that 2% of the population in North Lanarkshire are wheelchair users.

Horizon Housing Association and CIH Scotland produced *Still minding the step: A new estimation of the housing needs of wheelchair users in Scotland* in 2018^x which used findings from the English Housing Survey (EHS) to provide estimates of wheelchair use and unmet need in Scotland, as there is no comparable data available in Scotland. In discussion with the Centre for Housing Market Analysis (CHMA), a similar methodology as applied in *Still minding the step* has been used to estimate wheelchair use, unmet need and future need of wheelchair user households in North Lanarkshire.

Table 11: Estimate of wheelchair users in North Lanarkshire

Steps	Calculation	Result (based on mid-2018 households - 151,744)
Calculate the number of households using a wheelchair all of the time	Assume EHS ratio, 0.6% of all households	910
Calculate the number of indoor user households	Assume EHS ratio 0.3% of all households	455
Calculate the number of outdoor user households	Assume EHS ratio, 2.6% of all Scottish households	3,945
Estimated total number of wheelchair user households		5,310

The above calculation estimates that there are around 5,310 wheelchair user households in North Lanarkshire. This compares with the population-based estimate provided by WestMARC of 6,804 wheelchair users in North Lanarkshire (based on NRS Mid-2018 population estimates).

Horizon's research on *Still minding the step* also provides estimates on the unmet housing need for wheelchair user households. Using the methodology, it is estimated that there are 1,052 wheelchair user households with unmet need in North Lanarkshire.

7.7 Gypsy/Travellers

It is recognised that 'Gypsy/Travellers' are not a single group, but many different communities, each defined by its own history, culture and lifestyle. For Gypsy/Travellers, their right to self-identify is central to each community. In Scotland, the umbrella term 'Gypsy/Travellers' encompasses Romany Gypsies, Scottish and Irish Travellers, and Highland Travellers.

Gypsy/Travellers are one of the most marginalised groups of people in Scotland who face inequalities and barriers in accessing accommodation, health, education, employment, income and benefits. Recognising more and better accommodation has

the potential to improve outcomes for Gypsy/Travellers. The Scottish Government and COSLA recognise this and are working together to progress actions contained in [Improving the lives of Scotland's Gypsy/Travellers 2 – Action Plan 2024-2026](#).

One of the actions set out in the plan is for the Scottish Government to develop an Accommodation Needs Toolkit to improve the way that Housing Needs and Demand Assessments (HNDA), Local Housing Strategies (LHS) and Development Plans reflect the needs of Gypsy/Travellers and help local authorities meet their duties. It is expected that this will be developed within the timeframe of this LHS. The HNDA considers the accommodation and support needs of Gypsy/Travellers but recognises that further work is required to gain a better understanding of needs across the Glasgow City Region local authorities. It is intended to undertake further research as part of the next HNDA which should align with the publication of the new toolkit.

7.7.1 Gypsy Traveller Action Plan

The Council has had in place for several years a Strategic Gypsy Traveller Group, which comprises members from across council services, including housing, education, corporate equalities, environmental services, and social work alongside Police Scotland and NHS Lanarkshire. The role of this group is to monitor progress and action towards improving the lives of Gypsy/Travellers in Lanarkshire aligned to the national action plan. Over recent years this group has been expanded to cover both North and South Lanarkshire, with a Pan Lanarkshire Group now in place.

The Pan Lanarkshire Strategic Group recognises the gap in knowledge and understanding of the accommodation and health needs of Gypsy/Travellers across North and South Lanarkshire, and Scotland. The group continue to strive to gain a better understanding of needs through working with partners and exploring any potential opportunities whilst awaiting the publication of the national toolkit.

A refreshed Gypsy Traveller Strategic Action Plan 2025-2027 has been developed. There are some joint actions for North Lanarkshire and South Lanarkshire, while other actions are solely for North Lanarkshire.

7.8 Asylum seekers/refugees

The UK Government has made a commitment to resettle refugees from various countries since 2015. From 2015 to 2019 approximately 300 Syrian refugees were resettled in North Lanarkshire. The Scottish Government in conjunction with COSLA has also made a commitment to support Unaccompanied Asylum-Seeking Children (UASC) with approximately 5-6 arrivals per month in Lanarkshire under the revised National Transfer Scheme for UASC.

In spring 2020, the UK Resettlement Scheme (UKRS) was established in response to the ongoing refugee crisis across the globe and a number of refugees continue to arrive in Lanarkshire from Syria and other countries. The Afghan Relocations and Assistance Policy (ARAP) was launched in 2021, reflecting the changing situation in Afghanistan with Lanarkshire continuing to see a number of arrivals via the ARAP programme. Prior to this the Council participated in the successful Congolese resettlement programme.

