

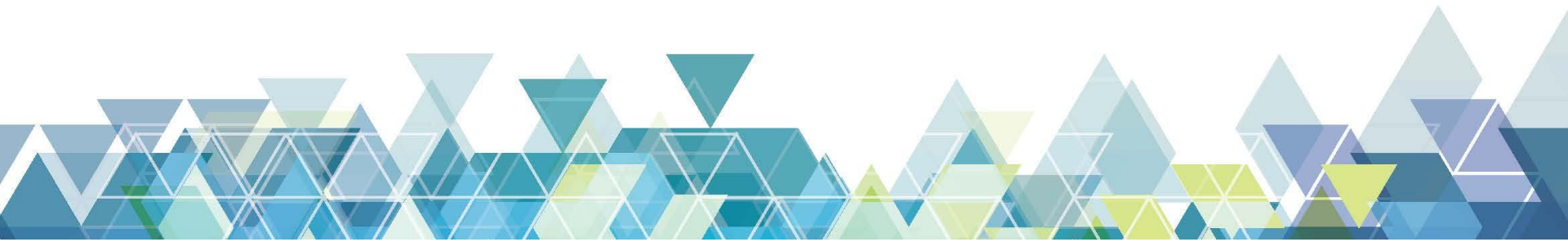


# Transforming North Lanarkshire

**Paul Jukes**  
**Chief Executive**

APSE Scotland  
Building, Housing and Renewables Seminar  
22 February 2018









Working together for a better North Lanarkshire



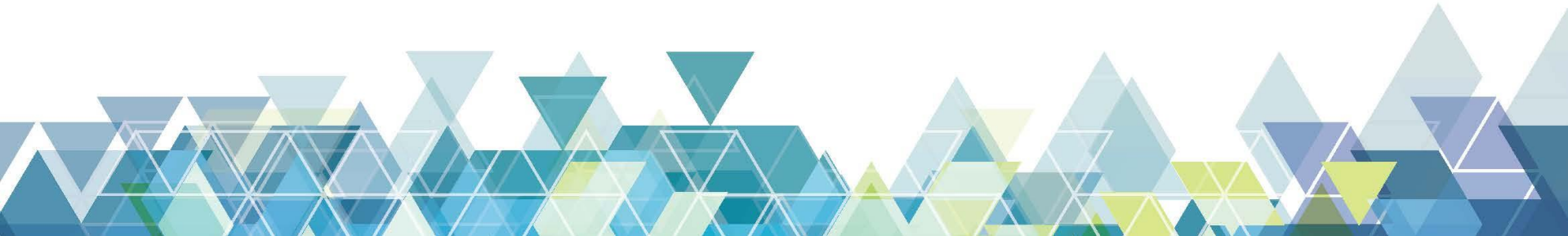
  
Improve economic opportunities and outcomes

  
Support all children to realise their full potential

  
Improve the health wellbeing and care of communities

  
Improve relationships with communities and the third sector

  
Improve the council's resource base





Working  
together for a  
better North  
Laarkshire



Improve  
economic  
opportunities and  
outcomes



Support all  
children to realise  
their full potential



Improve the  
health wellbeing  
and care of  
communities



Improve  
relationships with  
communities and  
the third sector



Improve the  
council's resource  
base

Articulate

Sensitive

Proactive

Inspiring

Realistic

Evaluate





# North Lanarkshire



**POPULATION 339,390**  
6% of Scottish total



**36,512 COUNCIL HOUSES**  
1/4 of all housing stock



**12,000 HOUSEHOLDS**  
on housing waiting list



**NEXT 10 YEARS**  
5% - 6,945  
Projected increase  
in households



**NEXT 10 YEARS**  
31% increase  
in population  
aged 75+







# Challenges

**Mismatch in  
supply and  
demand of  
affordable  
housing**

**8 TOWN  
CENTRES  
All in decline**

**48 TOWER  
BLOCKS  
Ageing council  
housing stock**

**Poor quality  
private housing  
stock – mainly  
former public  
sector**

**Ageing  
population and  
need for more  
accessible  
homes**

**RANKED 7TH  
IN SIMD  
Deprivation and  
inequality**

**10% of all  
vacant and  
derelict land  
in Scotland**





# Opportunities

**HRA is in strong financial position**

**£61.06p/w  
AVERAGE RENT (Scottish Average £70.55p/w)**

**£5,945  
AVERAGE DEBT (Scottish Average £10,934)**

**Increased Scottish Government investment in Affordable Housing to meet 50,000 target**

**4 YEAR 5% RENT increase approved = additional £200m available investment**

**Good Location – improved road networks**

**AVERAGE HOUSE PRICES 29% lower than Scottish Average**

**Availability of development land – inc. Ravenscraig**



# Current Developments



**2,150 new build council homes by 2027**  
- 25% completed



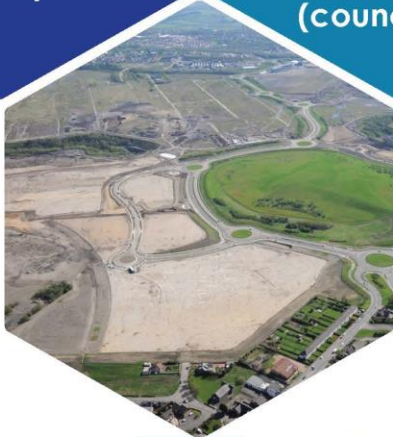
**2,250 new affordable homes planned**  
- 17/18 – 21/22  
(council/RSL)



**£50m PER YEAR**  
Investment in  
upgrading council homes



**CITY DEAL £172.5M**  
Increased to £189.1m  
approved to include  
infrastructure to support  
Ravenscraig



# Future Ambition



Re-provisioning existing stock including potentially all 48 tower blocks over next 20 years = £0.5bn



Transforming town centres –  
reduce commercial/retail – Increase residential



Ravenscraig – More than 4000 new homes;  
new primary schools; shops; community facilities;  
parks and employment uses



Potential for 12,000 new homes (mixed tenure)  
over next 10 years including new  
Community Growth Areas





# Benefits



12,000  
**NEW HOMES**  
= c£1.6bn investment



Estimated 2,374 FTE  
Gross jobs per year



Potential £500m council  
investment in new/  
improved housing over  
next 10 years



Employment and  
training opportunities  
for young people



£9m Increased  
council tax income



# Benefits



Increase spend in local economy



Improved quality/ accessibility of housing stock = improved health benefits/ reduced admissions to hospitals/ residential care



Reduction in CO<sub>2</sub> emissions/ reduce fuel poverty





# Transforming Communities, Changing Lives









# Glencairn Tower, Motherwell

