

North Lanarkshire Local Development Plan 2

Survey Paper - Evidence Report

Policy 16 Quality Homes

Purpose of Topic Papers

We are currently identifying and assessing the evidence available for each policy topic area identified in NPF4 and the Scottish Government's local development planning guidance. We will issue online surveys for each topic, or group of topics, outlining:

- the relevant information and datasets we have identified so far
- our assessment of the evidence gathered, based on the identified information and datasets
- any potential connections to other topic areas
- potential implications for site selection at the Proposed Plan stage, and
- potential implications for the Local Development Plan

This will be an early opportunity for you to confirm if we have identified the appropriate evidence, provide any other evidence you have or would like us to consider, and offer your views on our initial considerations of the use and implications of the available evidence.

We will then consider the responses to the surveys and what they mean for our evidence base. This will help inform the preparation of our Evidence Report later this year.

Some of the information gathered are particularly technical on a specific topic and may not be relevant to everyone. We welcome comments on all or some of the information published. There will be more opportunities to comment as we progress through the LDP preparation process.

1. Introduction

1.1 The Planning (Scotland) Act 2019 requires Planning authorities to prepare an Evidence Report that contains sufficient information to enable the planning authority to prepare a Local Development Plan.

1.2 The Evidence Report has two main functions. The first is that it should set out the evidence that will be used to inform and prepare a new Local Development Plan. The second is for local authorities to identify the issues they think based on the evidence presented that need to be addressed by the new Local Development Plan, and for other interested parties and stakeholders to express what they think are the issues.

1.3 There are specific matters that the Evidence Report must cover; these are set out in the Planning (Scotland) Act 2019

- the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district;
- the principal purposes for which the land is used;
- the size, composition, health, and distribution of the population of the district;
- the housing needs of the population of the area, including, in particular, the needs of persons undertaking further and higher education, older people and disabled people;
- the availability of land in the district for housing, including for older people and disabled people;
- the desirability of allocating land for the purposes of resettlement;

- the health needs of the population of the district and the likely effects of development and use of land on those health needs;
- the education needs of the population of the district and the likely effects of development and use of land on those education needs;
- the extent to which there are rural areas within the district in relation to which there has been a substantial decline in population;
- the capacity of education services in the district;
- the desirability of maintaining an appropriate number and range of cultural venues and facilities (including in particular, but not limited to, live music venues) in the district;
- the infrastructure of the district (including communications, transport and drainage systems, systems for the supply of water and energy, and health care and education facilities);
- how that infrastructure is used; and
- any change which the planning authority thinks may occur in relation to any of the matters mentioned above.

1.4 This topic paper examines the Housing evidence Policy 16 Quality Homes (including in part Policy 17 Rural Homes) for the forthcoming North Lanarkshire Local Development Plan 2 (NLLDP2). The paper identifies what evidence and information has been sourced and subjected to an initial assessment as to the relevance of that evidence and information to NLLDP2.

1.5 Key points from and the potential future relevance of the evidence and information is highlighted, with a view to this informing the approach in progressing the Evidence Report, and NLLDP2 more generally.

1.6 The final Evidence Report will detail the stakeholder engagement and public survey that has taken place in developing its conclusions and will highlight the agreements and disputes that have arisen through this process.

2. Identification of Relevant Datasets

2.1 The relevant evidence has been identified through an evaluation of this topic and assessment of available information linked to the topic and where available evidence shared by external stakeholders has been included. Should additional evidence become available we will consider its implications for the Evidence Report.

3. Consideration of Relevant Datasets

3.1 The following is an explanation of evidence sources which have been used in this Survey Paper and are considered potentially relevant for NLLDP2.

Main Datasets considered:

Dataset Name / Source: The Planning (Scotland) Act 2019

Reason for the use of the Dataset

(relevance, interlinkages, currency, etc): Amends the Town and Country Planning Scotland Act 1997 with substantial changes to legislation, including new provisions for the preparation of Local Development Plans. The local development plan must include targets for meeting the housing needs of people living in the area.

Links to Dataset / Evidence: [Planning \(Scotland\) Act 2019](#)

<p>Dataset Name / Source: National Planning Framework 4 (NPF4)</p> <p>Reason for the use of the Dataset (relevance, interlinkages, currency, etc): sets out the context for development planning in Scotland and includes national planning policy.</p> <p>Links to Dataset / Evidence: National Planning Framework 4</p>
<p>Dataset Name / Source: The Minimum All-Tenure Housing Land Requirement MATHLR (Annex E, National Planning Framework 4)</p> <p>Reason for the use of the Dataset (relevance, interlinkages, currency, etc): Sets out the MATHLR which is the minimum amount of land, by reference to the number of housing units, that is to be provided by each planning authority in Scotland for a 10-year period. The MATHLR is expected to be exceeded in each Local Development Plan's Local Housing Land Requirement.</p> <p>Links to Dataset / Evidence: NPF4 Annex E MATHLR</p>
<p>Dataset Name / Source: Housing to 2040 (Scottish Government)</p> <p>Reason for the use of the Dataset (relevance, interlinkages, currency, etc): sets out a long-term national housing strategy for Scotland including a target to deliver a further 100,000 affordable homes up to 2031/32. It places an emphasis on quality of places, development brownfield land, local living and residential development within town centres in line with NPF4 aspirations.</p> <p>Links to Dataset / Evidence: Housing to 2040</p>
<p>Dataset Name / Source: Scottish Government's Programme of Work</p> <p>Reason for the use of the Dataset (relevance, interlinkages, currency, etc): sets out the Scottish Government's commitments to deliver on its four key priorities: eradicating child poverty, growing the economy, tackling the climate emergency, and ensuring high quality and sustainable public services.</p> <p>Links to Dataset / Evidence: Programme of Work, Scottish Government 2024-25</p>
<p>Dataset Name / Source: Scotland's National Population Strategy</p> <p>Reason for the use of the Dataset (relevance, interlinkages, currency, etc): sets out the demographic challenges facing Scotland including actions to tackle these. It provides information on population change by council area from mid-2018 to mid-2028.</p> <p>Links to Dataset / Evidence: A Scotland for the future: opportunities and challenges of Scotland's changing population</p>
<p>Dataset Name / Source: Scotland's Census 2022</p> <p>Reason for the use of the Dataset (relevance, interlinkages, currency, etc): sets out a snapshot of Scotland's population and includes key statistics relating to North Lanarkshire Council.</p> <p>Links to Dataset / Evidence: Scotland's Census 2022</p>

Dataset Name / Source: National Records for Scotland (NRS) Population Estimates

Reason for the use of the Dataset

(relevance, interlinkages, currency, etc): provides an overview of Scotland's population including statistics on births, deaths, life expectancy, migration, households and housing etc.

Links to Dataset / Evidence: [Mid-2022 Population Estimates Scotland](#)

Dataset Name / Source: The Plan for North Lanarkshire

Reason for the use of the Dataset

(relevance, interlinkages, currency, etc): The plan sets out the vision for North Lanarkshire to be a place to Live, Learn, Work, Invest and Visit. NLLDP2 will be a tool to assist in the realisation of this vision. The vision consists of five priorities that are comprised of 25 high level Ambition Statements. These statements amongst other issues cover refocussing town centres, maximising the use of marketable land, and maintaining a clean, safe and attractive environment and specific to this topic look to ensure a housing mix that supports social inclusion and economic growth.

Links to Dataset / Evidence: [The Plan for North Lanarkshire](#) and [North Lanarkshire Council Climate Plan](#)

Dataset Name / Source: Housing Need and Demand Assessment (HNDA3)

Reason for the use of the Dataset

(relevance, interlinkages, currency, etc): The HNDA is prepared by the eight authorities that constitute the Glasgow City Region Housing Market Partnership (GCRHMP) and has been appraised by the Scottish Government Centre for Housing Market Analysis (CHMA) as 'robust and credible' as of the 7 June 2024.

