



# **STRATEGIC HOUSING INVESTMENT PLAN**

**2026/27 - 2030/31**

**October 2025**

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# 1. Introduction

- 1.1 Ensuring that North Lanarkshire is a place where everyone enjoys good quality housing in a pleasant and safe environment is a key priority for the North Lanarkshire Partnership and for North Lanarkshire Council.
- 1.2 This is the seventeenth North Lanarkshire Council Strategic Housing Investment Plan (SHIP). It identifies affordable housing investment priorities over the next five years that will contribute to meeting the priorities set out within the Local Housing Strategy 2021-2026.
- 1.3 The main purpose of the SHIP is to ensure that the resources available through the Scottish Government's Affordable Housing Supply Programme (AHSP) are effectively targeted to deliver new and improved housing to meet local housing priorities. The SHIP also contains details of the council's own contribution to meeting the need for additional affordable accommodation through its new build programme.
- 1.4 The SHIP covers a period of 5 years and projects are prioritised to reflect their contribution to meeting strategic housing priorities, and their deliverability. The Scottish Government will utilise the SHIP to form the basis for agreeing the Strategic Local Programme Agreement (SLPA) which will set out the programme of housing projects to be funded over the next three years. The SLPA will be reviewed and updated annually.
- 1.5 In March 2021, the Scottish Government published 'Housing to 2040', Scotland's first ever long-term national housing strategy. The strategy sets out an ambitious target to deliver 110,000 affordable homes by 2032, with at least 70% for social rent. The strategy also commits to ensuring that these new homes are high-quality, zero emission and help create strong and vibrant places. There is emphasis on quality of place, developing vacant and derelict land, re-purposing existing properties, and on residential development within town centres. The strategy recognises the importance of making use of off-the shelf purchases and buy backs, as well as building new homes.
- 1.6 The council's Affordable Housing Supply Programme Budget allocation for the financial year 2025/26 has been confirmed as £34.411m which includes a total allocation of £1.538m for strategic property acquisitions as part of the funding for the Scottish Government's Housing Emergency Action Plan. The overall Affordable Housing Supply Programme budget for 2025/26 is now above the 2023/24 level. There was a cut to the Affordable Housing Supply Programme budget in 2024/25, with the RPA reduced to £24.958m.
- 1.7 In 2024/25, the council's new supply programme delivered our second highest record of 278 new build council homes and 92 acquisitions via the Open Market Purchase Scheme. Registered Social Landlords (RSLs) also completed a total of 81 new build properties in 2024/25, giving a total of 451 new affordable homes (359 new build and 92 OMPS) delivered across North Lanarkshire. It is projected that 260 new homes will be delivered by the council and RSL partners in 2025/26.
- 1.8 Due to existing levels of Scottish Government grant funding, it has been necessary to prioritise projects so that the forthcoming SHIP delivers a programme closely aligned with current budgetary constraints and housing demand. The projects proposed for inclusion in the SHIP are estimated to require approximately £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 will be regularly reviewed, and projects phased to take account of available resources. The council and RSLs may also opt to front fund projects and receive subsidy at a later date. Additionally, some sites may not prove economically viable and will not be able to progress.

- 1.9 The Scottish Government revised the affordable housing investment grant benchmarks and additional quality measures in October 2024. For North Lanarkshire, this equates to a baseline benchmark increase to £87,763 per social rented unit delivered by the council and £95,741 per social rented unit delivered by housing associations. In addition, the Scottish Government guidance note MHDGN 2023/01 details grant conditions relating to Fair Work First compliance and participating in a continuous improvement programme, analysing procurement, developing value for money and tenant satisfaction. North Lanarkshire Council is partnering with the Scottish Housing Network to deliver the continuous improvement programme requirements.
- 1.10 The latest construction forecast data from Building Cost Information Service (BCIS) indicates that building costs will increase by 14% over the next five years, while tender prices will rise by 15% over the same period (2Q2025 to 2Q2030). Increased costs associated with the delivery of the council's new supply programme will continue to be monitored and factored into the HRA 30-year projections which incorporates grant funding assumptions.
- 1.11 The Local Housing Strategy (LHS), and the supporting SHIP, are important strategic documents which set out the council's housing priorities and contribute to The Plan for North Lanarkshire. The preparation and delivery of the SHIP requires close collaboration between a range of stakeholders including RSLs, the Scottish Government, private developers, and other services within the council, including Planning and Transportation. All RSLs who operate in North Lanarkshire were given the opportunity to submit potential projects for inclusion within the SHIP. There are well established partnership arrangements operating in North Lanarkshire to help facilitate the development and implementation of the LHS and SHIP.
- 1.12 The scale of the council's new build programme presents a number of delivery challenges, not least in procuring enough homes that meet the required standard whilst delivering in a cost-effective and timely way. We have therefore expanded the use of 'off the shelf' acquisitions of completed homes from private developers. Our Pathfinder 'off the shelf' scheme aims to engage with developers who can play their part in North Lanarkshire's future by building homes that support and cater for all communities and promote mixed tenures. The council issued its latest Prior Information Notice (PIN) via Public Contract Scotland in June 2025 to call out to developers for site proposals throughout the North Lanarkshire area, where there is an evidenced local housing demand and/ or where re-provisioning is a council priority. The Pathfinder scheme also supports North Lanarkshire's local economy by providing opportunities for investment in the construction industry to help secure local jobs.
- 1.13 To date we have brought 893<sup>1</sup> homes back into council stock through our Empty Homes Purchase Scheme/ Open Market Purchase Scheme. Despite recent market pressures which have reduced supply and increased costs, the scheme continues to be popular, allowing us to increase the supply of affordable housing whilst also addressing issues associated with property repair and long-term empty homes. In 2021, the scheme was expanded to include the acquisition of homes that enable common works to progress in priority blocks and in August 2022, the programme was

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<sup>1</sup> As at 15 August 2025

further expanded to consider the purchase of properties from private landlords, allowing tenants to remain in their homes as council tenants.

## 2. Local Housing Strategy Priorities

2.1 The council and its strategic partners have a Local Housing Strategy (LHS) for the five year period 2021-2026. This will be replaced by a new interim LHS, covering 2026-2028, in spring 2026.

2.2 The vision within the LHS 2021-2026 is:

***‘To make North Lanarkshire the place to live, through the provision of high-quality housing and support in sustainable communities, that enables people to thrive and prosper’***

To support this vision the LHS sets out seven strategic housing priorities:

1. *We increase the supply of high-quality sustainable homes across tenures*
2. *Our communities are vibrant, attractive and sustainable*
3. *We prevent and resolve homelessness effectively*
4. *We have a range of housing options and supports which promote independence, health and wellbeing*
5. *We will tackle climate change and fuel poverty*
6. *Our homes will be fit for the future*
7. *We contribute to improving the quality and accessibility of the private rented sector*

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

2.4 While work on the latest GCV HNDA3 is now complete, due to delays caused by the global pandemic and national planning reform, output from the assessment was not available at the time of writing the current LHS. As a result, evidence from GCV HNDA2 was used, alongside the latest and most accurate local and national data, statistics, and research, to help determine the outcomes and priorities in the LHS. The new LHS, which will cover the period 2026-2028, is informed by the outputs from HNDA3, which estimates a future requirement for between 6,818 to 8,264 additional homes in North Lanarkshire over a period of 19 years. Housing Supply Targets (HSTs) will be derived from these estimates but will also take into consideration our local policy context, likely pace and scale of delivery, alongside other factors that influence delivery.

