

# North Lanarkshire Council Report

## Communities and Housing Committee

approval  noting

Ref KD/BD

Date 11/09/19

## Strategic Housing Investment Plan 2020/21-2024/25

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### Executive Summary

The purpose of this report is to seek approval for projects to be included within the next Strategic Housing Investment Plan (SHIP) 2020/21 – 2024/25 which will be submitted to the Scottish Government by the deadline of 31 October 2019, subject to approval at this committee.

### Recommendations

It is recommended that the Committee:

- 1) Note the projects previously approved that have been included within the new SHIP, as outlined in Appendix 1
- 2) Approve the new projects for inclusion within the SHIP as outlined in Appendix 2 and in section 2 of this report.
- 3) Note that the SHIP will be submitted to the Scottish Government by the due date of 31 October subject to approval at this committee.

### The Plan for North Lanarkshire

Priority Improve economic opportunities and outcomes

Ambition statement (1) Ensure a housing mix that supports social inclusion and economic growth

## **1. Background**

- 1.1. The Strategic Housing Investment Plan (SHIP) identifies affordable housing investment priorities that support the achievement of Local Housing Strategy objectives. It is prepared by the council and submitted to the Scottish Government each year and covers a five year period. The SHIP forms the basis of the Scottish Government's Affordable Housing Supply Programme that funds new affordable housing in the area by the council and Registered Social Landlords (RSLs).
  - 1.2. The deadline for the SHIP 2020/21-2024/25 is 31 October 2019. The SHIP will, therefore, be prepared and submitted to the Scottish Government in accordance with the published guidance.
  - 1.3. The Scottish Government has set a target of delivering 50,000 new affordable homes, including 35,000 for social rent, over the course of the current Parliament (2016/17-2020/21), and has announced an overall investment package in affordable housing of £3.3bn. The council's Affordable Housing Supply Programme Budget allocation for the period 2019/20 – 2020/21 has been confirmed as £71.18m. The budget allocation for the period beyond 2020/21 has not yet been confirmed.
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## **2. Report**

- 2.1 A number of previously approved projects are due to progress during the period 2020/21-2024/25 and are included within the new SHIP. These projects are set out in Appendix 1.
  - 2.2 All local RSLs were invited to submit projects they wished to be considered for inclusion within the new SHIP. All potential projects, including the council's own new build projects, were evaluated in terms of their deliverability and contribution to Local Housing Strategy priorities. The new projects proposed for inclusion within the SHIP for the period 2020/21-2024/25 are outlined in Appendix 2 of this report. The inclusion of projects within the Affordable Housing Supply Programme is subject to project viability; available funding and approval by the Scottish Government.
  - 2.3 The projects outlined in Appendices 1 and 2 are estimated to require £160m in grant subsidy, which is broadly in line with the estimated resource allocation for this period, outlined in section 1 above, including an allowance for slippage. It should be noted that the Affordable Housing Supply Programme is subject to on-going review to reflect available resources and necessary changes to the approved programme, i.e. if sites are not viable or timescales slip. There may also be opportunities that arise to include new sites within the SHIP that contribute to Local Housing Strategy priorities and help ensure that the council maximises investment from the Affordable Housing Supply Programme.
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## **3. Equality and Diversity**

### **3.1 Fairer Scotland Duty**

The development of new affordable housing contributes to reducing inequalities through the provision of good quality, energy efficient and accessible homes to meet housing need.

### **3.2 Equality Impact Assessment**

An Equality Impact Assessment will be completed for the SHIP 2020/21-2024/25.

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## **4. Implications**

### **4.1 Financial Impact**

The Affordable Housing Supply Programme is administered by the Scottish Government and provides grant funding for the council's and housing associations' new build programmes. The proposed projects to be included within the SHIP 2020/21-2024/25, as set out in Appendices 1 and 2 of this report include all council new build sites approved by committee for development. The current grant level for council new build projects is £59,000 per unit.

### **4.2 HR/Policy/Legislative Impact**

The proposals support the council's strategic priorities and Local Housing Strategy priorities. The proposals also help the council meet its equalities obligations as the new affordable housing will include purpose built housing to meet particular needs and all properties will be built to Housing for Varying Needs standards making them more accessible for anyone with a mobility difficulty.

### **4.3 Environmental Impact**

In terms of the environmental impact, the SHIP has been considered through the Strategic Environmental Assessment (SEA) as required by The Environmental Assessment (Scotland) Act 2005 and there are no major issues of relevance identified.

The new homes will be built to modern standards and as a result be more energy efficient contributing to the reduction in CO2 emissions.

### **4.4 Risk Impact**

There is a risk that the projected timescales for sites included in the Strategic Housing Investment Plan may slip or that some sites may not be viable which could result in a loss of potential available funding for the area. However as outlined in section 2, this risk is mitigated through the on-going review of the programme and inclusion of new projects where appropriate. A slippage allowance is also built into the programme to allow projects to be brought forward to help maximise spend each year. Given that funding has not been confirmed beyond 2020/21, there is also a risk that not all of the projects identified can be funded within the 2020/21-2024/25 timescale. However, the programme will be regularly reviewed and projects phased to take account of available resources, or the Council/housing association can opt to front fund projects and receive subsidy at a later date. The planning and delivery of the Affordable Housing programme is the subject of on-going dialogue with the Scottish Government to ensure effective delivery and to maximise investment in North Lanarkshire.