Links to Dataset / Evidence: [Housing Need and Demand Assessment \(HNDA3\)](#)

Dataset Name / Source: North Lanarkshire Council's Economic Regeneration Delivery Plan (ERDP) and Action Plan

Reason for the use of the Dataset

(relevance, interlinkages, currency, etc): sets out how the Council will improve economic opportunities in North Lanarkshire including delivering new homes, reshaping town centres, improving infrastructure etc.

Links to Dataset / Evidence:

[Economic Regeneration Delivery Plan 2023-2028](#)

Dataset Name / Source: Town Action Plans (North Lanarkshire Council) Airdrie, Motherwell, Bellshill, Kilsyth are available. Wishaw and Shotts Action Plans are being updated (as of August 2024). Coatbridge and Cumbernauld TAPs are pending.

Reason for the use of the Dataset

(relevance, interlinkages, currency, etc): seeks to identify site specific proposals and actions to deliver the concepts set out in the 'The Plan for North Lanarkshire's' vision.

Links to Dataset / Evidence:

[Town Action Plan Airdrie October 2023](#), [Town Action Plan Motherwell October 2023](#), [Town Action Plan Bellshill October 2023](#), [Town Action Plan Kilsyth October 2023](#)

Dataset Name / Source: Local Housing Strategy (LHS) 2021-2026 (North Lanarkshire Council) and supporting documents

Reason for the use of the Dataset

(relevance, interlinkages, currency, etc): The LHS is evidence based and provides the plan for housing, including housing priorities and actions to achieve the council's vision for the future of housing and related services across North Lanarkshire. Whilst relevant, it is expected that preparation of the next Local Housing Strategy will begin in 2025 and this will inform North Lanarkshire Local Development Plan 2 (NLLDP2).

Links to Dataset / Evidence: [Local Housing Strategy 2021-2026](#); [Older People Evidence Paper](#); [Housing Needs Evidence Paper](#); [Youth Housing Evidence Paper](#), [Gypsy Traveller evidence paper](#)

Dataset Name / Source: Strategic Housing Investment Plan (SHIP) (North Lanarkshire Council)

Reason for the use of the Dataset

(relevance, interlinkages, currency, etc): 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 SHIP sets out the programme of housing sites to be delivered through the Scottish Government's Affordable Housing Supply Programme (AHSP) and the council's own contribution to meeting the need for additional affordable accommodation through its new build programme.

Links to Dataset / Evidence: [Web NLC Final SHIP Report 2024.25 to 2028.29](#)

Dataset Name / Source: Transforming Places - Tower Strategy Update (October 2023)

Reason for the use of the Dataset

(relevance, interlinkages, currency, etc): sets out plans for the council's ambition to replace all tower blocks and some low-rise flats with high quality, modern, energy efficient homes.

Links to Dataset / Evidence:

[Transforming Places - Tower Strategy Update](#)

Dataset Name / Source: Housing Land Audit (North Lanarkshire Council)

Reason for the use of the Dataset

(relevance, interlinkages, currency, etc): provides an annual snapshot of the housing land supply including completions within the timeframe and forecasts of the housing land supply.

Links to Dataset / Evidence: [2023 HLA Active Sites](#)

Dataset Name / Source: The Local Development Plan 2022 (North Lanarkshire Council)

Reason for the use of the Dataset

(relevance, interlinkages, currency, etc): Together with the NPF4 forms the Development Plan and provides the policy framework against which all

<p>applications are to be assessed against. Includes Housing policy and Contributions to Infrastructure policy, specifically, Policy CI 1 Category Affordable Housing, which seeks a 20% affordable housing provision for proposed residential development in the Cumbernauld Housing Sub-Market Area (CHMA)</p> <p>Links to Dataset / Evidence: North Lanarkshire Local Development Plan</p>
<p>Dataset Name / Source: Policy CI 1 Affordable Housing Supplementary Planning Guidance</p> <p>Reason for the use of the Dataset (relevance, interlinkages, currency, etc): The updated guidance provides the most up-to-date position on affordable housing need in North Lanarkshire and sets out the circumstances why an alternative level of provision is required from that set out in NPF4.</p> <p>Links to Dataset / Evidence: Updated Affordable Housing Policy SPG March 2023.pdf (northlanarkshire.gov.uk)</p>
<p>Dataset Name / Source: Self Build Register (North Lanarkshire Council)</p> <p>Reason for the use of the Dataset (relevance, interlinkages, currency, etc): provides evidence of the appetite for self-build in North Lanarkshire.</p> <p>Links to Dataset / Evidence: Self-Build Register - June 2024</p>
<p>Dataset Name / Source: Gypsy Travellers Action Plan 2023 (Scottish Government)</p> <p>Reason for the use of the Dataset (relevance, interlinkages, currency, etc): Sets out actions to help improve the lives of Gypsy/Travellers covering the period June to September 2023.</p> <p>Links to Dataset / Evidence: Gypsy Travellers Action Plan 2023</p>
<p>Dataset Name / Source: Homes for Scotland’s “Existing Housing Need in Scotland” report, also known as the “Diffley Report”</p> <p>Reason for the use of the Dataset (relevance, interlinkages, currency, etc): provides a primary research-led approach to understanding housing need across Scotland to establish estimates at the national level as well as at individual local authority level. North Lanarkshire Council has received a report for its area.</p> <p>Links to Dataset / Evidence: Diffley Report for Scotland</p>

4. **Assessment of Evidence**

The Planning (Scotland) Act 2019

- 4.1 This amends the Town and Country Planning (Scotland) Act 1997 to include additional obligations in the consideration of housing requirements in LDPs. It requires the housing needs of the population to be taken into account, including people in further and higher education, older people and disabled people and the availability of land for housing, including for older people and disabled people. The local development plan must include targets for meeting the housing needs of people living in the area.

- 4.2 Section 16E of the 2019 Act requires local planning authorities to "prepare and maintain" a list of anyone interested in acquiring land for self-build across the authority's area.

NPF4

- 4.3 The policy principles under Policy 16 Quality Homes and Policy 17 Rural Homes in the National Planning Framework 4 (NPF4) set out the policy intent and outcomes for housing delivery.
- 4.4 NPF4 Annex E sets out the 10-year Minimum All Tenure Housing Land Requirement (MATHLR). The LDP is expected to identify a Local Housing Land Requirement (LHLR) and this is expected to exceed the minimum figure set in NPF4. Deliverable land should then be allocated to meet the local housing land requirement. Areas that may be suitable for new homes beyond 10 years are also to be identified. The location of where new homes are to be allocated should be consistent with local living including, where relevant, 20 minute neighbourhoods and an infrastructure first approach.
- 4.5 NPF4 Policy 27 City, town, local and commercial centres states that LDPs should provide a proportion of their Local Housing Land Requirement in city and town centres and be proactive in identifying opportunities to support residential development.
- 4.6 NPF4 Policy 9 Brownfield, vacant and derelict land and empty buildings states that LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.

Minimum All-Tenure Housing Land Requirement (MATHLR)

- 4.7 Planning authorities must take their allocated MATHLR figure into account when arriving at their indicative housing land requirement. The North Lanarkshire MATHLR figure is set at 7,350 units over a 10-year period, which works out on average 735 units per annum.
- 4.8 The MATHLR is evidence based using the outputs of HNDA2 and the National Records of Scotland 2018-based household projections. A 25% flexibility has been built into the MATHLR figure.