2.5 Following confirmation from Scottish Ministers, the North Lanarkshire Local Plan replaced by the Adopted North Lanarkshire Local Development Plan on 6 July 2022. The North Lanarkshire Local Development Plan includes the continuation of the application of an Affordable Housing Policy (AHP) in Cumbernauld Housing Sub-Market Area, with the potential for this to be applied elsewhere on a case-by-case basis. Preparation for LDP2 is now underway with submission of the Evidence Report

for Examination scheduled for Spring 2026, and this will include consideration of the extension of AHP to reflect NPF4 policy position.

- 2.6 Our LHS and SHIP also aim to address particular housing needs, climate change and regeneration priorities, including town centres. Therefore, the priorities identified in the SHIP reflect these priorities, as well as the main priority of meeting identified housing need, particularly in areas of acute housing shortfall.

### **3. Mid-Market Rent**

- 3.1 Evidence, from Housing Need and Demand Assessment and independent market research, suggests that there may be significant need and demand for intermediate tenure housing, particularly for mid-market rent (MMR). Mid-market rented housing allows social landlords to meet a broader range of housing need and aspiration and its provision, particularly in North Lanarkshire's town centres, will contribute to a range of strategic housing, regeneration and economic development objectives. This is recognised in both North Lanarkshire's Local Housing Strategy (which identifies delivering mid-market rent as a key strategic action) and the area's Economic Regeneration Delivery Plan.
- 3.2 However, delivering MMR in North Lanarkshire is particularly challenging due to the relatively low level of private sector rents (with MMR rents initially linked to the 30th percentile of local market rents) and low level of Scottish Government grant available for MMR, which undermines project viability. The council as part of our work continuing to explore options that improve the potential for MMR delivery would welcome further exploration and discussion with the Scottish Government on MMR grant.
- 3.3 To date<sup>2</sup>, 98 mid-market rented homes have been delivered by RSLs. The council is committed to delivering a wider programme of MMR recognising the wider social and economic benefits that MMR brings to communities. This includes helping to attract and retain key workers, supporting town centre living and regeneration, stimulating local economies and contributing to population stabilisation and potential growth. The council has identified a pilot site for MMR in Airdrie with the aim of delivering more MMR homes. A project working group has been established to develop a business case for the MMR pilot project and a longer-term project pipeline. Independent legal advice has been procured to inform an options appraisal of the appropriate delivery vehicle alongside independent market research. The council will continue to work with RSLs in the interim to help increase the provision of MMR homes across North Lanarkshire.

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

- 4.1 All RSLs operating in the North Lanarkshire area were invited to submit projects that they wished to be considered for subsidy in the period 2026/27. Submissions for new projects were received from 7 RSLs and all new projects were assessed according to the prioritisation framework set out below with 5 RSLs successful in their project submissions.
- 4.2 More generally, all RSLs are invited to attend the council's Local Housing Strategy and Housing Forum events, which are supplemented by RSL representation on the Local

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<sup>2</sup> Up to the 31<sup>st</sup> March 2025

Housing Strategy Steering Group. In addition, the council hosts regular liaison meetings with developing RSLs to monitor progress of current SHIP projects.

- 4.3 The SHIP is informed more widely by discussions at the Developers' Forum, Private Landlord Forum, Pan-Lanarkshire Gypsy Traveller Strategic Liaison Group, Homelessness Action Plan Steering Group and Tackling Poverty Officers Group. A newsletter was issued to various developers following publication of the PIN in June inviting developers to engage with the New Supply team and bring forward proposals for new sites.
- 4.4 Our local communities have been consulted with regards to the North Lanarkshire Local Development Plan, of which the SHIP sites form part. There is also community consultation arranged in relation to specific development sites as proposals progress to the design development stage and through the statutory planning process.

## 5. Prioritising the Programme

- 5.1 Sites are evaluated and prioritised based on their contribution to meeting the following key assessment criteria:
- LHS Strategic Housing Priority 1: *We increase the supply of high-quality sustainable homes across tenures*
  - LHS Strategic Housing Priority 2: *Our communities are vibrant, attractive and sustainable*
  - LHS Strategic Housing Priority 4: *We have a range of housing options and supports which promote independence, health and wellbeing*

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

- 5.2 Projects are assessed on the basis of information provided and available at the time. Clearly, as further information becomes available the prioritisation of individual projects may change.
- 5.3 We recognise there is a need for additional larger family homes in North Lanarkshire. Pressure for 4- and 5- bedroom homes is significantly higher than pressure for other property sizes and demand has increased over the past few years, partly due to an increase in applications. Although this has plateaued in the last year, there is also relatively low turnover of these types of properties. To help address this we have implemented an Incentive to Downsize Scheme which provides a financial package of assistance to tenants who meet the under-occupancy criteria, enabling them to move and free up larger homes to meet the needs of families. In March this year, the incentive payment was increased from £1,500 to £3,500 to help increase the uptake of the scheme and increase the availability of larger sized properties for families in housing need. To date a total of 58 tenants have qualified for support through the scheme and have successfully relocated and preparations are underway to further increase awareness of the scheme. This complements our existing mutual exchange scheme which allows tenants on our waiting list to find a property more suitable for their needs. We also actively target and prioritise the purchase of larger, family homes

though our Open Market/ Empty Homes Purchase Schemes and seek to purchase family homes off-the-shelf from private developers in appropriate locations.

- 5.4 During the design stage of our new build projects, we actively consult with local area housing teams, who inform on current demand within the area and the types of homes required. The council's own exemplar house type range includes 4-bed family homes and larger wheelchair options. RSLs are encouraged to provide a range of homes within the SHIP to suit varied household compositions, reflective of the need within the local area.

