



# North Lanarkshire Council's New Supply Programme





# Introduction

- What is the national context?
- NL Context
- Why are we building?
- How and what are we building?
- Can we deliver?



# National Context

- Scottish Govt Target – 50,000 new affordable homes 2016/17 – 2020/21 (35,000 social rent)
- Increase of 66% on previous 30,000 target
- Scottish Government subsidy increased from £50k to £59k p.u. for LAs and £58k to £72k for RSLs (urban/greener)
- Infrastructure Fund



# National Context

- Over last 5 years Local Authorities:
  - + delivered 6,000 new social rented homes (28% total)
  - Sold over 6,700 homes under RTB
  - Demolished 4,700 homes
  - = Net reduction of 5,400 homes
- To help meet increased SG target LA output would need to increase to around 10,000

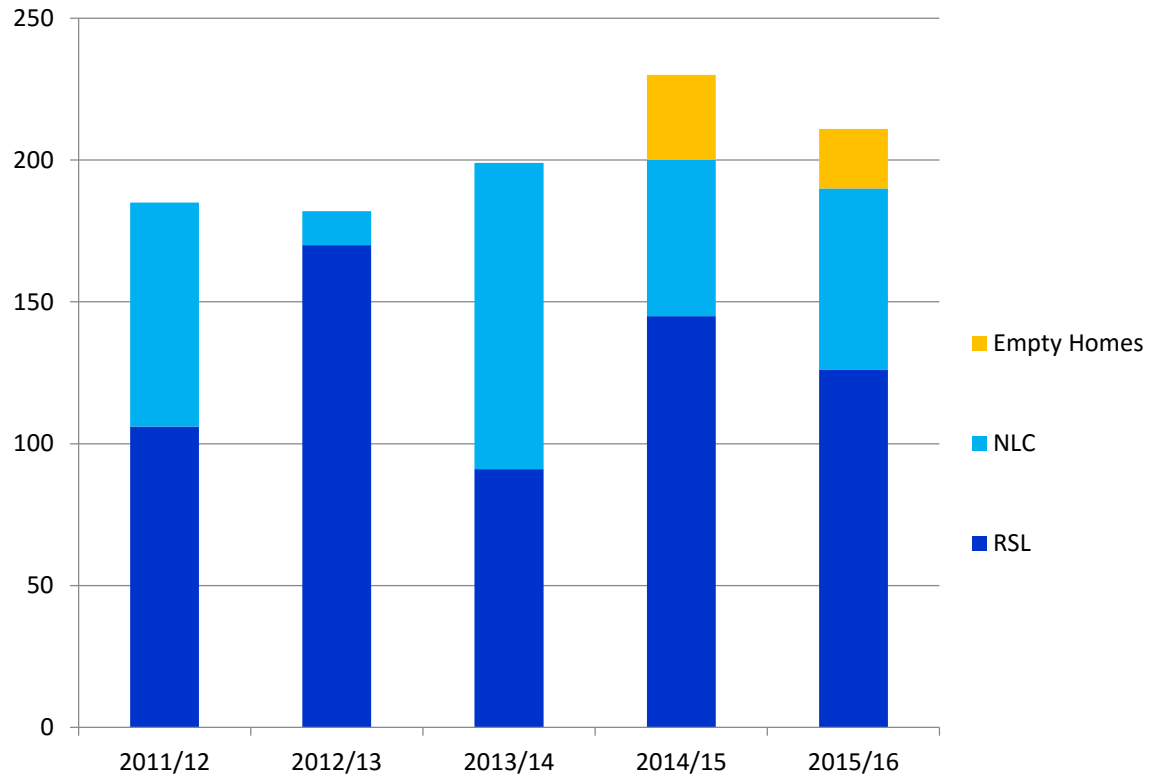
# North Lanarkshire

- 36,700 council houses (80% of social rented stock and 24% of all housing stock)
- 53% NLC stock is flatted (11% towers)
- Av rent £57p/w (Scottish Av - £66p/w)
- Av debt £5,945 (Scottish Av £10,934)





## NL New Affordable Supply 2011 – 2016





# Why are we building?

- ✓ Help meet housing need
  - 12,000 on waiting list but need & demand varies across NL so new supply needs to meet local requirements
- ✓ Help meet need for more accessible housing
  - Ageing population – help people live well in their own homes for as long as possible
  - Increase supply of purpose built wheelchair housing
- ✓ Help deliver regeneration priorities
  - re-provisioning & town centre projects
  - Deliver wider community & economic benefits



# Glencairn Tower, Motherwell







# NL Homes Programme

- Initial programme of 125 homes
  - Increased to 1,150 by 2021
  - Additional 1,000 units approved in Aug 2016
- = 1,800 over next 10 years**
- 381 completions to date
  - 312 – on site/ contractor appointed
  - Target 800 completions 2016/17 – 2020/21



First NLC new build, 2010, Holytown



# Funding

- Total est cost £330m - contained within 30 year Business Plan
- Assumes SG Grant of £59k p.u
- Additional rent increase for additional 1,000 units = 2.69% (£1.60) over 6 years from 2021/22
- Continued investment in existing stock - £50m p.a





# Where and what are we building?

- 47 sites identified across NL – 10 – 60 units per site (average 25 units per site)
- Brownfield sites – council owned including 19 former school sites
- Number of 'off the shelf' acquisitions – mainly Affordable Housing Policy sites
- Predominantly low rise housing – semis/ cottage flats
- Number of amenity housing developments
- Wheelchair housing included within nearly all sites
- High specification:
  - Housing for Varying Needs Standards
  - Secure by Design
  - Energy efficient - 'Greener' standard – Silver (Aspect 1 & 2)
  - Incorporates dementia friendly design



# Amenity housing





# Albert Primary School, Airdrie





# Delivery?

- Ambitious target to deliver nearly 800 units over next 4 years
- Approximately 400 units still to procure including a number of larger, mixed tenure sites
- Procurement –currently reviewing future procurement strategy
- Identification of ground conditions/ remediation at earlier stage
- Resources to deliver - skills/ capacity/ retention
- Construction market capacity/ increase tender costs
- Statutory consents – esp. Scottish Water



# Conclusion

- Unique opportunity to meet current and future housing needs
- Accessible homes
- Help reduce fuel poverty
- Create employment and economic benefits
- Contribute to community regeneration





# Transform Lives