Housing to 2040

- 4.9 Housing to 2040 is the Scottish Government's first long-term national housing strategy and it sets out the vision and route map for our homes and communities to 2040. The strategy is centred on four key themes:
- More homes at the heart of great places
 - Affordability and choice
 - Affordable warmth and zero emissions
 - Improving the quality of all homes
- 4.10 The strategy sets out an ambitious target to deliver a further 100,000 affordable homes up to 2031/32, with at least 70% of these for social rent. The strategy also commits to ensuring that these new homes will be high quality, zero emission and will help create strong and vibrant places. There is emphasis on quality of places, developing vacant and derelict land, repurposing existing properties, locating homes closer to amenities within 20-minute neighbourhoods and 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.

- 4.11 It also seeks to ensure that self-build housing, custom build housing and collective build housing becomes a mainstream option across Scotland.

Self-Build Housing

- 4.12 Self-build housing is where an individual (whether acting alone or with other individuals) commissions or is personally involved in the design and construction of a dwelling that is intended to be the individual's main residence once it is built.
- 4.13 NPF4 supports proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, including self-provided homes.
- 4.14 Planning authorities are to have regard to the self-build housing list in preparing and monitoring their LDP. Planning Guidance states that the list may be of interest to Council's housing teams, in informing LHS and HNDAs, whilst landowners and developers may wish to refer to the list to gauge the level of interest in self-build land within particular council areas, as they may help to deliver land for this type of homes.
- 4.15 A self-build register is now available on the Council's website to allow people to register their interest. As of June 2024, there are 6 records of interest for self-build.
- 4.16 It is expected that the evidence report includes data on demand for self-provided housing in the plan area drawn from local lists prepared and maintained under the 2019 Act alongside evidence of locally specific needs and market circumstances.
- 4.17 Any independent market demand evidence available will be considered at evidence report stage alongside the council's own self-build register.

Housing Emergency

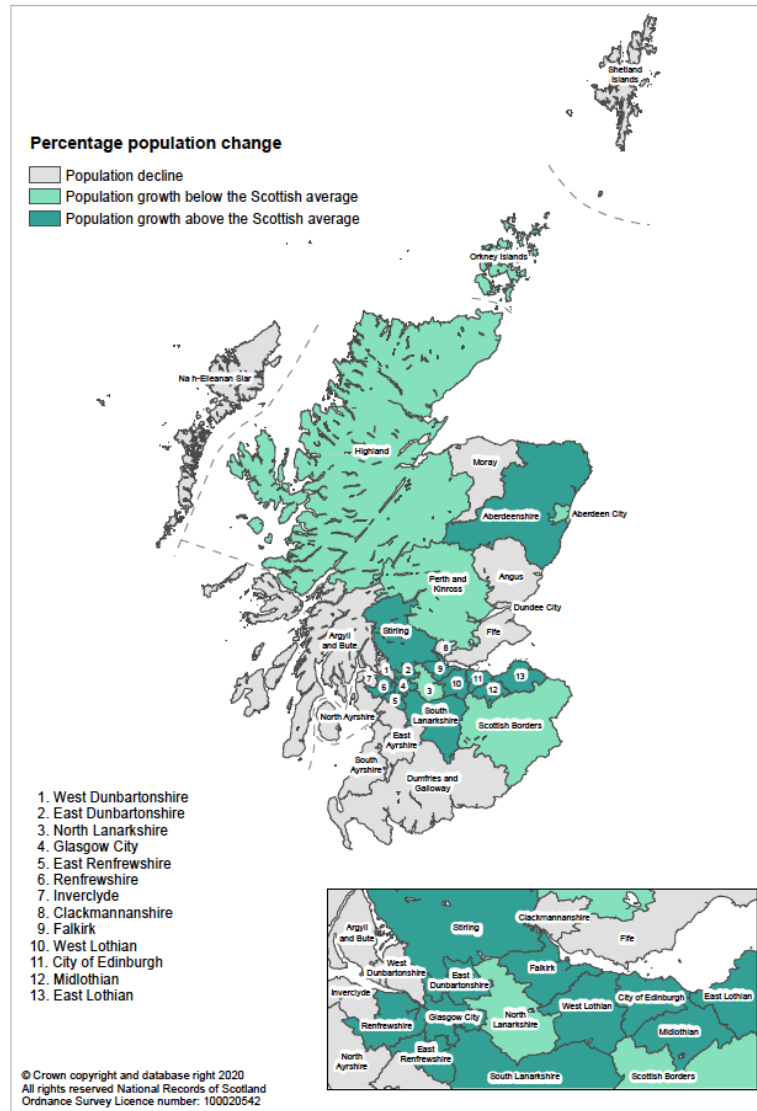
- 4.18 The Scottish Government declared a national housing emergency in May 2024 following significant pressures with homelessness and temporary accommodation. Since November 2023, eleven of Scotland's 32 councils have declared a housing emergency. At the time of writing this report, no housing emergency has been declared for North Lanarkshire council.
- 4.19 In recognition of the national housing emergency, Scottish Government published its Programme of Work and states that "we will support planning authorities to allocate a pipeline of land for new homes and promote consistent monitoring of its delivery. We will also work to extend the services offered by our new Planning Hub to support housing developments. This could for example focus on the delivery of homes on larger, legacy, and stalled sites".

Scotland's National Population Strategy

- 4.20 A Scotland for the future: opportunities and challenges of Scotland's changing population is Scotland's first national population strategy. It sets out the demographic challenges that Scotland faces at both national and local level and a range of actions to tackle these challenges and create new opportunities. Three demographic processes: mortality, fertility and migration contribute primarily to the fundamental challenges facing Scotland over the next decade and beyond. Scotland's population change is variable, with demographic change differing across local authorities.

4.21 For North Lanarkshire, the percentage change in population, from mid-2018 to mid-2028 is projected to experience population growth below the Scottish average, which is in contrast to the local authorities that surround North Lanarkshire, which are projected to experience population growth above the Scottish average (see the inset map in figure 1 below).

Figure 1: NRS Projected percentage change in population, by council area, mid-2018 to mid-2028



Scotland's Census 2022

4.22 The Census provides a snapshot of Scotland's population providing detailed information on several topics including age, sex and health, household relationships and employment, education and qualifications. It is vital for planning health services, education and transport.

4.23 Scotland's population was 5,436,000 in 2022. This is the largest population ever recorded by Scotland's Census. The population grew by 2.7% since the previous census in 2011 but at a slower rate of growth than between 2001 and 2011, when the population grew by 4.6%. Scotland's population is ageing with people aged 65 and over outnumbering people under 15. There is a related trend towards smaller households and more households overall. This can be attributed to the fact the

population is ageing and older people are more likely to live alone or in smaller households.

4.24 A summary of the key statistics relating to North Lanarkshire Council are:

- Between 2011 and 2022, North Lanarkshire's population increased by 1%. This increase is likely driven by migration from within Scotland and from elsewhere.
- Across Scotland, North Lanarkshire has the fifth lowest proportion of people aged 65 and over (17.9%). Scotland's Census 2022 states that the council areas with the lowest proportion of people aged 65+ tend to have higher proportions of young adults and large student populations.
- For North Lanarkshire, the number of households has increased 3.7% between 2011 and 2022.
- North Lanarkshire has a population density of 725.5 people, one of the highest population densities outside of the four largest cities in Scotland.

National Records for Scotland (NRS) Population Estimates

4.25 This provides area profile information for each local authority in Scotland, and contains data on population, births deaths, life expectancy, migration, marriages, civil partnerships, households and dwellings.

4.26 The Mid-2021 Population Estimates updated July 2022 was the last release of this information and any subsequent update will be considered as part of the evidence moving forward with NLLDP2.

The Plan for North Lanarkshire

4.27 The Plan sets out the vision for North Lanarkshire and consists of five priorities that are comprised of 25 high level Ambition Statements, including realising large-scale regeneration and infrastructure projects that will bring opportunities and ensuring there is a housing mix, facilities and services, that supports social inclusion and economic growth.

4.28 The Plan sets out North Lanarkshire's profile and was updated April 2024. It is the fourth largest local authority area, situated in central Scotland. It is the fifth most densely populated council area and is divided into 21 wards.