In response to the crisis in Ukraine, support has been provided through the Homes for Ukraine scheme and the Scotland Super Sponsor scheme. The number of arrivals in the early stages necessitated a need to use hotels in Lanarkshire, however none of the hotels are now used as people have moved into their own accommodation as they have become settled in North Lanarkshire. To support these efforts the Council provided two multi storey towers, which were originally included in the tower re-provisioning programme, as accommodation for 200 Ukrainian families. The arrival over recent years of Ukrainian refugees to Lanarkshire has greatly decreased such that there are no hotels in Lanarkshire required to provide temporary accommodation.

The Council's resettlement team continue to provide coordinated support to aid the successful integration of asylum seekers and refugees in North Lanarkshire, with housing playing an integral role in the provision of accommodation, advice and support. Two dedicated housing officers to aid the resettlement efforts are integrated within the resettlement team.

More recently, as part of the widening Asylum Dispersal Strategy, the Mears Group have been contracted by the government to provide accommodation and support to asylum seekers across Scotland, and North Lanarkshire is now starting to receive small numbers of families into dispersed accommodation that have been procured and supported by the Mears Group.

7.9 Gender Based Violence

Gender based violence continues to be the leading cause of homelessness amongst women in North Lanarkshire, despite the positive strides made in embedding domestic abuse informed practice amongst housing and partner organisations.

Tackling violence against women remains a key priority nationally, with Scotland's refreshed Equally Safe Strategy setting out the vision to address violence against women and girls. Our aim in North Lanarkshire is aligned with the ambition set out in the national strategy – to stop gender-based violence from occurring in the first place, build capability and capacity of support services, and strengthen the justice response to victims and perpetrators.

Housing is a key partner in the Violence Against Women and Girls Partnership in North Lanarkshire, playing a crucial role in the provision of accommodation and housing support services. Over the course of the last LHS good progress has been made on improving our response to domestic abuse survivors. We have developed a Housing Domestic Abuse Policy and established a North Lanarkshire Housing Domestic Abuse Network, which comprises the RSLs in North Lanarkshire as well as the Council's housing service. This network helps embed trauma informed practice and increase awareness of domestic abuse support and resources across wider housing organisations in the area to help ensure survivors are supported appropriately, maximising the safety and wellbeing of survivors and children.

Photograph of North Lanarkshire Social Landlord Housing Domestic Abuse Forum and Policy



Other key developments have included the roll out of Safe and Together training for both council and RSL housing staff. By training housing staff across the wider housing sector alongside other council services and health staff, there is a coordinated approach to creating systems and practice change that is child centred, keeping children safe and together with the protective parent.

7.10 Public Protection

Housing works in partnership with Justice Services, Police Scotland, Health and Social Care Services and a range of other partners to ensure there are appropriate and effective public protection arrangements in place. As part of the community care planning structures housing is represented in the adult and child protection committees and the management and resettlement of offenders. Recognising that good quality and appropriate housing is a key factor in resettlement for offenders and a critical part of rehabilitation.

Reducing reoffending and preventing homelessness among those leaving custody is a key priority, recognising the strong correlation between housing insecurity and the increased risk of re-offending. Research carried out by the Scottish Prison Service (SPS) highlights the scale of homelessness issues, with over 56% of prisoners who participated in the research stating they had lost their accommodation whilst in custody^{xi}. Strong partnerships are in place to support people in custody to return to their communities and prevent homelessness where possible. Sustainable Housing on Release for Everyone (SHORE) Standards is a key part of this. These guidelines provide a framework that prioritises stable housing and community support. By reinforcing housing as a cornerstone of reintegration, the SHORE Standards aim to reduce reoffending and support successful transitions back into society.

However, challenges remain. Scotland's prison population has been steadily rising, placing huge strain on prisons, and in response to this, early release measures were introduced as a way to reduce this pressure. The Prisoners (Early Release) (Scotland) Act 2025 was passed in November 2024 which changed the automatic release point for some prisoners serving short-term sentences of less than 4 years, reducing it from 50% to 40% of their sentence. This increases pressure for homes, particularly social rented homes, as well as for good quality housing advice, options,

planning and support services to enable successful reintegration for those leaving prison.

These challenges were highlighted through stakeholder feedback received during the development of the new Homelessness Action Plan. In light of this, there is a specific action set out within the action plan to explore how we can increase existing housing support and advice in prisons and other custody settings.