#### **Millcroft Road, Cumbernauld**

- 5.5 There are three large scale privately-owned blocks of flats in poor condition at Millcroft Road, Cumbernauld where it is proposed that acquisition, re-housing and regeneration represents the most sustainable strategy to deliver good quality, affordable rented accommodation and improve the amenity of the area. Following consultation with owners of the three blocks (a total of 169 flats and 59 lock up garages), the council approved proposals in November 2017 to work in partnership with the Scottish Government to progress proposals to acquire the flats through a Compulsory Purchase Order and make way for a new development of high-quality housing for social rent. The project remains a high priority for the council and the Scottish Government, and funding has been included within the SHIP.
- 5.6 The council are leading the project which includes progressing the CPO, the rehousing of current residents, demolition, and re-development of the site for new housing for social rent. The CPO was submitted to the Scottish Government for determination on the 29th of March 2023. Three objections were originally made, with one being withdrawn and the remaining two upheld, triggering the requirement for Inquiry proceedings via the Scottish Government DPEA Planning and Environmental Appeals Division. The Inquiry (taking place in the form of a Hearing) took place over 5 days with dates in April 2024, June 2024 and August 2024. Following conclusion of the Inquiry and subsequent Closing Submissions from the council and objectors in late 2024, the Scottish Government Reporter (who chaired the Inquiry) provided a report of recommendation to Scottish Government Ministers who make the final decision on the CPO. The CPO was Confirmed without modification on the 29<sup>th</sup> of January 2025.
- 5.7 The Re-housing Strategy is underway, with the first 19 voluntary acquisitions completed in Summer 2023 to allow owner occupiers to move to Sanctuary's new development at Burns Road as either social tenants or New Supply Shared Equity owners, as per the partnership approach in place for this strategic regeneration project. The council are progressing with further voluntary acquisitions for those owners wishing to sell their property in advance of the compulsory acquisition element of the CPO coming into force.
- 5.8 All existing tenants are being actively engaged to assess re-housing requirements and allow necessary preparations to be made to allow re-housing via the CHR. The council are working in partnership with local RSLs to offer re-housing options, allowing vacant possession of the properties to be achieved in advance of onward demolition and new build. The planning application for the 72 new build homes which will ultimately be delivered was approved on the 17<sup>th</sup> October 2024, with a validity period of 5 years to reflect the onward aspects of the CPO, relating to property acquisition and rehousing, that have still to conclude.

## Town Centres

- 5.9 The council has approved ambitious plans to transform its town centres and re-vitalise the local economy through the development of an integrated Economic Regeneration Delivery Plan. Town Visions for our eight major towns of Airdrie, Bellshill, Coatbridge, Cumbernauld, Kilsyth, Motherwell, Shotts and Wishaw were approved in September 2021. These Visions are intended to inform the long-term future and transformation of our towns. The Visions were shaped through extensive consultation and engagement with community planning partners, landowners, retailers, residents and other agencies in 2020 and 2021.
- 5.10 At the heart of the Town Centre Visions is for each town to promote mixed-use spaces, which includes housing, alongside commercial and recreational facilities to create vibrant, attractive, sustainable places. The provision of Mid-Market Rent (MMR) homes plays an important role in this respect through supporting diverse communities which contribute to social diversity, local spending/business sustainability and community stability. Although, not limited to town centre locations, the council views MMR as a key enabler of successful town centre regeneration.
- 5.11 Six of the eight towns in North Lanarkshire now have approved Town Action Plans: Airdrie, Bellshill, Kilsyth, Motherwell, Wishaw and Shotts. As part of their Pride in Place (Plan for Neighbourhoods) Programme, the UK Government has committed £19.5m of funding over the next 10 years for Coatbridge. In order to unlock these funds, and in line with the fund guidance, a Regeneration Plan for Coatbridge has been developed and approved by the Coatbridge Neighbourhood Board, covering the decade to 2036. An associated Investment Plan has also been developed, covering the first 4-year investment period of the fund. These will be submitted to UK Government for approval in November 2025, with the delivery phase due to commence from April 2026. Community consultation and engagement will be ongoing as subsequent Investment Plans are developed for the remainder of the funding period. Following the acquisition of The Centre Cumbernauld by the council in June 2023 (supported by UK Government Levelling Up Fund) a masterplan for a regenerated town centre which also includes opportunities for new homes will be progressed. It is anticipated that a design team will be procured and the masterplanning process will commence in 2026. The masterplan development will include various public engagement and targeted stakeholder consultation events in 2026 and 2027.
- 5.12 The TAPs identify specific development proposals and timescales for delivery and will be subject to review every year to ensure they remain focussed on key priorities and opportunities. A key priority for the Town Visions is to promote the development of strategic sites and refurbishment of heritage buildings to create additional and improved residential provision to replace a declining retail footprint. Several strategic town centre housing projects have already been completed or are underway, and other future town centre projects are contained within the SHIP.
- 5.13 Our Brandon Street project in Motherwell was completed during 2024/25. Other town centre sites include Motherwell Town Hall, and Kildonan Street and Bank Street in Coatbridge, which are either on site or in the design development stage. Smaller town centre sites include Caledonian Road, Kings House, Graham Street and Kings Street (Wishaw). In total there are 21 town centre, or edge of town centre, sites included within the SHIP.

## Re-provisioning programme

- 5.14 In May 2018, following consultation with tenants, the council approved proposals to demolish 1,700 flats, including 14 tower blocks, as part of a programme to potentially demolish all of its 48 tower blocks over the next 20-25 years. It is proposed to re-develop the cleared sites with new, high-quality housing to meet current and future housing needs.
- 5.15 The first phase of the re-provisioning programme commenced in 2019 and is progressing with a number of high and low-rise blocks now demolished, making way for new-build developments. The three high rise tower blocks at Dykehead Road were demolished in early 2021 with 150 low-rise residential units built on the same site.
- 5.16 The demolition of the low-rise flats in Shawhead, Coatbridge is completed, and construction has started on 100 new homes for the council. There are a number of projects currently on-site, with the demolition of Coursington, Allan and Draffen Towers in Motherwell planned for later in 2025. Demolition of Jackson Court is on site and projected to be complete early in 2026/27 with a contract to be awarded in November 2025 for the neighbouring Dunbeth Court. The Gowkthrapple low rise blocks is substantially complete, and we are on site with the demolition of Allershaw Tower at the same site in Wishaw. We have temporarily reinstated 198 properties within High Coats (Coatbridge) and Birkshaw (Wishaw) towers to support displaced citizens affected by the war in Ukraine. The refurbishment was fully funded by the Scottish Government who provided £5.9m to support the resettlement scheme. Whilst the towers will remain part of the phase 1 programme, new programme dates are required for High Coats and Birkshaw.
- 5.17 Some of the initial re-provisioning sites are included within this SHIP, including the demolition of the low-rise blocks of council flats in Gowkthrapple estate allowing regeneration of the entire area through a masterplan approach in partnership with Garrion People's Co-operative. The Masterplan (Phases 1-4) was approved in Principle in December 2021 and subsequent detailed planning permission was granted in March 2022 to develop 97 new homes (Phase 1 of the Masterplan), including 18 amenity bungalows for social rent. The bungalows were prioritised to complete first in order to re-house the elderly residents in the existing Allershaw tower, which is in the initial phase of the demolition programme. The Phase 1 development of Gowkthrapple is now complete, driving high local housing demand in the area – a complete reversal of historic demand for Gowkthrapple. Following relocation in late 2024 of the one remaining owner occupier at Stanhope Place, demolition of these remaining blocks can now occur, allowing Phase 2 of the Masterplan to be progressed. The council are currently assessing development options for this area of Gowkthrapple, following the successful delivery of the Phase 1 development.
- 5.18 In May 2023, Committee approved proposals to consult tenants and stakeholders on the second phase of the re-provisioning programme which consists of 1,010 properties, including 8 tower blocks and 36 low-rise blocks (a small increase on the initial programme due to discovery of RAAC). The proposals will continue to transform local communities by building on the success of Phase 1 and will create new, high quality, energy efficient housing that will meet the current and future needs of local areas. The consultation confirmed that the majority of tenants were supportive of the proposals for re-provisioning, which were subsequently approved by Committee in August 2023.
- 5.19 The second phase of the re-provisioning programme will be progressed on a staggered basis and is estimated to take approximately 10 years to complete, given the scale of re-housing required and the need to balance the re-housing of tenants from the flats

with the needs of others on the council's housing waiting list. Work has commenced on finalising the running order of the programme and work to vacate the properties is ahead of schedule, with 376 of 1,010 now vacant and 3 of 15 privately owned properties purchased. At the same time as re-housing is being progressed, feasibility work will commence regarding the future proposals for the cleared sites.