4.29 Population - North Lanarkshire has an estimated resident population of 339,960 (2017):

Under 16	Adults of working age (16-64)	Pensioners (65+)
18.5%	64.7%	16.8%

Currently the population is predicted to increase by 1% (3,421 people) by the year 2026, compared to growth of 3.2% in Scotland. The change in population by age group is shown below:

age 0-11	age 12-15	age 16-64	age 65+
-3,363	+530	-5,026	+11,280

The population is then predicted to decrease by 0.9% (3,188 people) from the years 2026 to 2041:

age 0-11	age 12-15	age 16-64	age 65+
-1,783	-1,329	-17,461	+17,385

Total net migration rate is +2.16 per thousand (2017) compared to +4.4 per thousand in Scotland; meaning more people are coming into North Lanarkshire than leaving, but this is at a lower rate than Scotland.

2.1% of our population belong to an ethnic minority, this equates to 7,048 people as at the 2011 census.

There are 151,000 households in North Lanarkshire (2017) - 57% are owner occupied compared to national average of 58% - 24% are local authority compared to national average of 12% - 6% are housing association compared to national average of 11% - 12% are private rented compared to national average of 15% - 1% are vacant compared to national average of 4%

The council is the largest local authority landlord in Scotland with a stock of 36,315 homes (2018).

21,500 of residents live in the 5% most deprived areas of North Lanarkshire, according to the Scottish Index of Multiple Deprivation (SIMD); 75,000 of residents live in the worst 15% datazones (2016).

3.6% of working age people claim one or more benefits (2018) compared to a Scotland average of 2.8%.

21% of children live in households that experience both a low income and material deprivation: • 32% live in a low-income household (but not in material deprivation, although may still be at risk of poverty) • 41% live in a household in material deprivation (but not on a low income and may have only recently moved out of poverty)

24.8% of children live in poverty (after housing costs), compared to a national average of 23% (2017).

- 4.30 Economy- Latest GVA per head is £19,605 (2016) rising from £15,980 in 2010; this is the fastest growing GVA in Scotland. This means that North Lanarkshire's economy is expanding as can be seen from the latest growth figures which show growth of 3.7% per annum compared to 3.2% in Scotland overall.

77.8% of all people economically active are in employment (October 2017/September 2018) compared to a Scotland average of 77.6% • 3.6% are unemployed (2019) compared to a national average of 2.8% • 7.7% are self-employed (the highest figure ever since 2004) compared to a national average of 8.2%

The average earnings per week of people who both live and work in North Lanarkshire is £548.90 (2018) compared to a Scotland average of £562.70. Earnings in North Lanarkshire have seen a year-on-year increase, but at a lesser rate than the national average.

75.8% of North Lanarkshire's population is estimated to live within 500 metres of a derelict site (2017) - this is land available for development. This is much higher than the Scotland average of 29.8% demonstrating the potential for investment opportunities in North Lanarkshire.

The Economic Regeneration Delivery Plan (ERDP) and Action Plan

- 4.31 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.
- 4.32 The ERDP sets out how the Council will improve economic opportunities and outcomes for everyone in North Lanarkshire. This includes delivering new homes, reshaping town centres, attracting investment and improving infrastructure for new and existing business and industry sites, as well as upgrading our roads, active travel networks and digital connectivity.
- 4.33 The ERDP does not exist in isolation. It aligns with wider local and national strategies for regeneration, digital and local housing and is driven with investment from the private sector and partners across the public and voluntary sectors.
- 4.34 It supports plans for net zero carbon emissions and environmental sustainability as well as growth. It also ensures communities have access to fair and equitable economic and employment opportunities.
- 4.35 The ERDP Action Plan 2024-2025 provides a summary of the priorities including the progress with each to date. The priorities include the Council's target of delivering 5,000 new affordable homes by 2035, and reshaping North Lanarkshire's eight town centres to ensure they provide modern and attractive centres that meets the needs of their communities.
- 4.36 Town Visions for our eight major towns of Airdrie, Bellshill, Coatbridge, Cumbernauld, Kilsyth, Motherwell, Shotts and Wishaw were approved in September 2021. The next stage in the delivery of the Visions is the development of Town Action Plans (TAPs).

North Lanarkshire Council's Town Action Plans (TAPs)

- 4.37 The Town Action Plans represent a long-term strategy to build on The Plan for North Lanarkshire's Vision to be the place to Live, Learn, Work, Invest and Visit, and seek to identify site specific proposals to deliver the vision's key concepts.
- 4.38 The council seeks to take a leading role in the delivery of town centre living and reposition town centres as mixed-use spaces, shifting the focus from retail driven town centres to a broader mix of investment so towns have a sustainable future. Repurposing and reusing existing redundant buildings within the town centre for residential use, including land no longer required for traditional retailing, is key to help address the decline of the built environment and respond to issues of vacancy and dereliction. It recognises that, in many cases, the refurbishment of existing buildings within the town, rather than demolition and replacement, can not only reduce the carbon footprint of development but also retain the character of the townscape and help preserve a centre's unique 'sense of place'.
- 4.39 Encouraging more people to live in town centres is a key policy aspiration for the Council underpinning priorities around sustainability, net zero, inclusion and wellbeing. More people living in town centres means more support for local businesses. It means keeping bus routes active, a safer place thanks to passive policing and greater local interest in the town centre environment. Improving town centre access and active travel and examining the needs of an older population living longer, are also key considerations for promoting local living.

- 4.40 Town centre projects tend to be smaller and provide less financial return. They can be viewed by developers as typically more expensive and riskier. The council seeks to provide development support, for example through the Council's Invest in North Lanarkshire's Programme of Work and by promoting development opportunity through agreeing up front to buy 'off the shelf' housing being proposed by the private sector in order to guarantee sales. The council also works closely with Registered Social Landlords (RSLs) to bring forward new affordable housing within town centres through the provision of Housing Grant, and plug 'cost-gaps' where the level of Housing Grant is not sufficient, through the Council's 'Place Based Investment Programme'.
- 4.41 A number of strategic town centre housing projects have already been completed or are underway, and other future town centre projects are contained within the Council's Strategic Housing Investment Programme, more detail of which can be found below. Sites include major developments at Brandon Street/ YMCA and Motherwell Town Hall (Motherwell), the former Orr's building (Airdrie), and Kildonan Street and Bank Street (Coatbridge) which are either on site, in the design development stage, or have completed. Smaller town centre sites include Caledonian Road, Kings House, Graham Street and Kings Street (Wishaw). In total there are 31 town centre, or edge of town centre, sites included within the 2024/25 – 2028/29 SHIP.
- 4.42 Town Action Plans have been developed for Airdrie, Bellshill, Kilsyth, Motherwell, Wishaw and Shotts and illustrate the developments expected to take place over the short, medium and long term, including regeneration projects, to deliver the Town Visions for each town centre. This includes the acquisition of prominent vacant and derelict buildings and sites, new council house construction and infrastructure and access developments.
- 4.43 The Town Action Plan for Coatbridge will be delivered through the 'Long Term Plan for Coatbridge' through the UK Government Levelling Up fund. This plan will be completed in Autumn 2024 and will be developed through consultation and engagement with the community of Coatbridge.
- 4.44 Due to the large-scale regeneration activity set to take place in Cumbernauld over the next decade, a Masterplan will be developed for the area. This will also be done through a series of public and stakeholder engagement over the next few years.
- 4.45 The Town Centre Action Plans will play an integral part in encouraging more people to live in town centres, a key policy aspiration for the Council and NPF4.
- 4.46 A number of pilot projects are being developed to promote town centre living across the TAPs.
- 4.47 NPF4 Policy 27 states that LDPs should provide a proportion of their LHRL in city and town centres and be proactive in identifying opportunities to support residential development. The LDP policy PP 3 General Urban Area already allows for housing in our centres. The vehicles for identifying opportunities would be through our Town Action Plans and Strategic Housing Investment Programme, which either identify individual sites or broad locations where sites can be brought forward as part of wider regeneration plans.

