

**Gowkthrapple
Option Appraisal
Report to North
Lanarkshire Council**

June 2003

SUMMARY

The context

Gowkthrapple is an estate of some 745 houses constructed in the mid 1960s. With the exception of 27 houses, all the stock is flatted. There are 3 multi storey blocks containing 210 flats and 508 in 4-storey walk up blocks.

The estate is dominated by electricity pylons. There are increasing concerns about electro-magnetic force radiation health risks from these pylons and residents have additional fears about electrocution from falling cables or children climbing the pylons. One private developer has said that he would no longer build within 100m of overhead electricity cables while 1 unsupported newspaper article suggests that new guidelines could increase the safe distance to 150m. This guideline distance would cover most of the houses in Gowkthrapple. Low level radio-active pollution is also a problem on adjacent land once used as a clock factory. Land furthest from these environmental problems may have some small value but this is likely to be offset by negative values elsewhere in Gowkthrapple.

The estate has few facilities. There is 1 shop which is poorly sited, facing into the estate and not visible from the road. The community centre is underused and appears to be unpopular though recently modernised. Public transport is however reasonable. The local primary school is a community school with high staffing levels and many community initiatives to involve parents in the school. However, the school suffers from low occupancy and many of the children in Gowkthrapple attend schools outside the catchment area. A further problem is that the condition of the school's external fabric is poor and one of the main reasons for keeping the school open appears to be the high occupancy rates at other neighbouring schools which makes relocation of pupils difficult to achieve at present.

There is a high level of void properties in Gowkthrapple despite many management initiatives. The problem appears to stem from population decline in Wishaw as a whole. With falling populations, houses are becoming more easily available in other parts of Wishaw and as tenants filter up the housing ladder, voids occur in Gowkthrapple where unpopular flatted house types are stigmatised...Since the 1991 Census, the population of Wishaw has dropped by about 1000 with population flows resulting in approximately 750 of this loss being felt in Gowkthrapple.

It is not just population changes which are leading to a decreased demand for social rented housing. Owner occupation is seen as the tenure of choice and rents for those not on housing benefit are little different to mortgage costs for a bottom end of the market second-hand flat.

Low demand for social housing has become a national issue. Academics and professional bodies, such as the Chartered Institute of Housing, have suggested a range of causes including a surplus of social rented housing provision; population movements related to the loss of manufacturing employment and associated jobs; and the image and role of social housing. The problems at Gowkthrapple are therefore part of a wider phenomenon however it is concluded that Gowkthrapple provides the wrong type of housing, of the wrong size and in the wrong place.

Table 1 shows a number of comparative statistics which help to highlight the housing problems in the estate compared with Wishaw as a whole.

The Council has initiated a number of management initiatives with Better Neighbourhood Services Funding such as increased policing levels, support for older people in the Allershaw multi-story blocks and the current development of a new community park. These initiatives appear to be increasing the quality of life for Gowkthrapple residents but have not yet led to any stabilisation of the population and given the stigma attached to the area, may never do so. Proposals for regeneration of Wishaw Town Centre and new development at Ravenscraig are both likely to attract development away from Gowkthrapple.

Table 1 Summary of comparative housing statistics

	<i>Wishaw</i>	<i>Gowk thrapple</i>
Voids	4.4%	35%
<i>Turnover in flats</i>	21.4%	24.0%
<i>No of applicants for every let</i>	1.2	0
<i>Annual rent loss per house</i>	83	674
<i>House Condition Survey Costs</i>	£19,842	£20,139
<i>Right to Buy levels</i>	44%	1.4%
Ratio of staff per house	1:735	1:46
Staff cost per house	£116	£345

Levels of poverty and deprivation are also high in Gowkthrapple as illustrated by the comparative socio-economic statistics contained in Table 2.