- 5.20 The council continues to invest in its tower blocks to ensure they are safe, secure and attractive places for tenants to live. In 2016, the council began a survey programme to inform the structural condition of all 48 of its high-rise towers (c 4,000 flats). The exercise has resulted in a wide-ranging programme of works being progressed which will enhance fire safety in our towers. The installation of new fire doors and fire-stopping is now complete and the programme to install sprinkler systems within individual properties is progressing well with 13 blocks having sprinkler systems installed with a further two anticipated to be completed during 2025/26.

## **6. Delivering the programme**

- 6.1 The successful development and implementation of the SHIP relies on close collaboration between the council, Scottish Government and individual RSLs. These relationships remain strong in North Lanarkshire, with all stakeholders committed to working together to deliver the projects within the SHIP and to overcoming any challenges or constraints. We continue to maintain the increased levels of routine communication introduced during the pandemic and continue to host the now established 'Affordable Housing Partners' forum every quarter.
- 6.2 The SHIP has been prepared in consultation with a number of services within the council, and in particular the Planning service, to ensure that projects identified are broadly acceptable to Planning.
- 6.3 Only projects that are capable of starting on site within the SHIP period have been included. However, it is important to note that until full site investigations and detailed consultation with the statutory authorities have taken place (including Scottish Water), it is not possible to confirm with absolute certainty that all projects contained within the SHIP can be delivered within the estimated timescale.
- 6.4 The Building Cost Information Service (BCIS) indicates that contractors remain risk-averse and selective about the projects they bid on. Despite tender prices for social housing in Scotland having declined in the last year, underlying construction costs continue to edge upward. The construction sector is not yet back to pre-pandemic levels. The main driver for tender costs has been labour, with wages being driven up by widely reported skills shortages which may impact the viability and affordability of projects.
- 6.5 Due to capacity issues in the market, we will continue to use the ability in the SPA and Scotland Excel Frameworks to direct award to available contractors, subject to value for money assessment. This approach will be balanced by competitively tendering certain projects. The procurement route will be assessed on a project-by-project basis and be progressed on the individual needs of each project.
- 6.6 In February 2023, the Cabinet Secretary for Social Justice, Housing & Local Government issued a letter regarding the Affordable Housing Supply Programme grant application criteria. It confirmed that anyone intending to apply for grant from 1 December 2023 should ensure that homes within new build and conversion projects contain zero direct emissions heating systems, unless there are compelling reasons why this would not be considered appropriate, or where a valid building warrant

application has been submitted prior to that date. This requirement has been incorporated into our designs, ensuring homes are future proofed against the need to switch heating systems in the future. It is however noted that air source heat pumps and other zero direct emission heating systems continue to have a significantly higher capital installation cost compared to traditional gas boiler systems.

- 6.7 The majority of sites within the SHIP are brownfield sites and a number of these sites help to address regeneration priorities and/ or are currently vacant and derelict. However, these sites often present considerable challenges in terms of poor ground conditions and/ or other development constraints such as service diversions and access. Scottish Water's Surface Water Policy of not accepting any new connections to the combined sewer network, without demonstrating betterment, has impacted our ability to develop several sites. Alternative drainage solutions have been explored; however, many are untested within a social housing environment or are financially unviable.
- 6.8 In terms of joint procurement with RSLs, while no opportunities have yet arisen to proceed with a joint venture with RSL partner, the council continues to have dialogue with developing RSLs and welcomes any opportunity for potential joint projects. However, the scale of the council's own programme is considered to be large enough to ensure that best value/ economies of scale can be delivered without the added legal complexity of putting in place joint procurement arrangements.
- 6.9 The council will continue to support the Scottish Government and RSLs to deliver the projects identified within the SHIP, as well as implementing its own ambitious new build programme.

## **7. Resources**

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

### **7.2 Council New Build programme**

- 7.2.1 Using its own resources to fund additional borrowing, the council recently approved a programme to develop 6,000 new homes for rent by 2035 which is an expansion from an initial target of 5,000 homes. This includes assumptions around the demolition of tower blocks and re-development of the cleared sites comprising of 4,155 new build and acquisition of 1,845 homes through the council's Open Market Purchase Scheme. The new build programme is funded through a combination of borrowing; Capital Finance from Current Revenue (CFCR); ring-fenced contribution from council tax for second and empty homes and Scottish Government Grant.

### **7.3 Affordable Housing Policy (AHP) and Developers Contributions**

- 7.3.1 The Affordable Housing Policy (AHP) has been endorsed through the planning process and forms part of the adopted Local Development Plan. The AHP applies to sites, of 5 units and over, in the Cumbernauld Housing Sub-Market Area (HSMA). The AHP helps to deliver additional affordable housing through on-site provision or use of commuted sums for re-investment in the future.
- 7.3.2 A number of AHP sites, where on-site provision has been agreed, have been included within the current SHIP. Discussions are underway with developers regarding other potential sites.

7.3.3 Commuted sum payments, received from private developers, will be re-invested to meet affordable housing requirements in the Cumbernauld HSMA by helping to fund the Empty Homes/resource Market Purchase Scheme and other strategic new build projects in the Cumbernauld HSMA. Between 2015/16 and 2023/24, commuted sum payments, totalling £2.082m, were used to support the purchase of 94 homes through the scheme. We currently have £3.7m in commuted sums, which will be utilised to deliver affordable housing within the Cumbernauld HSMA. This includes acquisitions via the EHPS/OMPS and strategic new build projects, such as the Millcroft Road regeneration in Cumbernauld. Any homes purchased through EHPS/OMPS within the Cumbernauld HSMA will be supported by a commuted sum contribution. To date<sup>3</sup>, developer contributions have supported the purchase of 101 homes for NLC.

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

7.4.1 The council receives around £185k per annum from the reduction in discount for second and empty homes. This funding is ring fenced for investment in affordable housing and the council currently uses this revenue stream to help fund borrowing for the new build programme.

7.4.2 Following the introduction of the Council Tax (Variation for Unoccupied Dwellings) (Scotland) Regulations 2013, the council decided to increase the council tax by 100% on homes that have been empty for over a year, effective from April 2014. The council raises around £481k per annum from this source. This funding is not ring-fenced for investment in housing; however, the council has agreed in principle that any additional revenue may be used for initiatives to tackle empty homes.