North Lanarkshire Council's Transforming Places – Tower Strategy

- 4.48 The council's Tower Strategy/Re-provisioning programme is a long-term investment programme with a focus on regeneration and is expected to span over a 25-year

period. The programme aims to demolish all high-rise towers and selected low-rise block properties across North Lanarkshire and replace them with quality flatted, terraced and semi-detached housing to meet the needs of the local community.

- 4.49 The re-provisioning of existing properties and construction of new residential development within the town centre offers an opportunity to rehouse those tenants, helping to repopulate the centre and bring people closer to key facilities and services which our communities require.
- 4.50 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 redevelop the cleared sites with new, high-quality housing to meet current and future housing needs.
- 4.51 The first phase of the re-provisioning programme commenced in 2019 and is progressing as planned 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 and construction started in June 2021 for 150 low-rise residential units completed Spring/Summer 2024.
- 4.52 There are currently a number of projects on-site, with the demolition of Coursington, Allan and Draffen Towers in Motherwell; Jackson Court and the Shawhead low-rise flats in Coatbridge; and the Gowkthrapple low rise blocks in Wishaw all underway and progressing well.
- 4.53 Some of the initial re-provisioning sites are included within this SHIP, including the Gowkthrapple estate where demolition of the mid-rise blocks of council flats is currently underway, allowing regeneration of the entire area through a masterplan approach in partnership with Garrion People's Co-operative.
- 4.54 In May 2023, Committee approved proposals to consult tenant and stakeholders on the second phase of the re-provisioning programme which consists of 974 properties, including 8 tower blocks. 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.
- 4.55 The second phase of the re-provisioning programme will be progressed on a staggered basis and is estimated to take a minimum of 5 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. At the same time as re-housing is being progressed, feasibility work will commence regarding the future proposals for the cleared sites.

Glasgow City Region Housing Need and Demand Assessment 2023 (HNDA3)

- 4.56 Housing Need and Demand Assessment (HNDA3) for the Glasgow City Region (GCR) achieved "robust and credible" status by Scottish Government's Centre for Housing Market Analysis as of the 7 June 2024.
- 4.57 This will be used to inform the preparation of the council's next Local Development Plan and Local Housing Strategy.
- 4.58 HNDA3 was prepared using the Scottish Government's HNDA Tool, which includes a range of pre-populated datasets and default calculations that taken together are

described by the CHMA as the 'prevailing state of the Scottish housing market and economy' from 2020 to 2040 and adjusted to the year 2022 to align with National Planning Framework 4.

- 4.59 The HNDA sets out evidence on the key demographic, economic and policy drivers affecting the city region and its local housing markets and the tool allows users to adjust default inputs by their Housing Market Area (HMA), including household projections (using National Records of Scotland 2018-based household projections), existing need estimates using the HoTOC method, income, growth and distribution, prices and affordability and rent growth assumptions.
- 4.60 It goes on to set out and explains the reasons for using the 'prevailing state of Scottish housing market and economy' scenario, including adjustments, which is carried forward as the Principal Scenario.
- 4.61 The Principal Scenario is considered against four other economic related Scenarios (attempting to take account of global factors such as Brexit and Covid-19) and modelled through the tool. It highlights the Glasgow City Region headline figures broken down into the number of households who are likely to afford owner occupation, private rent, below market rent, social rent. The Scenario output estimates that for the GCR HMA the 'total additional future housing units for 19-year period' between 2022 and 2040 ranges from 54,153 to 65,947 homes.
- 4.62 At Local Authority level, each Local Authority area is impacted by the scenarios in different ways, largely because of the significantly different underlying household projections for each area, rather than any user input choices.
- 4.63 For North Lanarkshire, the additional future housing estimates for the period 2022 to 2040 ranges from 6,818 to 8,264 homes (circa 360 to 440 homes per year). The 8,264 figure is made up of an existing need of 920 units and a newly arising households' figure of 7,344 units. The 'Principal Scenario' or 'Prevailing State' figure for North Lanarkshire is the higher figure of 8,264 homes.
- 4.64 The HNDA acknowledges that the NRS household projections and the tool itself do not factor in policy interventions or political aspiration, and that adjustments to take account of these aspects also merit consideration beyond the HNDA.
- 4.65 It refers to a survey undertaken by the Diffley Partnership and Rettie & Co on behalf of Homes for Scotland which considers other measures of existing need. It concluded that while the report identified a wider range of housing demand, it did not identify the net need for additional homes required by the tool and as such it was considered that it would be better considered in assessments beyond the HNDA.
- 4.66 The HNDA concludes with a key issues table and identifies the following:
- The projected increase in older population and smaller households will increase demand for accessible, adaptable housing.
 - Demand for wheelchair accessible and adaptable homes may be higher in Glasgow City Region and is projected to be around 10,000 to 12,400 households by 2024. The shortfall of wheelchair housing is projected to increase across Glasgow City Region.
 - Homelessness, although reducing in recent years, may increase due to the combined impacts of the COVID-19 pandemic and wider economic and

political changes. All local authorities are committed to the principles of rapid rehousing and supporting Housing First approaches.

- There is evidence of need and demand for supported accommodation across Glasgow City Region, however there are notable variations in terms of access admissions and average ages, which may be linked to local drivers that include supply as well as other factors such as a comparative health and wellbeing.
- Increase in older population and related demand for smaller households will increase demand for equipment and adaptations, care and support.
- Further engagement and involvement of Gypsy/Travellers is required to improve understanding and better meet needs, and much more needs to be done to achieve the national priorities set out in the national action plan for Gypsy/Travellers 'Improving the Lives of Gypsy Travellers'.
- Affordable housing policies within NPF4, Local Housing Strategies and Local Development Plans should be augmented to address specific specialist provisions and affordability shortfalls within local authority and sub authority localities.

4.67 The HNDA key findings include that there is a pressure for affordable, social rented housing with all authorities having waiting list demand for social rented housing, that housing (condition) quality has improved over the past decade but many homes remain in disrepair or below quality standards and this tends to be a greater issue in the private sector, and that an increasing older population presents implications for the type, size and location of homes across tenures. Evidence suggests that there will continue to be a need for smaller homes as well as larger family homes in the social sector, across Glasgow City Region.

4.68 One of the requirements of NPF4 is for Evidence Reports to take into account the housing needs of persons undertaking further and higher education.

4.69 Whilst New College Lanarkshire has five campuses located across the authority area, HNDA3 states that majority of dedicated accommodation units for students are in Glasgow. North Lanarkshire provides 49 units by an education institute. None are provided by a third-party commercial agent. It concludes that most students are accommodated in private accommodation which includes living at a family home, renting privately and renting within housing of multiple occupation.

Local Housing Strategy (LHS)

4.70 The LHS sets out the vision and priorities for the delivery of housing and housing related services across tenures in North Lanarkshire over a five-year period. It is supported by an assessment of housing need, demand and provision.

4.71 The strategy is set within the wider framework of The Plan for North Lanarkshire which sets the direction of travel for the Council and its partners. It includes an analysis of The Plan for North Lanarkshire's area profile highlighting several successes achieved in recent years, and also several challenges the Council faces.

4.72 The LHS is developed in partnership with North Lanarkshire Partnership and the nine Community Boards, and North Lanarkshire's Health and Social Care Partnership and with Public Health colleagues.