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**5. Measures of success**

- 5.1 The approval of the SHIP will help the council meet its new supply targets within the Local Housing Strategy and will contribute to meeting local housing need.
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**6. Supporting documents**

**Appendix 1** Strategic Housing Investment Plan 2020/21-2024/25 – Previously Approved Priorities

**Appendix 2** Strategic Housing Investment Plan 2020/21-2024/25 – New Priorities

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**Pamela Humphries**  
**Head of Planning & Regeneration**

## Strategic Housing Investment Plan 2020/21 – 2024/25

## Previously Approved Priorities

Project	Developer	No. of Units
Dimsdale Rd, Wishaw	NLC	61
Cumbernauld South Community Growth Area	NLC	50
Bon Accord Crescent, Shotts	NLC	16
St James PS, Coatbridge	NLC	58
Abronhill HS, Cumbernauld	NLC	60
Chilterns Care Home, Chryston	NLC	15
Marnoch, Glenboig	NLC	30
Berwick Street, Coatbridge	NLC	19
Nobles View and Caledonian Avenue, Bellshill	NLC	27
Community Road, Bellshill	NLC	29
Bellhaven House, Roberts Street, Wishaw	NLC	16
Mabel Street, Motherwell	NLC	20
Annieshill View, Plains,	NLC	16
9-13 Bank Street, Coatbridge	NLC	17
AHP - Main St, Chryston (Bellway)	NLC	18
AHP - Meadowhead Rd, Ravenscraig	NLC	11
AHP – Gateside / Hornshill Farm, Stepps*	NLC	30
Dykehead Rd, Airdrie (Phase 1)	NLC	30
Former Columba High School, Coatbridge	NLC	160
Northburn Avenue, Airdrie	NLC	30
Gowkthrapple, Wishaw (ph1)	NLC	100
Glenmavis – Village Site	NLC	22
Mossburn Place, Waterloo	NLC	20
Laburnum Road, Viewpark	NLC	27
Orrs Building, S Bridge St, Airdrie	NLC	20

<b>Project</b>	<b>Developer</b>	<b>No. of Units</b>
Thorn Road, Bellshill	TBC	36
Redwood Road, Cumbernauld	CVHA	34
Broomknoll Church, Airdrie	CVHA	28
Cleland Club, Main Street, Cleland	CVHA	20
Newarthill Road, Carfin	CVHA	70
449 Main Street, Mossend	CVHA	18
East Avenue, Carfin	CVHA	20
Overtown PS, Overtown	CVHA	20
Parkfoot Street, Kilsyth	CVHA	29
Main Street, Kilsyth	CVHA	11
Hamilton Road, Bellshill	CVHA	24
Bellaville Grove, Chryston	CVHA	22
Airdrie Road, Condorrat	CVHA	21
Mill Loan, Airdrie	CVHA	16
Old Edinburgh Road, Tannochside	CVHA	34
Bank Street/Kirkwood Street, Coatbridge	CVHA	16
Ladywell Road, Motherwell	CVHA	44
Holytown Road, Holytown	CVHA	30
95 Main Street, Kilsyth	CVHA	11
Laxford Place, Coatbridge	Link	32
Burns Road, Cumbernauld (multis)	SSHA	140
Millcroft Road, Cumbernauld (new build)	SSHA	61
Main Street, Wishaw	WDHA	49
Berryknowe Avenue, Chryston	CHA	9
<b>Total</b>		<b>1697</b>

#### **Key**

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

CVHA – Clyde Valley Housing Association

SSHA – Sanctuary Scotland Housing Association

WDHA – Wishaw & District Housing Association

CHA – Caledonian Housing Association

\*subject to future committee approval

## Strategic Housing Investment Plan 2020/21 – 2024/25

## New Priorities

Project	Developer	No. of Units
Empty Home Purchase Scheme	NLC	250
Caledonian Road, Wishaw	Nutrire	14
East Muir Street, Wishaw	SVGCA	8
Woodneuk, Gartcosh	Cube HA	17
190 Coatbridge Road, Glenmavis	Lanarkshire HA	10
Abernethyn Road, Newmains	CVHA	30
Airdriehill Street, Airdrie	CVHA	28
1-23 Alexander Street, Airdrie	CVHA	20
Balmalloch Road, Kilsyth	CVHA	6
Dalzell Drive, Motherwell	CVHA	18
Former United Reform Church, Bank Street, Coatbridge	CVHA	16
Hogg Street, Airdrie	CVHA	20
Motherwell Town Hall, Hamilton Road, Motherwell	CVHA	13
Philip Murray Road, Bellshill**	CVHA	25
Thrashbush Road/Northmuir Road, Wishaw	CVHA	6
Windmillhill Street, Motherwell	CVHA	84
139 Stirling Road, Kilsyth	Loretto HA	26
Alexander Street, Wishaw	Link	24
Tinkers Lane, Motherwell	Link	32
Dykehead Road, Airdrie (Phase 2)	NLC	60
Gowkthrapple, Wishaw (Phase 2)	Garrion Co-op	100
AHP - Avenuehead Road, Moodiesburn *	NLC	40
Burnside Court, Coatbridge	NLC	18
Shawhead, Coatbridge	NLC	111
<b>Total</b>		<b>976</b>

## **Key**

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

CVHA – Clyde Valley Housing Association

SSHA – Sanctuary Scotland Housing Association

WDHA – Wishaw & District Housing Association

SVGCA – Scottish Veterans Garden City Association

\*subject to future committee approval

\*\*as part of mixed tenure development