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

7.5.1 The council has allocated a budget of £11.094m to purchase up to 100 (mainly former council) properties. In 2022/23, we introduced a policy that enables the last owner occupier in mixed tenure blocks to sell their home to the council and reside as a tenant, allowing common works to progress. The scheme has proved to be very popular and is an economic way for the council to increase supply of housing to meet housing need, whilst at the same time addressing issues of disrepair and maintenance caused by long term empty properties and enabling common works to be progressed through acquiring full or majority ownership of blocks of flats.

7.5.2 The scheme has been extended to allow acquisition of homes from private landlords, helping prevent homelessness and enable private tenants to remain in their home. As of 31<sup>st</sup> March 2025, 74 applications have been received from landlords (17% of overall applications), highlighting the interest in the expansion of the scheme. During 2024/25, 50.9% of homes purchased through the Empty Homes/ Open Market Purchase Scheme were allocated to homeless households, highlighting the significant contribution the scheme makes to addressing homelessness in North Lanarkshire.

7.5.3 The Scottish Government has agreed to provide £2.925m grant funding in the current financial year to support the purchase of 100 homes. Additional funding may become available later this year, dependent on progress with the wider North Lanarkshire Affordable Housing Supply Programme resource allocation. The average purchase price of the properties acquired in 2025/26 is £98,420 including repair/refurbishment costs which is less than half the cost of a typical new build in the current market. The council considers that acquiring former public sector stock is a successful way to

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<sup>3</sup> At 31<sup>st</sup> March 2025

increase housing supply, improve stock condition and help sustain and enhance local communities.

7.5.4 Since 2013/14, up to and including the 31<sup>st</sup> March 2025, the Empty Homes Purchase Scheme has brought 412 empty properties (including those empty for less than 6 months) back into use at an average purchase price of £69,646. The council's Empty Homes Officer has contributed to the number of homes brought back into use in the private sector. The role actively involves locating homeowners with empty properties to provide them with advice and assistance (including accessing merchant discounts and VAT reductions) to help bring their properties back into use.

7.5.5 Over the 5-year period 2020/21-2024/25, the Empty Homes Officer has brought 154 empty homes in the private sector back in to use which have been long-term empty for 12 months or more and subject to the Council Tax levy. Most private sector empty homes (123) were empty for more than 2 years, with 49 empty for more than 5 years. In contrast, only 28 EHPS homes were empty for 12 months or more and 49 EHPS homes were empty for 6 months or more. The EHPS has supported the owners of 166 homes that have been empty for less than 6 months to bring these back in to use.

EHPS empty homes brought back (former council homes)							Private Sector empty homes brought back				
	< 6 months	≥6 &<12 months	1-2 yrs empty	2-5 yrs empty	> 5 yrs empty	Total EHPS	≥6 &<12 months	1-2 yrs empty	2-5 yrs empty	> 5 yrs empty	Total Private
2020/21	37	3	3	4	0	47	3	10	12	5	30
2021/22	27	6	5	3	0	41	4	10	19	8	41
2022/23	42	4	1	0	0	47	2	4	13	15	34
2023/24	32	3	5	1	1	42	3	5	21	9	38
2024/25	28	5	1	4	0	38	3	2	9	12	26
<b>Total</b>	166	21	15	12	1	215	15	31	74	49	169

7.5.6 Bringing empty homes back into use remains a strategic priority for the council. In 2025 we were successful in our bid for joint funding from Scottish Government via the Scottish Empty Homes Partnership for a second Empty Homes Officer post, and plans are underway to develop an Empty Homes Strategy which will outline future actions to tackle empty homes.

## 7.6 Key Workers

7.6.1 There are currently no identified housing or housing related services issues with respect to key workers in North Lanarkshire. However, we do recognise the important role that housing plays in retaining key workers which is vital to the delivery of and improving essential local services and helps maintain and create sustainable communities and places. To help us do this, we are exploring a broader range of housing options including Mid-Market Rent. Our focus will be on the diversification of our housing market and increasing affordable delivery to provide improved housing options for key workers. We have completed two surveys around key workers; one for NHS Lanarkshire, specifically exploring potential housing need arising from the Monklands Hospital re-location, and a wider more general survey for key workers across North Lanarkshire. Analysis of the results is underway, which will inform future actions.

## 8. Wheelchair Accessible and Specialist Housing

- 8.1 Meeting the housing and related support needs of older people and people with disabilities or other additional support needs is a strategic priority set out in the Local Housing Strategy (LHS) 2021–2026:

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

- 8.2 Ensuring an adequate supply of affordable, accessible, and adaptable housing for households alongside a range of housing support services is crucial in enabling people with disabilities to live full and independent lives, promoting wellbeing, reducing inequality and creating inclusive communities. A Fairer Scotland for Disabled People Delivery Plan sets out the Scottish Government's approach to policy for disabled people based on the social model of disability and how it intends to meet its obligations under the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) which is part of a wider agenda to support a fairer Scotland. The Plan sets out actions to work with local authorities, disabled people and other stakeholders to ensure each local authority sets a realistic target for the delivery of wheelchair accessible housing across all tenures and that local authorities report annually on progress. The Scottish Government Wheelchair Accessible Guidance Note: MHDGN: 2019/20 sets out the requirement to set all-tenure wheelchair home targets. It also states that homes suitable for wheelchair users should, as a minimum, comply with the design criteria 'column B' in Housing for Varying Needs (HfVN), however it strongly encourages local authorities to adopt the design criteria indicated as desirable 'column D' wherever possible.
- 8.3 We have targets in place to ensure that 10% of council new build properties and 5% of wider social rented properties are built to meet the desirable design criteria (column D) set out in HfVN design standards. Local area housing teams work alongside the New Supply Team to ensure the housing needs of people with disabilities, including those who use a wheelchair, are met through council and RSL new build sites. We also have well established processes to facilitate Health and Social Care involvement in developing the site mix, ensuring any bespoke housing solutions are taken into account. Local pressure analysis helps inform specialist provision on each site. The local area housing teams also meet identified needs through existing homes and by working with Health and Social Care in the provision of adaptations, equipment and technology. Progress is monitored and reported on annually via the LHS annual progress report. The target is also subject to annual review, to enable an increase where evidence supports this. The council's wheelchair target was changed from 5% to 10% in 2022/23. The tables below provide a five-year summary of the number of wheelchair accessible homes provided against the council's wheelchair accessible housing target and RSL wheelchair housing provided against the RSL wheelchair accessible housing target.