4.73 It contains 6 Strategic Housing Priorities and a number of actions within:

- Priority 1: Promote supply of good quality affordable housing across all tenures
- Priority 2: Contribute to regeneration and sustainability of places
- Priority 3: Homelessness is prevented and appropriate housing support provided to improve health, wellbeing and tenancy sustainment
- Priority 4: Ensure there is a range of housing solutions and appropriate support to meet the needs of older households and those with other specific needs
- Priority 5: Tackle fuel poverty and contribute to meeting climate change target
- Priority 6: Improve stock condition across all tenures

4.74 The current LHS 2021-2026 and the Housing Supply Target (HST) was informed by GCV HNDA2 published in 2015 and is due to be updated by 2026. HNDA3 is now available and is considered 'robust and credible' as of 7 June 2024 and will provide the opportunity to address key considerations arising from NPF4 that are relevant to the LHS.

Strategic Housing Investment Programme (SHIP)

- 4.75 The Strategic Housing Investment Programme (SHIP) is prepared annually by the Council and sets out a five-year programme of affordable housing delivery on private housing sites and sites developed by North Lanarkshire Council and Registered Social Landlords (RSLs). Development comes from both allocated LDP housing sites and windfall sites.
- 4.76 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 Registered Social Landlords, 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.
- 4.77 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. The SHIP also contains details of the council's own contribution to meeting the need for additional affordable accommodation through its new build programme.
- 4.78 The majority of sites within the SHIP are brownfield sites and a number of these sites help 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.
- 4.79 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 and which can be delivered 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 released its latest Prior Information Notice (PIN) via Public Contract Scotland on 22nd May 2023 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.

- 4.80 To date we have brought 6871 homes back into council stock through our Empty Homes Purchase Scheme and the Open Market Purchase Scheme. Despite current market pressures which have reduced supply and increased costs, the schemes continue 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 addition to this, a recent expansion to the scheme means that the council will now consider buying homes from private landlords and allow the tenant to remain in the home as a council tenant to help prevent homelessness, increase the council's housing stock and ensuring these homes meet EESSH.
- 4.81 In addition to Scottish Government's Affordable Housing Supply Programme (AHSP) the following resources will be used to deliver the SHIP in North Lanarkshire:
- Council New Build Programme
 - Affordable Housing Policy (AHP)
 - Council Tax from Second and Empty Homes
 - Empty Homes/Open Market Purchase Scheme
 - Mid-Market Rent
- 4.82 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*
- 4.83 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. 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.
- 4.84 These targets have been informed by both local and national evidence which indicates that there is a shortfall of accessible housing in North Lanarkshire, with an estimated 7% of households reporting that they require an adaptation, and 11% of households restricted by dwelling attributes. National evidence 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 increase. The methodology used in the 'Still Minding the Step' has been used 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 938 wheelchair user households with unmet need.
- 4.85 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.

- 4.86 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 from 2025/2026, will also be instrumental in enabling improved provision of accessible homes in North Lanarkshire across tenures.
- 4.87 There are no planned housing investment projects outlined in this SHIP specifically linked to Gypsy Travellers or Travelling Showpeople provision. The Glasgow City Region (GCR) Housing Need and Demand Assessment (HNDA) 3 has recently been completed and has been submitted to the Scottish Government's Centre for Housing Market Analysis (CHMA) for 'Robust and Credible' status assessment. It highlights the diverse accommodation preferences of Gypsy/Travellers and Travelling Showpeople and 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.
- 4.88 A Strategic Gypsy Traveller Liaison Group is well established within North Lanarkshire and comprises membership from the council, 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 Gypsy/Travellers'.
- 4.89 As part of the work undertaken by this group, and as a commitment set out in the LHS, we intend to undertake further localised housing need and demand assessment work. We continue to work with COSLA and the Scottish Government in relation to national developments and research which will help inform our approach to carrying out this assessment.

Affordable Housing

- 5.0 The North Lanarkshire Local Development Plan (6 July 2022) includes the continuation of the application of an Affordable Housing Policy in Cumbernauld Housing Sub-Market Area, with the potential for this to be applied elsewhere on a case-by-case basis.
- 5.1 NPF4 Policy 16(e) states that the affordable housing requirement for private housing developments should be a minimum of 25% unless the LDP sets out circumstances where an alternative level of provision is required, based on evidence.
- 5.2 The Council's Affordable Housing Policy (Supplementary Guidance), updated in 2023, is supplementary to Policy CI 1 Affordable Housing contained within the North Lanarkshire Local Development Plan (NLLDP) and the Affordable Housing Policy Background Report. It continues to identify a shortfall in the provision of affordable housing in the Cumbernauld Housing Sub-Market Area (HSMA) and seeks to secure

on-site provision of affordable housing at the rate of 20% for all new housing developments with an overall site capacity of 25 or more homes and for sites of 5 to 24 homes the Council will seek payment of a commuted sum, in lieu of site provision, of a value equivalent to the cost of providing the percentage of serviced land required by the Affordable Housing Policy (AHP). An Affordable Housing Policy contribution will not be sought on sites of 1 to 4 homes.

- 5.3 The updated guidance provides the most up-to-date position on affordable housing need in North Lanarkshire and sets out the circumstances why an alternative level of provision is required from that set out in NPF4.
- 5.4 Scottish Government Planning Guidance states that there is no requirement for the Local Housing Land Requirement within LDPs to refer to Housing Market Areas. The continuation of Housing Sub-Market Areas, and the Affordable Housing Policy will be assessed as part of ongoing work in the preparation of NLLDP2.

Rural Homes

- 5.5 Evidence on Policy 17 Rural Homes has also been presented in the earlier topic paper “Policy 17 & 29 Rural Homes and Rural Development”.
- 5.6 As set out in the aforementioned paper, proposals for housing in rural areas and future population growth are shown in NLLDPs Housing Land Supply and the Housing Land Audit which is updated annually. Further opportunities may emerge as part of the NLLDP2 process.
- 5.7 The council propose to continue and identify appropriate gap sites inside the rural settlement envelope and if required, through the assessment of rural settlement boundaries.
- 5.8 NLLDP Policy PP 3 General Urban Area allows for housing within the rural settlement envelope.
- 5.9 NPF4 Policy 17 Rural Homes offers support for rural housing in the context of supporting high quality, affordable and sustainable rural homes in the right location but overall takes a more restrictive approach than NLLDP Policy PP 5 Countryside in terms of what may be acceptable in rural areas. Therefore, it is considered that NPF4 Policy on Rural Homes supersedes NLLDP Policy PP 5 Countryside.

Housing Land Audit

- 5.10 The draft 2023/24 Housing Land Audit (HLA) is underway and expected to be finalised Autumn 2024. Until this time, the 2022/23 HLA is the most up to date position on the Council’s housing land supply and sets out an estimate of expected housing delivery on allocated LDP and consented sites in the North Lanarkshire area on a seven-year period.
- 5.11 For the 2023 HLA, there is an established housing land supply of 17,318 units. Of which, 8,646 (all-tenure) units are programmed to be delivered between 2023/24 and 2029/30. This demonstrates that the council has sufficient housing land to meet the MATHLR at present. Until the new-style LDP is Adopted, the MATHLR is the housing land requirement.