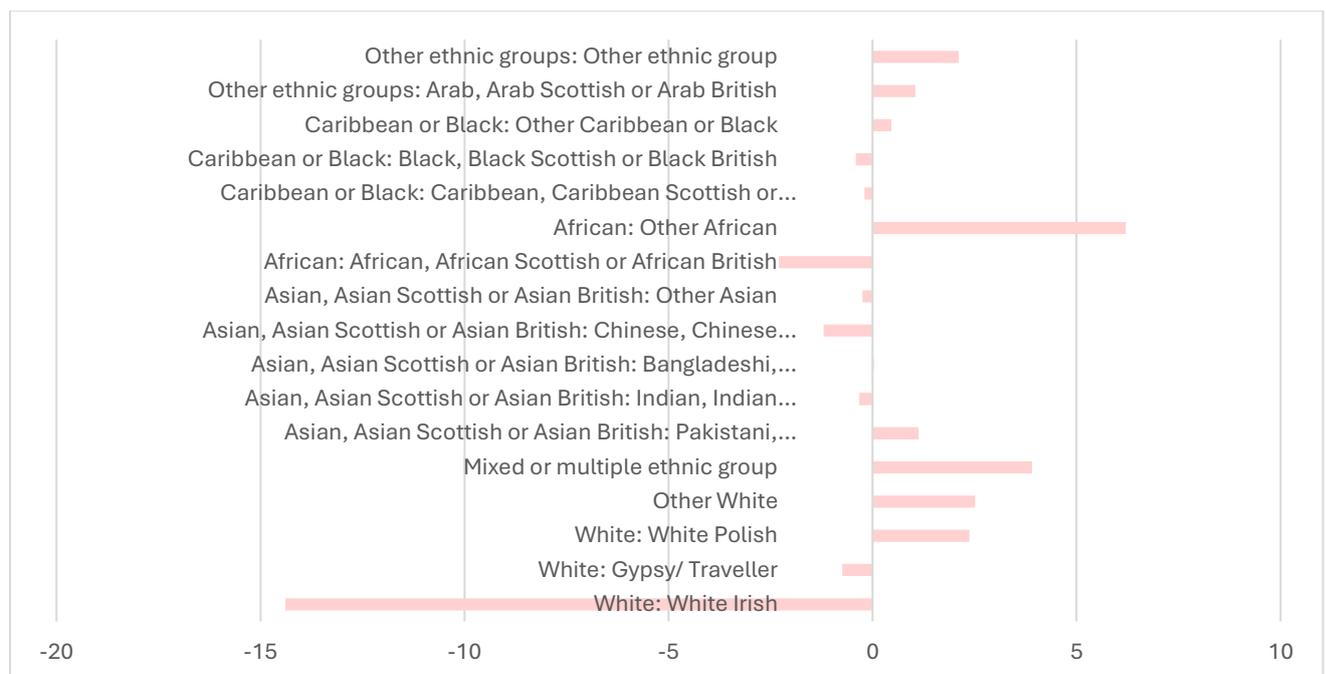
7.11 Ethnic minorities

The number of people from ethnic minority backgrounds living in North Lanarkshire has increased since the last census in 2011. The most recent 2022 census estimates that 88.8% of the population are White Scottish, and 3.6% are White British. Together these groups made up 92.4% of North Lanarkshire’s population compared to 95% of the population in 2011.

‘Minority ethnic group’ is used here to refer to all other ethnic groups. This includes some ethnic groups that are in the White category in the census such as Irish, Polish, Gypsy/Traveller, Roma and Showman/Showwoman. Minority ethnic groups represented 7.6% of the population in North Lanarkshire recorded in the 2022 Census compared to 4.9% recorded in the 2011 Census.

The increase in people from minority ethnic backgrounds was driven by an increase across several different groups, with the most significant increase amongst the Other African group, which comprises 6.3% of all ethnic minority groups in 2022 compared to 0.05% in 2011.

Chart 34: Change between 2011 and 2022 for ethnic minority groups as a percentage of all ethnic minority groups



Source: Census 2011 and 2022 data tables

We know from national research that minority ethnic groups are more likely to be living in the private rented sector than White Scottish/British households and less likely to be living in the social rented sector or in owner occupation^{xii}. We also know from this research that people from minority ethnic groups were more likely to be living in relative poverty after housing costs than people from White Scottish/British groups, and some ethnic groups such as African, White: Polish, and the Other Ethnic groups, were much more likely to be living in some of the most deprived areas in Scotland.

