

North Lanarkshire Council Report

Housing and Regeneration Committee

approval noting

Ref KD

Date 09/09/20

Strategic Housing Investment Plan 2021/22-2025/26

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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) 2021/22 – 2025/26 which will be submitted to the Scottish Government in October 2020 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 30 October 2020 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. Amended guidance has been provided by the Scottish Government, in light of the current COVID-19 situation, in which a 'Light SHIP' has been requested by December 2020. As the new SHIP report was in place by the date of issue of this amended guidance it is intended to submit the attached SHIP 2021-2026 to Scottish Government, subject to approval by Committee, before the end of October 2020 in line with previous years.
 - 1.3. The Scottish Government has set a target of delivering 50,000 new affordable and 35,000 social rented units 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 financial year 2020/21 has been confirmed as £34.635m. The budget allocation for the period beyond 2020/21 has not yet been confirmed, but Scottish Government guidance advises local authorities to plan subsequent years based on the current year's allocation.
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2. Report

- 2.1 A number of previously approved projects are due to progress during the period 2021/22-2025/26 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 2021/22-2025/26 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 approximately £187m 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 2021/22-2025/26.

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 2021/22-2025/26, 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 2021/22-2025/26 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.

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 2021/22-2025/26 –
Previously Approved Priorities

Appendix 2 Strategic Housing Investment Plan 2021/22-2025/26 – New
Priorities



Pamela Humphries
Head of Planning & Regeneration

Strategic Housing Investment Plan 2021/22-2025/26

Previously Approved Priorities

Project	Developer	No. of Units
Cumbernauld South CGA	NLC	50
Chilterns Care Home, Chryston	NLC	21
Berwick Street, Coatbridge	NLC	19
Community Road, Bellshill	NLC	29
Bellhaven House, Roberts Street, Wishaw	NLC	16
Annieshill View, Plains,	NLC	16
1-13 Bank Street, Coatbridge	NLC	19
AHP – Gateside / Hornshill Farm, Stepps	NLC	30
Dykehead Rd, Airdrie	NLC	150
Former Columba High School, Coatbridge	NLC	130
Northburn Avenue, Airdrie	NLC	31
Gowkthrapple, Wishaw (Phase 1)	NLC	105
Gowkthrapple, Wishaw (Phase 2)	NLC	100
Glenmavis – Village Site	NLC	21
Mossburn Place, Waterloo	NLC	20
Laburnum Road, Viewpark	NLC	26
Orrs Building, S Bridge St, Airdrie	NLC	20
Shawhead, Coatbridge	NLC	111
Motherwell Town Hall, Hamilton Road, Motherwell	NLC	20
Thorn Road, Bellshill	NLC	24
Airdriehill Street, Airdrie (NLC Phase)	NLC	60
Gartferry Road, Chryston	NLC	22
Airdriehill Street, Airdrie (CVHA Phase)	CVHA	33
Redwood Road, Cumbernauld	CVHA	36
Broomknoll Church, Airdrie	CVHA	30
Cleland Club, Main Street, Cleland	CVHA	28
Newarthill Road, Carfin	CVHA	77
449 Main Street, Mossend	CVHA	18
East Avenue, Carfin	CVHA	24
Overtown PS, Overtown	CVHA	17
Parkfoot Street, Kilsyth	CVHA	31

Hamilton Road, Bellshill	CVHA	24
Bellaville Grove, Chryston	CVHA	24
Airdrie Road, Condorrat	CVHA	21
Mill Loan, Airdrie	CVHA	16
Old Edinburgh Road, Tannochside	CVHA	44
Bank Street/Kirkwood Street, Coatbridge	CVHA	16
Ladywell Road, Motherwell	CVHA	46
Holytown Road, Holytown	CVHA	36
Abernethyn Road, Newmains	CVHA	35
1-23 Alexander Street, Airdrie	CVHA	20
Balmalloch Road, Kilsyth	CVHA	12
Dalzell Drive, Motherwell	CVHA	18
Former United Reform Church, Bank Street, Coatbridge	CVHA	18
Hogg Street, Airdrie	CVHA	20
Philip Murray Road, Bellshill*	CVHA	51
Thrashbush Road/Northmuir Road, Wishaw	CVHA	6
Windmillhill Street, Motherwell	CVHA	84
East Academy Street, Wishaw	Link	30
Laxford Place, Coatbridge	Link	36
Alexander Street, Wishaw	Link	24
Tinkers Lane, Motherwell	Link	52
Burns Road, Cumbernauld (multis)	SSHA	133
Millcroft Road, Cumbernauld (new build)	SSHA	72
Main Street, Wishaw	Trust	42
Berryknowe Avenue, Chryston	CHA	10
Caledonia Road, Wishaw	Nutrire	14
East Muir Street, Wishaw	SVGCA	8
Woodneuk, Gartcosh	Cube HA	18
	Total	2264

Key

CGA – Community Growth Area

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

CVHA – Clyde Valley Housing Association

SSHA – Sanctuary Scotland Housing Association

CHA – Caledonian Housing Association

*as part of mixed tenure development

Strategic Housing Investment Plan 2021/22-2025/26

New Priorities

Project	Developer	No. of Units
Empty Home Purchase Scheme	NLC	250
Former Cumbernauld Village PS, Glasgow Road, Cumbernauld Village *	NLC	8
Former Police Station, Main Street, Glenboig *	NLC	6
Brandon Street, Motherwell *	NLC	49
Graham Street and King Street, Wishaw	NLC	34
Glenacre Drive, Airdrie	NLC	15
Gibb Street, Chapelhall	NLC	35
Kildonan Street, Coatbridge	NLC	49
Garnqueen Farm, Main Street, Glenboig *	NLC	15
315 Bank Street, Coatbridge	CVHA	12
Gartloch Road, Gartcosh	CVHA	24
Leslie Street, Motherwell	CVHA	13
Melrose Avenue, Holytown	CVHA	26
Newarthill Road, Carfin (phase 2)	CVHA	13
Reema Road, Bellshill	CVHA	48
Uppermill Street, Airdrie	CVHA	14
Woodside Street, Coatbridge	CVHA	9
Tinkers Lane, Motherwell (phase 2)	Link	28
Stirling Street, Airdrie	Nutrire	8
Healthfield Farm, Gartcosh	Sanctuary	44
	Total	700

Key

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

CVHA – Clyde Valley Housing Association

SSHA – Sanctuary Scotland Housing Association

SVGCA – Scottish Veterans Garden City Association

*subject to approval at this committee