Local Housing Land Requirement

- 5.12 The next LDP (NLLDP2) is required to include 'targets for meeting the housing needs of the people living in the part of the district to which it relates' (section 15(1A)) of the Act, which should be expressed as a Local Housing Land Requirement (LHLR).
- 5.13 The all-tenure LHLR is the amount of land required for housing for a 10-year period from the date of adoption of the LDP. This replaces the 5-year effective housing land requirement which was previously set out in national policy. THE LHLR is expected to exceed the MATHLR (7,350 units for North Lanarkshire over a 10-year period, or 735 per year, annualised).
- 5.14 NPF4 outlines that the Delivery Programme is expected to establish a deliverable housing land pipeline for the Local Housing Land Requirement with a transparent view of the phasing of housing allocations, so that interventions, including infrastructure, that enable delivery can be planned. Representing when land will be brought forward, phasing is expected across:
- Short-term sites - where the first homes are to be completed in years 1 to 3 of the plan, including sites with full planning permission;
 - medium-term sites – where the first homes are to be completed in years 4 to 6 of the plan, including sites with planning permission in principle and allocations supported by masterplans, development briefs or equivalent; and
 - long-term sites – where the first homes are to be completed in years 7 to 10 of the plan, in locations that align with the spatial strategy of the plan and have a pathway to delivery identified in the Delivery Programme.
- 5.15 Planning guidance sets out that the LHLR can be met by:
- sites with planning permission;
 - sites allocated in the plan, for the development of 4 or more market, affordable or self-provided homes, where the Delivery Programme indicates there is a firm commitment to delivering homes; and
 - windfall development, where this is supported by evidence of past delivery and supported by sound assumptions about likely future trends. In urban areas this can be informed by an urban capacity study, meanwhile the role of windfall is particularly important in remote rural and island areas.
- 5.16 All sites for new homes will be assessed using a site appraisal methodology which will be set out in the Evidence Report. No sites should automatically roll forward from one plan to the next. The site appraisal should cover:
- sites for homes in an existing LDP yet to be consented
 - sites proposed for homes through any Call for Ideas; and
 - any other sites the planning authority considers may have potential for the delivery of homes.
- 5.17 Where sites are to be allocated for new homes, they should be confirmed as deliverable. This means that land allocated for new homes should be free of constraints. However, where constraints exist, sites can be regarded as deliverable, providing that the Delivery Programme evidences potential to enable delivery, including how constraints will be removed and the timeframe expected for this.

- 5.18 The annual housing land audit will monitor the delivery of housing land to inform the pipeline and the actions to be taken in the Delivery Programme.

Contributions to the Local Housing Land Requirement from other sources

- Empty Homes and the Empty Homes Purchase Scheme (EHPS)- in 2021, National Records for Scotland (NRS) indicated that for North Lanarkshire, the level of long-term vacant houses (i.e., not on a demolitions programme, or a new build awaiting occupation) was 1,723 (*NRS MYE 2021 Table 6c*).

In 2023/24, 42 of the purchases were vacant properties (through the Empty Homes Purchase Scheme) and 84 were from the open market i.e. 'occupied' (Open Market Purchase Scheme). Of the 84 OMPS purchases, 31 were from private landlords.

Total EHPS		Total OMPS	
2013-14	7	2013-14	0
2014-15	23	2014-15	0
2015-16	21	2015-16	0
2016-17	30	2016-17	0
2017-18	22	2017-18	0
2018-19	44	2018-19	89
2019-20	50	2019-20	93
2020-21	47	2020-21	59
2021-22	41	2021-22	34
2022 - 23	47	2022 - 23	23

Through the Council's Empty Homes Purchase Scheme, an average of 33 vacant properties a year (based on the past 10-years), has been contributing towards the housing supply figures. This equates to just under 5% of the MATHLR.

- Windfall and Small Sites

The Strategic Housing Investment Programme provides an element of windfall which contributes to the housing land supply, as does development proposals that are compatible within NLLDP Placemaking Policy 3 General Urban Areas. The Council has not made any allowance for windfall sites or other small sites to meet the housing land requirement in the past. This approach will be assessed as we progress the preparation of NLLDP2.

Housing Land Supply Review

- 5.19 A review of our housing land supply, including all LDP housing allocations, is required as we progress the next Local Development Plan.
- 5.20 To help us establish which sites in our existing housing land supply will continue to contribute to the housing land supply, a survey has been sent to every landowner/ developer with a site in the draft 2024 HLA. This excludes sites under construction. Planning Guidance states that de-allocations should be considered where sites are no longer deliverable.
- 5.21 The survey, developed in collaboration with Homes for Scotland members, seeks to gather information on a site's deliverability and if it can be expected to deliver housing in the short, medium or long term. If a site does not meet the agreed criteria for short, medium, or long-term allocation may be considered for the beyond 10-year period or de-allocated from the housing land supply.
- 5.22 If it is found that there is a need to identify additional housing land to meet the LHRL, our first preference for release would be to assess opportunities for the re-use of brownfield sites, vacant and derelict land, under used land and redundant buildings for residential use, before moving towards a Call for Ideas and review of the Green Belt. Opportunities to identify additional sites may be possible through the Town Action Plans.
- 5.23 Marketability information provided by Homes for Scotland will be considered as part of any site selection process.

Indicative Housing Land Requirement Methodology

- 5.24 Planning Guidance states that an indicative LHRL should be included in the Evidence Report.
- 5.25 This section sets out the methodology we intend to use to derive an indicative Local Housing Land Requirement (LHRL) including the established evidence baseline and any relevant additional evidence that may influence the LHRL, and the level of uplift from the MATHLR which might be appropriate.
- 5.26 The council considers the evidence baseline is formed of the following:
1. **The Minimum All-Tenure Housing Land Requirement** - 7,350 units over a 10-year period, or 735 per year, annualised.
 2. **HNDA3's 'Principal Scenario'**- the prevailing state of the Scottish housing Market and economy with no household decline, states that the additional future housing estimates for the period 2022 to 2040 for North Lanarkshire is 8,264 units, (435 pa over 19 years).
 3. **Local Housing Strategy** - Work on preparing the new Local Housing Strategy is due to begin next year, and supported by HNDA3 (June 2024), will inform the LHRL moving forward. Whilst aligned with the NLLDP, both the MATHLR and HNDA3 supersede the Housing Supply Target figures as set out in the current Local Housing Strategy. Based on this, we will give limited weight to the current Local Housing Strategy figures. However, any new evidence emerging from preparation of the new LHS will be a significant consideration.

4. **“The Diffley Report”** - Planning Guidance sets out that if there is more recent information available this can be used in the Evidence Report. This is discussed further below.
5. **HLA Past Completions** –HLA all-tenure housing completions data has been compiled over the past 10-year period and annualised to derive an average delivery figure. This is discussed further below.

‘The Diffley Report’

- 5.27 The Diffley Report commissioned by Homes for Scotland (HfS) puts forward further evidence in addition to the Glasgow and City Region (GCR) Housing Need and Demand Assessment (HNDA).
- 5.28 The report sets out HfS’s estimation of housing need in North Lanarkshire, adopting a broader definition of housing need than currently used in the Scottish Government HNDA methodology.
- 5.29 A total gross housing need of 49,000 is estimated for North Lanarkshire using the Diffley methodology but is reduced to an estimated 37,000 units following netting off households that could make in situ repairs to deal with their housing need.
- 5.30 The Diffley Report estimate of housing need draws on a survey of 13,690 Scottish households utilising the online panel ScotPulse. This was disaggregated to provide a North Lanarkshire estimate of housing need.
- 5.31 The primary difference between the Diffley and Scottish Government approach is the inclusion of additional categories of need in the Diffley approach. The Diffley approach incorporates 6 measures to estimate housing need, whereas the Scottish Government HNDA methodology incorporates 2:

Diffley Report	The Scottish Government HNDA
Concealed households (an individual or group of people in an existing household who want to move out to form their own household but are currently unable to do so)	Homeless households in temporary accommodation
Financially struggling due to high housing costs (households who report spending more than 50% of their gross income on housing and who state that they were coping ‘not very well’ or ‘not at all well’ to managing financially)	Overcrowded households that include at least one concealed family
Overcrowded properties (households who report that they have insufficient bedrooms for the needs of their household)	Newly arising households (household projections) based on choice of future demographic scenarios

Living in unfit properties (households living in a property where at least one aspect of the property is in 'very poor' condition)	
Living in properties that do not have specialised adaptations/support required (households who report requiring but not having (a) aids or adaptations (b) housing support or care (c) other specialised housing)	
Homeless households in temporary accommodation	

Past Completions

Figure 2: No. of all-tenure completions by HLA over the past 10-year period

HLA Period	Number of all-tenure completions
2014/15	886
2015/16	993
2016/17	1,082
2017/18	1,137
2018/19	1,140
2019/20	1,217
2020/21	752**
2021/22	943**
2022/23	1,178
2023/24	1,172
Total	10,500 (10,943**)

**impact of the Covid pandemic.

- 5.32 Figure 2 above shows that based on the information captured through the Housing Land Audit monitoring process (on sites of 4 or more units), the average annual completions over the past 10-year period for NLC is 1,050 units per annum. If we apply the 6-year pre-covid average figure (1,074 units) to the covid years, this would give a new average total figure of 1,094 units.