We recognise that there are specific challenges that people from ethnic minority backgrounds face and that accessing appropriate housing can be one of them. It is important going forward that we understand where negative disparities lie, why they have arisen and who they are most affecting. This will help us identify what actions we need to take in housing to help close the gap.

Research was commissioned by the Council to explore the lived experiences and future needs of minority ethnic people residing in North Lanarkshire in 2022. A number of key findings were highlighted across the thematic areas of an ageing population, digital skills and inclusion, employment, community cohesion and integration. While the research suggests that minority ethnic communities are in general positive about life in North Lanarkshire, there are areas where they face challenges and barriers that require policy interventions and support from the Council and other statutory and voluntary partners, at both national and local level.

The challenges overall are broadly synonymous with those revealed elsewhere in the UK and include challenges that relate to making effective use of services due to language barriers and a lack of culturally sensitive services.

A set of recommendations were produced as part of this research as a way in which to help address the barriers that are preventing ethnic minority groups from achieving positive outcomes in all aspects of their lives in North Lanarkshire and also to enable the Council to achieve progress towards our equality outcomes. Some recommendations were specific to housing, which set out that the Council should give greater consideration to the safety and security of ethnic minority families when offering housing in certain areas and that this should be considered in the criteria applied by housing providers.

There were other issues raised in the research which were gender specific which are of relevance for housing. Women from the Indian sub-continent indicated that domestic abuse was an issue within their community but was very much a taboo area, which made it challenging to address. We also know that for some women from ethnic minorities that No Recourse to Public Funds (NRPF) is an issue. This is a condition applied to individuals subject to immigration control, restricting their access to welfare benefits and public housing. For many migrant survivors this creates a further systemic barrier to the safety net of welfare which renders them exceptionally vulnerable, financially dependent on their abusers and facing severely limited options for escape and safety.

7.12 Armed forces and veterans

The armed forces covenant is a commitment by the government that people who have served in the armed forces and their families should not be disadvantaged due to their service. It acknowledges that special consideration for veterans and their families will be necessary in certain cases, for example for those who have suffered injury or bereavement.

All local authorities are signed up to the covenant, as well as many housing associations. The covenant duty applies when local authorities are carrying out specific housing-related functions. These include the allocation of social rented homes, processing homeless applications, and the development of homelessness and housing strategies.

As a Council, we are fully committed to offering support to the military community, veterans and their families in North Lanarkshire. As proud signatories of the Armed Forces Covenant, we are focused on helping members of the Armed Forces community access the same support and services as everyone else. This covers areas including education, financial advice, housing, employment opportunities, and health and wellbeing. We are also part of the Lanarkshire Armed Forces Community and Veterans Covenant Group.

We know from national research that ex-service personnel are more vulnerable to homelessness than the population at large, and professional pressures can present problems for finding stable housing for soldiers and their families. Members of the armed forces who have been discharged are given priority for housing by the Council and housing options advice has been strengthened over the course of the last LHS, which was highlighted through local engagement with the Armed Forces Community as a key issue. A new housing options training toolkit has been implemented across local authorities to help make sure housing staff are skilled and equipped to provide tailored and accurate housing options advice.

Other potential housing issues affecting Armed Forces Communities include the availability of affordable homes, provision of adaptable and accessible homes and provision of smaller sized homes for disabled veterans and single men. Understanding of Post Traumatic Stress Disorder (PTSD) was also highlighted as an issue affecting the community in the last LHS. Since then, we have progressed embedding trauma informed practice across council and health services, with the housing service leading a pilot of trauma informed training tailored to specific roles across the service alongside the ongoing development of a service trauma plan which complements an overarching trauma plan for all council services.

7.13 Young people

We know that young people can face a number of significant life changes, including leaving home, seeking employment or moving into further education, becoming parents, or moving on from other settings. In some cases, the life experiences some young people have had means that they benefit from additional support and guidance to make the transition into independent living and adulthood.

Our evidence tells us that young people are disproportionately affected by homelessness and that young people can face greater challenges in relation to tenancy sustainment.

We also know from both national and local research that care experienced young people can face particular challenges, of which housing can be a significant challenge.