<b>Council wheelchair standard homes</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
No. of wheelchair standard homes	4	15	9	34	32
Total number of new affordable homes	25	137	82	335	278
% new build affordable homes built to wheelchair standard	<b>16.0</b>	<b>10.9</b>	<b>11.0</b>	<b>10.1</b>	<b>11.5</b>
Target %	5.0	5.0	10.0	10.0	10.0

<b>RSL wheelchair standard homes</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
No. of wheelchair standard homes	4	7	25	10	1
Total number of new affordable homes	168	252	457	125	81
% new build affordable homes built to wheelchair standard	<b>2.4</b>	<b>2.8</b>	<b>5.5</b>	<b>8.0</b>	<b>1.2%</b>
Target %	5.0	5.0	5.0	5.0	5.0

8.4 These targets have been informed by both local and national evidence which indicates that there is a shortfall of accessible housing in North Lanarkshire. The Scottish House Condition Survey 2019 reports that 7% of households require an adaptation, and 11% of households contain an individual who is long-term sick or disabled that is restricted because of property attributes. National research undertaken by Horizon Housing Association and CIH in 'Still Minding the Step' estimates that there are 17,266 wheelchair users across Scotland with unmet needs (19.1% of wheelchair users). This is projected to increase as our population ages and the number of people living with long-term conditions and complex needs increases. The methodology used in the 'Still Minding the Step' has been applied to estimate the housing needs of wheelchair users in North Lanarkshire. It is estimated that there are 5,378 wheelchair user households in North Lanarkshire, of which there are an estimated 900 wheelchair user households with unmet need.

8.5 This applied methodology approach has also been used to project the future unmet housing need of wheelchair users in North Lanarkshire and to help inform a target for wheelchair housing delivery in the private sector. Alongside these housing estimates, a survey was carried out in 2023 to gather a better understanding of the needs of wheelchair users in North Lanarkshire. Collectively the findings from the survey and the wheelchair housing estimates provide an evidence base to continue our engagement with private developers, with a view to establishing an all-tenure wheelchair target in North Lanarkshire, which will be set out in the new Local Development Plan for North Lanarkshire.

- 8.6 It is estimated that the sites being delivered over the period of the SHIP 2025/26 to 2029/30 will provide circa. 150 wheelchair standard homes (6%). However, it should be noted that a number of sites are still within early design development and this figure may increase.
- 8.7 National Planning Framework 4, which sets out in Policy 16 that proposals for accessible, adaptable and wheelchair homes should be supported, provides the foundations for our next Local Development Plan to help further improve provision. Consultation on the revision of part 1 of Housing for Varying Needs, which will be incorporated in the new accessible housing standard introduced, will also be instrumental in enabling improved provision of accessible homes to meet changing needs over time in North Lanarkshire across tenures.
- 8.8 Amenity specialist housing is provided in North Lanarkshire for people with disabilities who are not wheelchairs users all of the time, making homes accessible to people with limited mobility. It is built or adapted to general needs housing standards but has a level or ramped approach and with other special features. Our flatted blocks (with lifts) and cottage flats (both ground and upper) are normally designated as amenity. The living spaces within the home (i.e. kitchen, bathroom, bedroom and living room) are located on the same level in these properties, making it easier for an individual with limited mobility to navigate.
- 8.9 The table below contains summary information on the number of amenity homes and specialist housing (includes amenity housing and wheelchair standard housing combined) provided by North Lanarkshire Council over the past five years. The number of amenity homes delivered will differ between projects making it difficult to accurately forecast the amount of planned investment. Many sites within the SHIP are at such an early stage, meaning the housing mix has not yet been determined.

<b>Financial Year</b>	<b>Amenity Completions</b>	<b>Wheelchair Completions</b>	<b>Specialist Housing Completions</b>	<b>General Completions</b>	<b>Total</b>
2020/21	4	4	8	17	25
2021/22	64	15	79	58	137
2022/23	23	9	32	50	82
2023/24	143	34	177	158	335
2024/25	111	32	143	135	278

- 8.10 Our approach in North Lanarkshire, working in collaboration with our health and social care partners, is to provide mainstream tenancies (with appropriate support, if required) to people with disabilities, integrating with services at a local level ensuring that homes meet identified need. People with complex needs are supported in individual tenancies with bespoke housing solutions in North Lanarkshire. This reflects the shift in the balance of care towards more people being supported at home through a range of community supports, including self-directed support giving people greater choice and control over their living arrangements and support.
- 8.11 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 as part of this programme, 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.

- 8.12 We are working closely with social work and health in relation to the Coming Home Implementation programme to improve outcomes for individuals with learning disability as well as young people transitioning to their own tenancy. Housing has an important role to play in supporting people with complex needs in the community. Some individuals with complex needs will be supported in their existing tenancy, while other individuals may require more bespoke housing solutions and support.

## 9. Child Poverty

- 9.1 There are significantly high levels of child poverty in North Lanarkshire with nearly one in four children living in low-income families (relative poverty before housing costs). The Scottish Government's Local Child Poverty Dashboard indicates that there are 24.1% of children in North Lanarkshire living in low-income families; more than the national average of 21% of children in Scotland (2021-22). One-third (33%) of children live in the 20% most deprived areas in North Lanarkshire.
- 9.2 The Family Resources Survey 2019-2022<sup>4</sup>, estimated at a Scottish level that 69% of children in relative poverty after housing costs were living in working households (410,000 children each year). The Family Resources Survey also found that the proportion of particular household groups were more likely to be in relative poverty compared to households with all children at 24% – such as 28% of single parents, 34% of those with three or more children, 28% of those with a disabled household member and 39% of those who are of a minority ethnic background.
- 9.3 North Lanarkshire's approach is to embed the Local Child Poverty Action Report into its overall Tackling Poverty Strategy with a clear focus on reducing poverty for those households who are at a higher risk of poverty as well as reducing financial hardship for other groups. We are committed to tackling the root causes of child poverty and alleviating the impact of poverty in North Lanarkshire, and the Housing Service is a key partner on the council's Tackling Poverty Officers Group (TPOG) and subgroups. Housing, alongside partners, have progressed actions contained in North Lanarkshire's Tackling Poverty Strategy 2023-26, the new Tackling Poverty Strategy for 2026 and the Local Child Poverty Action Plan to tackle poverty and inequality across our communities.
- 9.4 The provision of affordable and accessible housing makes a significant contribution to tackling child poverty in conjunction with the delivery of a wide range of housing supports which maximise household income and tackle fuel poverty. Housing generated £20.073 million in additional benefits for tenants during 2024/25 through the Income Maximisation Service. The council has delivered 2,081 family homes from a total of 2,474 new affordable homes since 2010 (up to 31 March 2025). Expansions to the OMPS which were made during 2022/23 have further helped to increase supply

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<sup>4</sup> [Family Resource Survey Data in Poverty and Income Inequality in Scotland 2019-2022](#)

whilst preventing homelessness, contributing to tackling child poverty in North Lanarkshire.