Figure 3: A comparison of housing need figures against NLC's past housing completions

Evidence Source	No. of units	Housing Need	Period	Average units per annum (total/period)
MATHLR (25% flexibility built in)	-	7,350	10	735
HNDA3	-	8,264 (higher estimate)	19	434
"Diffley Report"	-	37,000 (net need)	unknown	unknown
HLA Past Completions (All-Tenure)	10,500 (10,940**)	-	10	1,050 (1,094**)

**impact of the Covid pandemic (see above).

- 5.33 Until more up to date evidence is available, for example, through the updated Local Housing Strategy, the three housing need figures set out in Figure 3 above form our evidence baseline. Each figure, excluding the Diffley Report figure, has been annualised based on their respective delivery period and can be compared to the council's average annual housing completion rate. The Diffley Report does not specify a timeframe over which the identified need is expected to be met, therefore it cannot be annualised for comparison at this stage.
- 5.34 Whilst both the MATHLR and HNDA3 figures are derived from the Scottish Government's Housing Need and Demand Assessment tool, and are considered robust, they are comparably lower than the council's annual delivery rate.
- 5.35 In comparison, the Diffley Report housing need figure, which includes a broader definition of need, and which could be considered less robust than that set out in Scottish Government's HNDA, is significantly higher than the MATHLR and HNDA3. When considered in the context of a 10-year plan, and based on the council current delivery rate, this would take us approximately 35 years to deliver.
- 5.36 Taking this all into consideration we conclude that, based on our current delivery rate, the indicative LHLR will likely be more ambitious than MATHLR and HNDA3 but less so than the Diffley Report.

6.0 Potential Connections in Evidence

- 6.1 The Plan for North Lanarkshire is the council's main strategy for the area to improve services and outcomes for the communities who live here. It provides a shared ambition for inclusive growth and prosperity for all. It sets a path for the council and partners to follow. The Plan covers a wide range of activities that can impact on carbon emissions and help to make North Lanarkshire a more sustainable place to 'live-learn-work-invest-visit'.
- 6.2 In the UK the past four decades have been warmer than the one before. In North Lanarkshire it is expected that the average summer temperatures will increase, and the number of rainy days will reduce. The volume of rain on summer's wettest day will increase. Our winters are expected to be milder. Whilst the impact of climate change may seem to be less severe locally, in recent years we have seen an increase in severe weather events. These can affect us through:

- Travel Disruption
- Emergency Response Situations
- Loss of power supply
- Landslides
- Flooding
- Disruption to service Delivery

6.3 The council recognised that it must take action and declared a climate emergency in June 2019. Concerned about the impact of climate change on biodiversity, the council became a signatory of the Edinburgh declaration on Post-2020 Global Biodiversity Framework.

Quality Homes (and Rural Homes) - implications for topic 1 tackling the climate and nature crises

6.4 It is noted in NPF4 that when considering all development proposals significant weight is to be given to the global climate and nature crises. Scotland has ambitious climate targets, including a commitment to achieve net-zero greenhouse gas emissions by 2045. Development proposals should contribute to reducing overall emissions by providing homes that are more energy efficient, net zero, and in the right locations that reduce the need to travel and promote local living.

6.5 Development proposals should consider opportunities to restore and better connect biodiversity to support nature positive places.

Quality Homes (and Rural Homes) – implications for topic 2 climate mitigation and adaptation

6.6 Development proposals for housing should be designed to minimise lifecycle greenhouse gas emissions as far as possible and be sited and designed to adapt to current and future risks from climate change. Opportunities to implement improvements to the water environment through natural flood risk management and blue green infrastructure will be supported.

6.7 Development proposals in areas at risk of flooding should be avoided as a first principle. Resilience will be supported by reducing and managing the vulnerability of existing and future development to flooding.

6.8 Opportunities to retrofit existing developments that reduce emissions or support adaptation to climate change will be supported.

Conclusion in terms of implications for topic 1 and 2

6.9 It is considered that Quality Homes (and Rural Homes) have a critical role to play in supporting the principles of tackling the climate and nature crises and climate mitigation and adaptation. Ensuring that future housing developments are provided in the right locations, supported by the appropriate infrastructure and are more energy efficient and net zero should help topics 16 and 17 achieve a positive outcome for topics 1 and 2.

Other topic/policy overlaps stated in NPF4

6.10 The policies stated in NPF4 as having a key policy connection to Policy 16 Quality Homes and Policy 17 Rural Homes in addition to Policy 1 and 2 are listed below:

- Green belts

- Brownfield, vacant and derelict land and empty buildings
- Sustainable transport
- Design, quality and place
- Local living and 20-minute neighbourhoods
- Infrastructure first
- Heating and Cooling (Quality Homes)
- Blue and green infrastructure
- Play recreation and sport (Quality Homes)
- Health and safety
- City, town, local and commercial centres
- Natural places (Rural Homes)
- Historic assets and places (Rural Homes)
- Rural development (Rural Homes)
- Tourism (Rural Homes)

6.11 The evidence related to the policies above stated in NPF4 as having a key policy connection are discussed under the relevant topic paper for that policy, for example health infrastructure which is discussed under the Policy 23 Health & Safety topic paper.

7.0 Site Selection Implications

- 7.1 All sites promoted for housing development in the Local Development Plan will be required to be assessed through a site appraisal process with a need to balance environmental, economic and societal considerations.
- 7.2 Priority will be given to sites in locations that are consistent with the spatial strategy, taking into account physical constraints and flood risk, protected areas and sites, access to services, facilities and infrastructure.
- 7.3 Infrastructure capacity, including education and healthcare facilities, will have a strong influence on growth potential. Environmental considerations including flood risk will act as limiting factors to growth. Future development in areas that meet the needs of the people has the potential to have economic and societal benefits.
- 7.4 Support for the use of brownfield land over greenfield release in the first instance, could be a significant opportunity to address a long-standing regeneration issue that would also be part of tackling the climate and nature crises, including climate mitigation and adaptation.
- 7.5 Sites that are in locations that are consistent with local living and where relevant, 20-minute neighbourhoods, will be supported.
- 7.6 Site deliverability and marketability are significant considerations when establishing a deliverable housing land pipeline to meet the Local Housing Land Requirement. We recognise that deliverability of land for housing can be impacted by external factors such as the availability of finance, materials and skilled workforce.

8.0 Implications for North Lanarkshire Local Development Plan 2

- 8.1 At the point of NLLDP2 adoption, the plan will need to identify sufficient housing land allocations to meet the LHLR. The larger the LHLR, the greater the quantity of land at new sites, or increased densification of sites without planning permission, that might

potentially be required. A “Call for Ideas” exercise and site selection process will help inform the availability of suitable sites for housing, if required.

- 8.2 An LHLR significantly higher than what is currently being delivered will have significant implications on infrastructure capacity (including health, education, transport, water and drainage) and the natural environment. Infrastructure capacity will be a significant consideration when setting the LHLR for NLLDP2.
- 8.3 A range of other topic papers highlight matters including, climate change, biodiversity, Green Belt, availability of brownfield land, that need to be taken into account in identifying a LHLR that can be delivered in a manner consistent with NPF4.