Findings from Joint Inspections of Services for Children and Young People in need of care and protection 2018-2020, published in 2020, highlighted that:

- Three quarters of young people in continuing care/aftercare did not have the level of contact with a lead professional that was laid out in their care plan
- For care experienced young people, there were numerous barriers and challenges to moving on and being able to access suitable housing and effective support for mental health or wellbeing issues into adulthood
- Care experienced young people had poorer quality assessments, planning and reviews than other groups of children and young people
- In partnership with dedicated aftercare/throughcare teams, there was evidence of positive impacts on young people

A thematic review on transitions for care experienced young people was carried out by the Care Inspectorate in 2024. The review focussed on four areas, one of which was North Lanarkshire. One of the main findings of this review found that access to suitable housing was the most significant challenge for partnerships and was compromising the partnership's ability to fully deliver young people's plans in the way they would wish to. This was acknowledged to be exacerbated due to the national housing crisis which was impacting on the provision of suitable accommodation. Positive aspects highlighted that most areas had established multi-agency planning and support forums to explore housing options for care experienced young people.

Over the period of the last LHS there has been significant progress achieved in improving outcomes for care experienced young people. Youth housing champions have been established in every housing team – which provide a direct point of contact for care experienced young people and social work services for housing. These champions have a crucial role in raising awareness amongst their teams on the barriers that care experienced young people face and assist in embedding trauma informed practice and systems across the housing teams.

Other key developments have included the development and implementation of bespoke accommodation for care experienced young people, which includes transitional accommodation for periods of crisis or to develop independent living skills.

A planning group involving housing, social work and other services has been operational for several years and is effective in sharing information and planning support for young people. As part of this wider network, young people are directly involved, to share their views and experiences to help inform services.

Opportunities are currently being explored in relation to the National Transfer Scheme which facilitates the safe transfer of unaccompanied asylum-seeking children (UASC) between local authorities in the UK. This scheme ensures a fair distribution of these vulnerable children across the country and aims to ensure that these children receive appropriate care and support by redistributing them to other local authorities that may have more capacity. The housing service works closely with social work services to source accommodation and plan support for these children and young people. Through this work, an identified need for additional supported transitional accommodation has been identified, with exploration of potential sites and models of supported accommodation options well underway.

7.14 Key workers

We recognise the important role that housing plays in retaining key workers which is vital to the delivery of local services and helps maintain and create sustainable communities and places. To help us understand the needs of key workers better in North Lanarkshire we have undertaken some research with both employers and key workers.

One of the employers engaged in this research is NHS Lanarkshire, with an aim to help us understand any arising need from the replacement for Monklands Hospital, as well as any wider unmet housing needs for health staff.

A wider online housing survey for key workers was also promoted and generated over 900 responses. Analysis of both the employee and employer survey is underway to help us gain further insights into the housing needs of key workers in North Lanarkshire.

Provision of alternative tenures, such as MMR, form part of our strategy to address the housing needs of key workers, providing affordable homes in key central locations within proximity to good transport links and places of work. The Scottish Government key workers fund will be explored for potential funding as a way to address key worker housing needs going forward.

7.15 Coming Home Implementation Programme

North Lanarkshire has 1,785 people known to have a learning disability which equates to 6.4 adults with learning disabilities per 1,000 population, which is higher than the rate of 5.2 per 1,000 population in Scotland. Most people with a learning disability in North Lanarkshire reside in mainstream accommodation (97.7%). Over half (52.4%) live in mainstream accommodation with support and 45.3% are in mainstream accommodation without support. A significantly higher proportion of people with learning disability live in mainstream housing in North Lanarkshire compared to 61.8% in Scotland^{xiii}.

The Coming Home Implementation programme aims to reduce delayed discharges and inappropriate out-of-area placements for people with learning disabilities and complex care needs. A number of recommendations were made with one key recommendation being the implementation of a new national Dynamic Support

Register. These registers are predominantly locally held tools which improve case management of people with learning disabilities and complex care needs. This is an important step towards achieving the Coming Home vision and helps local areas to sustainably plan for this population to live in their home communities.

North Lanarkshire Health and Social Care Partnership recognises the need for collaboration across all services including housing in relation to the Coming Home Implementation Agenda. Housing is a member of the Coming Home Implementation Board and associated groups in North Lanarkshire.

In addition, housing is involved in a planning group on the future housing needs and requirements of young people with complex needs. These groups understand the important role that housing should 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 options.