- 9.5 Improvements continue to be made to the energy efficiency of our new build homes, which helps tackle fuel poverty. Our flagship net zero site in Dykehead Road, Holehills was completed during 2023/24 with 19 low-carbon homes on this site as part of a development of 150 new build homes in Airdrie. Additionally, there were 48 new affordable homes in Brandon Street, Motherwell completed in February 2025 benefiting from renewable technologies, featuring ground source heat pumps and Solar PV panels as part of our plan to introduce and test low carbon fuelled homes and use cleaner energy sources, making our homes more energy efficient. We will monitor the energy performance and energy costs as it is intended for these homes at Dykehead Road and Brandon Street to reduce fuel costs contributing to tackling child poverty.
- 9.6 The impacts of the cost-of-living crisis continue to be felt across our communities as estimated by the Scottish House Condition Survey, 34% (around 861,000 households) of all households in Scotland in 2023 were in fuel poverty; higher than the 2022 fuel poverty rate of 31% (around 780,000 households). In this context, significant challenges remain despite the positive proactive partnership work to tackle poverty in North Lanarkshire. Work continues as part of the TPOG to implement several actions to mitigate adverse impacts, with a newly established council Programme of Work framework in place since 2023 which considers both Tackling Poverty and Homelessness Prevention within a unified scope of activity. Increasing the delivery of family homes through the SHIP is a crucial component in our efforts to tackle child poverty in North Lanarkshire.

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

- 10.1 There are no planned housing investment projects outlined in this SHIP specifically linked to Gypsy Travellers or Travelling Showpeople provision. HNDA3 highlights the diverse accommodation preferences of Gypsy/Travellers and Travelling Showpeople with a broad range of influencing factors. Although it does not set out a specific requirement within GCR local authority areas, it sets out the need for local authorities to engage with Gypsy/Travellers and Travelling Showpeople populations in their respective areas to develop a greater understanding of housing needs.
- 10.2 A Pan Lanarkshire Gypsy Traveller Strategic Liaison Group was established in 2023 covering North and South Lanarkshire, replacing our previously well-established Strategic Gypsy Traveller Liaison Group within North Lanarkshire. Membership is comprised from both North and South Lanarkshire Councils, NHS Lanarkshire and Police Scotland. This group meets on a regular basis to consider and develop a better understanding of the accommodation and wider support needs of Gypsy/ Travellers and Travelling Show People to help improve outcomes and achieve the objectives set out in the national plan 'Improving the Lives of Scotland's Gypsy/Travellers 2: Action Plan 2024-2026'.
- 10.3 A strategic approach on how best to undertake an accommodation needs assessment of Gypsy/Travellers is currently being explored with the eight local authority members of Glasgow City Region Housing Market Partnership as part of HNDA4. This alongside the awaited publication of a new national accommodation needs assessment toolkit for Gypsy/ Travellers will help inform our understanding of requirements going forward.

## 11. Homelessness Action Plan

- 11.1 Our Homelessness Action Plan (HAP) 2025–2028 was introduced as the strategic continuation of North Lanarkshire Council’s Rapid Rehousing Transition Plan (RRTP), which was initially approved by Committee on 14<sup>th</sup> November 2018 and submitted to the Scottish Government on 19<sup>th</sup> December 2018.
- 11.2 The RRTP provided a five-year framework to alleviate homelessness through rapid access to settled accommodation, improvements in temporary housing provision, and improved support services. Although RRTP funding was initially expected to end in 2022/23, it was extended to support continued delivery in 2023/24 (£391,000) and 2024/25 (£381,000), with funding for 2025/26 confirmed at the same 2024/25 level. This reflects the Scottish Government’s ongoing commitment to rapid rehousing and homelessness prevention. The funding extension has enabled the Council to sustain momentum on key actions while responding to a shifting homelessness landscape.
- 11.3 The HAP was developed in collaboration with a range of partners in the context of the national housing emergency in May 2024 which underlined the need for a more ambitious, long-term and integrated approach to our strategy for preventing and addressing homelessness in North Lanarkshire. The HAP was formally approved by Housing Committee in November 2024. It aligns with national frameworks including the forthcoming Housing (Scotland) Bill, which introduces new legal duties for early intervention and multi-agency collaboration. It is also aligned with the LHS and the Temporary Accommodation Strategy (TAS) 2024–2029, ensuring a coordinated approach to housing delivery, homelessness prevention, and support. Additionally, it also supports the incorporation of the United Nations Convention on the Rights of the Child (UNCRC) and the national commitment under The Promise ensuring the rights and needs of children, young people, and care-experienced individuals are embedded in housing policy and service delivery.
- 11.4 North Lanarkshire Council continues to demonstrate significant progress in delivering on the objectives of its Homelessness Action Plan (HAP) 2025–2028, building upon the foundations of the former RRTP. The HAP reflects a strategic shift towards a more holistic, preventative, and person-centred approach to tackling homelessness with short-term and long-term actions. The HAP is structured across four strategic priorities:
- Housing supply: Significantly reduce homelessness through increasing the supply of affordable homes.
  - Temporary accommodation: Reduce the time spent in temporary accommodation through access to settled housing quickly.
  - Support: Improve support for households who are homeless or at risk of becoming homeless.
  - Prevention: Preventing homelessness through early intervention, education and other support services.
- 11.5 The HAP Steering Group, which has responsibility for reviewing existing service provision, processes, practices, outcomes and performance, works collaboratively to rapidly re-house people and reduce time spent in temporary accommodation. Where appropriate, temporary accommodation tenancies are transferred to secure tenancies for homeless applicants, minimising their time spent in temporary accommodation.
- 11.6 The Homes First programme has been scaled up, providing intensive, trauma-informed support to individuals with multiple and complex needs, focusing on improving tenancy sustainment outcomes and reducing repeat homelessness.

- 11.7 Key achievements are our commitment to integrating trauma-informed practice across the service through delivering comprehensive training to all housing staff using the National Trauma Training Programme and developing safe, supportive environments for both staff and service users. Funding has been reintroduced to support households who require financial assistance for rent arrears and essential expenses to support tenancy sustainment and prevent homelessness. We have increased the availability of reception flats and interim accommodation, facilitating smoother transitions into permanent housing as well as tailoring support for priority groups such as young care experienced people, older adults and disabled individuals, and women and families affected by domestic abuse.
- 11.8 Our priorities for the next two years of the HAP will be to further expand the Homes First model to reach more individuals with multiple and complex needs. We will continue to prioritise increasing the supply of affordable and accessible housing, particularly in areas of high demand. Multi-agency collaboration will be enhanced to address the root causes of homelessness, including poverty, mental health, addiction, and domestic abuse. We will also continue to embed lived experience into service design and delivery through co-production and consultation.
- 11.9 The SHIP continues to support the HAP outcomes in two ways through supporting the provision of supported accommodation projects such as Bank Street, Coatbridge. Following a non-material variation reflecting an updated housing mix, the project will deliver 17 new homes comprising a mix of 6 social rented homes and 11 supported accommodation units. It is anticipated that the Bank Street project will be completed in Summer 2027. This development will enhance the existing supported accommodation provision, helping address an identified shortfall of supported accommodation highlighted in the TAS. While the provision of temporary accommodation is a statutory duty, the Council recognises the importance of offering intensive, person-centred support to help individuals transition successfully into permanent tenancies.
- 11.10 The SHIP also contributes through the delivery of affordable housing which increases supply, enabling quicker access to settled accommodation, reducing reliance on temporary solutions and enhancing housing stability. In 2024/25, 6.9% of new build homes were let to homeless households and 27.66% were allocated to households with insecure housing points. 78.8% of homes acquired through the Open Market Purchase Scheme (OMPS) and Empty Homes Purchase Scheme (EHPS) were allocated to households who were homeless or at risk of homelessness. These are all increases compared to the previous year.
- 11.11 The Temporary Accommodation Strategy (TAS) 2024–2029 review was completed and approved by committee in May 2024. TAS sets out a clear framework to address homelessness by reducing time spent in temporary accommodation, improving the quality and appropriateness of placements, and strengthening move-on pathways into settled housing for homeless households. Over the past year, 49.9% of council lets were allocated to homeless households, demonstrating our strong commitment to addressing urgent housing need.