7.16 Key Issues

- The need for accessible and adaptable homes will continue to increase linked to an increasing ageing population and more people living at home with long term conditions.
- The need for equipment and adaptations will also increase alongside the need for support to help people live at home safely, well and independently.
- As household size decreases there will be a need for more smaller homes.
- As pressure increases for smaller homes while existing pressure for larger family sized affordable homes remains high, we need to consider more ways in which we can address under-occupation, match people better to homes that meet their needs and address any mismatch in demand and supply across tenures.
- Although good progress has been made in the provision of wheelchair liveable homes in the social sector, there continues to be need, which is projected to increase linked to an ageing population and increasing prevalence of long-term health conditions.
- Technology plays an important role for health, wellbeing and independence – this will become increasingly more important as technology evolves and expands offering increased opportunities for health and social support.
- We need to better understand the housing needs of particular communities of interest, to inform housing services and provision.
- Widening of the national asylum dispersal programme will increase pressure on social rented homes and present implications for service provision related to resettlement.
- Domestic abuse remains a challenge and more needs to be done across the wider housing sector to improve consistency in response and services.
- Supporting women with ‘no recourse to public funds’ can present challenges for services for various reasons but mainly relating to navigating the legal complexity of entitlements – women subject to these conditions face increased barriers to escaping abuse which necessitates a need for increased focus in this area.

- There is increasing pressure for social rented housing, temporary accommodation, housing advice and support arising from the release of short-term prisoners.
- Housing is integral to achieving the aims of the Coming Home Programme and realising sustainable, positive housing solutions to enable people with complex needs to live in their home communities safely and well.

7.17 Proposed actions and measures of success

We will:

Increase the supply of accessible, adaptable and supported homes

- Deliver a minimum of 10% of all council new build homes to wheelchair liveable standard
- Deliver a minimum of 5% of all RSL new build homes to wheelchair liveable standard
- Deliver amenity housing suitable for older people and people with disabilities in council and RSL new build developments
- Set a new target for the provision of wheelchair standard homes in the private sector in the new NLLDP
- Explore ways in which the recording and monitoring of the delivery of wheelchair homes in the private sector could be improved
- Consider models of supported housing to meet the needs of UASC

Improve support for people to live safely, well and independently

- As part of the Council's wider digital connectivity masterplan, progress a test of change to provide technology and sensors that support and improve independence, health and wellbeing
- Review the hospital discharge protocol/arrangements to ensure they are current and relevant, in line with recent developments relating to the Coming Home Programme
- Work in partnership with health and social care to source housing solutions to enable young people transitioning from care or people with complex needs requiring accommodation through the Coming Home Programme to live in their home communities
- Support refugees and asylum seekers to successfully integrate into communities
- Develop joint guidance for housing, health and social work staff working with women subject to 'no recourse to public funds'

Embed trauma informed practice and approaches across housing services

- Deliver and encourage completion of enhanced skilled level trauma training for all housing officers and managers (as appropriate) in housing locality offices
- Encourage (as appropriate) completion of level 1 trauma training (informed level) across the wider Housing and Communities Service

- Implement trauma informed design using the trauma informed design toolkit for refurbishment and newbuild projects, where appropriate
- Carry out a 'trauma walk through/assessment' of several areas of housing business and develop a housing service trauma plan linked to identified areas of improvement

Improve the suitability of existing homes to meet a wide range of needs

- Continue to deliver the equipment and adaptations service
- Establish a retirement housing forum with tenants to shape retirement service provision
- Progress the refurbishment of linked corridor council retirement complexes to provide future proof sustainable accommodation for older people

Reduce inequalities and disadvantage

- Improve involvement of under-represented groups in tenant participation
- Undertake equalities analysis annually to identify areas of inequality and potential actions to address
- Progress the actions set out in the Gypsy Traveller action plan
- Review the housing domestic abuse policy
- Facilitate a housing sector wide NL domestic abuse forum
- Improve the reach of Safe and Together training to housing staff
- Continue to explore needs and gaps in both housing and support for care experienced young people and other young people who need support

8. MONITORING PROGRESS

8.1 Equalities

An Equalities Impact Assessment has been carried out on the Local Housing Strategy to identify any potential impact on individuals or groups that share a protected characteristic. This assessment was progressed early in the development of the strategy to help identify potential impact early to enable changes or mitigating measures to be implemented, in addition to any strengthening measures to further advance any positive impacts.

Our Equalities Impact Assessment also includes an assessment of the Fairer Scotland Duty, which considers any socio-economic disadvantage. Our assessment demonstrated positive impacts for several protected characteristic groups, including, but not limited to, disability, age and ethnicity, attained through the provision of high-quality affordable and accessible homes in conjunction with the wide array of housing related supports set out in the strategy. Some impacts identified were intersectional, in that different aspects of identity, such as race, disability and age could and does interact and overlap to create unique experiences of disadvantage, which can be compounded.

In addition to an assessment of equalities, human rights and socio-economic impacts our Council impact assessment toolkit also considers potential trauma impact – an

element which has been included in the Council's impact assessment framework recognising the inter-connectedness of trauma and potential other impacts as well as the prevalence of trauma. This is aligned with a Council wide pillar of work, which aims to achieve a trauma informed workforce, who can recognise and respond to trauma appropriately.

This assessment will be kept under review, at least on annual basis in line with an annual progress report on the strategy, or earlier if there are any changes that necessitate a need for an earlier review. A summary of the assessment is published on the Council's website, and a copy of the full assessment is available on request.

8.2 Strategic Environmental Assessment (SEA)

There are no significant environmental impacts arising from the strategy. A SEA has not been required in previous screening applications submitted.

8.3 Children's Rights and Wellbeing Assessment

A Children's Rights and Wellbeing Assessment (CRWIA) has been carried out for the strategy, which has identified a direct impact on children and young people, with greater impact on children and young people who:

- are care experienced
- live in a deprived area
- are affected by domestic abuse
- have a protected characteristic
- are or are at risk of becoming homeless
- are part of a single parent family
- are affected by poverty/financial hardship
- are leaving care

In the context of housing, the CRWIA helps us evaluate how housing policies, programmes, or decisions affect children and young people's rights, wellbeing and development. This is especially important when housing projects involve families, vulnerable populations, or affect access to safe, stable and suitable homes. Given the purpose and the priorities of the LHS, there are significant impacts which relate to several UNCRC articles, some of these are listed below:

<p>Right to adequate housing (UNCRC Article 27)</p> <ul style="list-style-type: none"> •is housing safe, secure, affordable, warm, meet needs?
<p>Right to health (Article 24)</p> <ul style="list-style-type: none"> •does housing have any impact on physical or mental health? (overcrowding, dampness, etc.)
<p>Right to education (Article 28)</p> <ul style="list-style-type: none"> •is housing located close to school, college, does it provide good connectivity - homelessness does it disrupt schooling?
<p>Voice of the child (Article 12)</p> <ul style="list-style-type: none"> •are children consulted in decisions that affect them? (e.g. moving home)
<p>Protection from harm (Article 19)</p> <ul style="list-style-type: none"> •are children safe from abuse, neglect, trafficking, other forms of harm

The full CRWIA can be found on the Council’s LHS webpage.

8.4 Health Inequalities Impact Assessment

A health inequalities impact assessment (HIIA) is underway. It is highly likely that impacts identified will be similar to those identified in the previous HIIA undertaken for the previous LHS.