The insights gained from the TAS analysis and findings will guide investment decisions and shape future priorities. Key actions include:

- Assessing the sustainability and suitability of all unit-based accommodation, with a focus on identifying strategies for re-provisioning, refurbishment or re-design.

- Developing 6 additional managed accommodation units in Bank Street, Coatbridge
- Increasing the availability of dispersed accommodation while assessing the suitability of existing temporary housing for wheelchair accessibility.
- Increasing the allocation of available homes to homeless households by increasing the overall supply and making more homes available.

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

## 12. Equalities

- 12.1 The planning and delivery of good quality housing and appropriate information, advice and support services in North Lanarkshire embraces the principle of equal opportunities. The SHIP plays a significant role in promoting the equalities. The 2025 SHIP demonstrates the on-going commitment to develop a range of housing that is suitable for people with a range of needs, including those with physical disabilities and wheelchair users. The council's approach is to enable integrated and inclusive developments to assist individuals with community care needs to live independently with appropriate support rather than develop any new specifically designed schemes.
- 12.2 The LHS also outlines our strategic approach to ensuring that equalities are addressed. This is reflected in specific LHS targets such as ensuring a minimum of 5% wheelchair standard homes in new build social rented housing. The council's own new build programme has a minimum target of 10% wheelchair standard homes.
- 12.3 An Equality and Fairer Scotland Duty Impact Assessment has been carried out for the SHIP. This has identified no adverse impact for people with or who share a protected characteristic. Positive impacts have been identified for older people, younger people, disabled people, and people on low incomes through the provision of affordable and accessible housing.

## 13. Children's Rights and Wellbeing Impact Assessment

- 13.1 A Children's Rights and Wellbeing Assessment (CRWIA) has been carried out for the SHIP, which has identified a direct positive 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
- 13.2 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 contained in the SHIP, there are significant impacts which

relate to several United Nation on Convention of the Rights of the Child (UNCRC) articles. These include:

- Right to adequate housing (UNCRC Article 27) – the SHIP helps increase the supply of safe, secure, affordable, warm homes that meet varying needs
- Right to health (UNCRC Article 24) – the SHIP increases the supply of homes that promote good physical and mental health
- Right to education (UNCRC Article 28) – the SHIP ensures housing is located within accessible locations with good proximity to schools and other educational facilities, with digital connectivity infrastructure in new build homes to help children and young people access online resources and participate in online educational opportunities
- Protection from harm (UNCRC Article 19) – the SHIP is key in helping address homelessness and housing insecurity. Domestic abuse continues to be one of the most common reasons for homelessness (and the leading cause of homelessness amongst women) – the SHIP helps ensure children are safe from abuse, neglect and other forms of harm through increasing the supply of homes to meet the needs of families at risk of harm.
- Voice of the child (UNCRC Article 12) – the SHIP increases the supply of affordable homes available to let, which helps improve the range of housing options available to meet the needs of children, young people and their families.

## **14. Strategic Environmental Assessment**

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

## Strategic Housing Investment Plan 2026/27-2030/31

## Previously Approved Priorities

Project	Developer	No. of Units
Bellaville Grove, Chryston	CVHA	24
Chryston Bowling Club, Chryston	CVHA	18
East Avenue, Carfin	CVHA	33
Caledonian Road, Wishaw	Link	21
Gartloch Road, Gartcosh	Link	22
1-13 Bank Street, Coatbridge	NLC	17
4 Wishaw Town Centre Sites (Caledonian Road, Graham St, King St, Stewarton St), Wishaw	NLC	51
Castlehill Road, Wishaw (Phase 2)	NLC	100
Coats Street (Former Jackson Court), Coatbridge	NLC	56
Coshneuk Road, Millerston, Stepps	NLC	17
Coursington, Draffan Street, Motherwell	NLC	84
Cumbernauld South Community Growth Area – Phases 1-3 (AHP)	NLC	75
Dalzell Drive, Motherwell	NLC	24
Dunbeth, Coatbridge	NLC	114
Dunottar Avenue, Shawhead, Coatbridge	NLC	100
Elm Crescent (Former Muirpark Care Home), Viewpark	NLC	24
Gartlea Road (Coats House), Airdrie	NLC	28
Glasgow Road (Former Cumbernauld Village PS), Cumbernauld	NLC	8
Hattonrigg Road, Bellshill	NLC	20
Hill Street (Former St Mary's PS), Caldercruix	NLC	25
Hope Street (Former Masonic Hall), Motherwell	NLC	10
31-33 Kildonan Street (Former Portland HS), Coatbridge	NLC	16
Kildonan Street (Former Municipal Buildings), Coatbridge	NLC	43
Laburnum Road, Viewpark	NLC	26
Main Street (Anvil Block), Wishaw	NLC	32
Main Street, Coatbridge	NLC	49
Main Street (Former Police Station), Glenboig	NLC	7
Marnoch, Glenboig	NLC	30
Millcroft Road, Cumbernauld	NLC	72
Motherwell Town Hall, Hamilton Road, Motherwell	NLC	20
Newton Drive (Former St Brigid's PS), Newmains	NLC	35

Open Market Purchase Scheme / Empty Homes Purchase Scheme	NLC	400
Prospecthill Road, Ravenscraig	NLC	48
School Street (Former Columba HS), Coatbridge	NLC	127
Tay Street (Former Pentland PS), Coatbridge	NLC	16
Heathfield Farm, Gartcosh (AHP)	Sanctuary	25
St Mungo's Road (Former HMRC), Cumbernauld	Sanctuary	184
Reema Road, Bellshill	Trust	48
	<b>Total</b>	<b>2,049</b>

## Strategic Housing Investment Plan 2026/27-2030/31

## New Priorities

Project	Developer	No. of Units
Strategic Open Market / Empty Home Purchases	Abronhill HA	5
East Stewart Gardens, Coatbridge (conversion)	Bield	5
Main Street, Holytown (Phase 2)	CVHA	21
Strategic Open Market / Empty Home Purchases	CVHA	50
Burngreen, Kilsyth	NLC	10
Open Market Purchase Scheme / Empty Homes Purchase Scheme (2030/31)	NLC	100
Loanhead Road, New Stevenson	Trust	45
Henderson Street (Former Dundyvan Church), Coatbridge	Wheatley	44
	<b>Total</b>	<b>280</b>

**Key**

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

CVHA – Clyde Valley Housing Association

NLC – North Lanarkshire Council