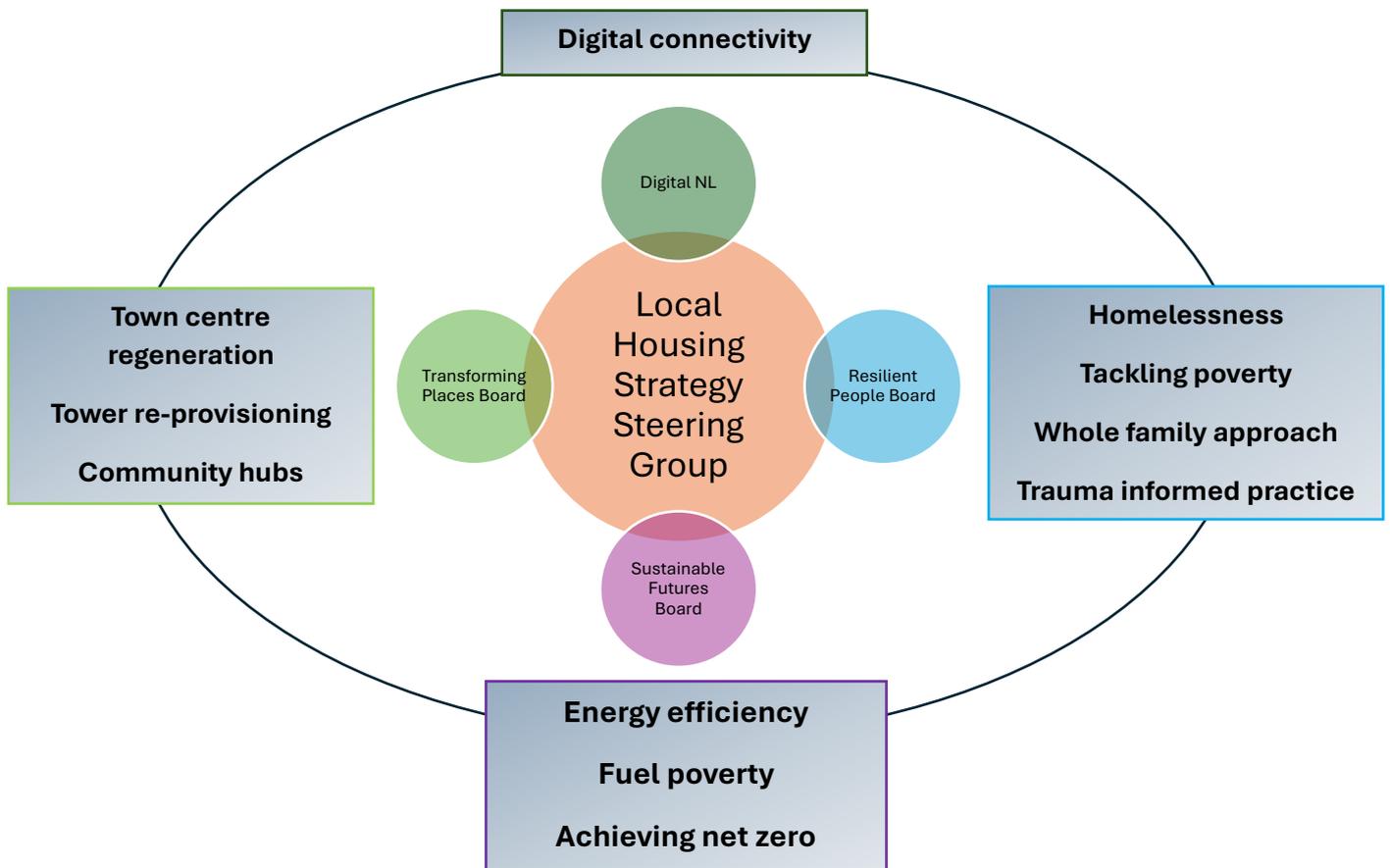
8.5 Annual Progress Report

Local authorities are required to keep their LHS under review and the Scottish Government expects local authorities to review, report and publish progress annually. Each year we produce an annual update on the key achievements and progress made towards our strategic priorities which includes an update on the actions contained within the action plan. Our annual progress report will also highlight any challenges, constraints or significant developments, and provide an update on any new approaches to achieve our vision. The annual progress report will be presented at Housing Committee annually and published on the Council’s website, to communicate our progress to Elected Members, our communities and other stakeholders.

8.6 Governance

The Local Housing Strategy Steering Group provides strategic oversight and direction for the LHS. The main purpose of the group is to ensure that the strategy aligns with wider council priorities, make high level decisions and remove barriers, approve changes, monitor progress and risk, and represent the interests of key stakeholders.

The Steering Group meets quarterly and feeds into all Council Programme of Work Boards to various extents, with particular relevance to the following:



8.7 Ongoing Consultation and Engagement Opportunities

We want our communities and stakeholders to work with us on the implementation of the strategy and to help shape our future priorities. We will provide a range of different ways in which communities and stakeholders can be involved throughout the duration of the strategy.

ⁱ Shelter Scotland, 2024

ⁱⁱ The Scottish Government, Homelessness Statistics

ⁱⁱⁱ NLC Area Profiles 2024

^{iv} NRS – table 6c long term empty properties by council area. 2023

^v Fenton et al. 2011; Young et al. 2017; Wilson and Barton 2018)

^{vi} *Note that due to issues with the production of local authority estimates and methodological changes the below data is the most recent available. 2024 Local Authority estimates based on a three year average are expected to be released by the Scottish House Condition Survey in early 2026*

^{vii} Scottish House Condition Survey 2017-2019 local authority analysis

^{viii} ^{viii} <https://www.alzscot.org/our-work/campaigning-for-change/scotlands-national-dementia-strategy/statistics>

^{ix} Dementia Prevalence by Scottish Health Board, Alzheimer's Research Dementia Statistics Hub, accessed August 2025

^x Horizon Housing Association and CIH Scotland, Still minding the step: A new estimation of the housing needs of wheelchair users in Scotland, 2018 <https://www.horizonhousing.org/media/1522/still-minding-the-step-full-report.pdf>

^{xi} Scottish Prison Service Prison Survey 2019, 17th Series

^{xii} Housing Needs of Minority Ethnic Groups: Evidence Review

^{xiii} Learning Disability Statistics Scotland (LDSS) 2019

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