Table 2 Summary of comparative socio- economic statistics

	Scotland	North Lanarkshire	<i>Wishaw</i>	<i>Gowk thrapple</i>
Intercensus population change	+1.27%	-0.85%	-3.41%	-40.13%
Mean age of population in the area	39.0	37.5	39.4	32.8
% of population under 10 years of age	11.5	12.4	11.3	16.5
% of population age 16-24	27.8	31.1	29.3	35.2
All lone parent households with dependent children	6.9	8.6	8.47	13.6
Percentage of households with no adults in employment With dependent children ¹	5.1	6.7	6.58	13.3
Percentage of households with no adults in employment Without dependent children ¹	33.9	33.4	39.36	46.2
Percentage of people of working age population with limiting long-term illness	15.6	19.3	20.8	29.4
Unemployed	4.0	4.5	4.7	16.4
No qualifications or qualifications outwith these groups	33.2	40.0	42.6	45.7
Free School Meals Entitlement			26.9%	65.1%

Options

A number of options have been considered for dealing with the situation. The study has considered in depth a partial demolition option and a non-demolition option. These have been tested for a number of scenarios according to what may happen with the population. A complete clearance option has also been examined as a comparison. Table 3 shows the costs of running Gowkthrapple over the next 10 years, including demolition and new build as appropriate. The costs are high for all options. To achieve a population increase, and where there is no demolition, it is considered necessary to carry out major environmental works to underground or move the power lines and remove radiation (though it is not clear how such environmental works would be funded. Additional proposals to increase security and to relocate the shop and the community centre have been costed separately.

The cheapest options overall are the partial demolition options and the costs are fairly consistent within this option, regardless of the assumptions used about void levels.

Table 3 Cost comparisons for all scenarios

		Population movement sensitivity testing	Cost of running estate for next 10 years (incl demolition if required) (based on 10 year discounted NPV) (£Ms)
No demolition	A	Voids increase by 10% pa	£8.700
	B	Voids stabilise	£4.740
	C	Voids decrease by 5% pa.	£3.843
Partial demolition	D	Voids increase by 10% pa	£ 2.736
	E	Voids stabilise	£ 2.470
	F	Voids decrease by 5% pa.	£ 2.367
Full demolition	G		£3.629

In coming to these NPVs, we have taken no account of rent loss but rental income for occupied properties (the number of which is based on assumptions of population movements) is included. Security costs for remaining voids are included. Management costs are based on a unit cost for each flat remaining, void or occupied. In practice, if the estate stabilises after Year 3 or so, it may be possible to reduce management costs, however, intensive management is always likely to be required.

Additional costs that are not shown in Table 3 are:

- No / partial demolition options (A, B, C, D, E, F)- add £1.974M for relocation of shops and building of a new community centre
- No / partial demolition options (A, B, D, E, F)- add £0.195M for additional security to common areas of remaining blocks (£0.285 in Option C)
- Demolition options (D, E, F, G) – add £1.755M grant subsidy for construction of 40 new houses which would cost £2.482M overall (£0.727M private finance covered by rental payments)

The cost analysis shows that partial demolition, though still expensive, is a very cost effective way forward because it also avoids the issue of moving the pylons. It is considered however that the provision of new build family housing could considerably enhance the regeneration process. The provision of “back and front door” family housing would provide accommodation for families required to relocate through demolition, help to maintain a varied community, help to keep the school open and protect the existing investment in the Garrion housing stock which could become isolated in due course as the remaining blocks, now over 30 years old, come to the end of their physical life. If the houses were built by Garrion Co-op, this would bring another benefit in maintaining the viability of that organisation.

Full demolition also emerges as a reasonably attractive option, again because it avoids the issue of what to do with the electricity pylons. The local councillor and many of the officials that we interviewed said that demolition was required and a number of local residents also suggested this as an option though others, mainly older residents, indicated that they were happily housed. The building of new houses under this option would have the same benefits as described above.

Management Options

None of the options described above, will work without intensified local management. This is not to say that management by itself will deal with the situation and increase demand. More, it is a question that the statistics show this to be a very deprived area and social justice indicates that this area needs more support than any other in Wishaw and perhaps the whole of North Lanarkshire. Particularly important is the co-ordination of activities from various local government departments and other agencies and it is recommended that neighbourhood management be implemented as soon as is practical (It is understood that the Council has approved just such a proposal during the progress of this study.) Early action could include works identified by the community such as

dealing with anti-social behaviour and insect infestations. Concomitant with neighbourhood management, there is also a requirement to consider how community action can be increased and incorporated into the neighbourhood management structure. Action to reduce anti-social behaviour and economic initiatives also need to be considered.

Funding

Major estate regeneration is often funded through stock transfer however in this case, this mechanism might only work if there were significant levels of demolition. The estate is simply too unpopular and costs of regeneration simply too high to be attractive to any agency. It is likely however that Communities Scotland would fund new build housing and it is also possible that other funding could be raised to rebuild the shop.

Conclusions

It is felt that the Option 0 “do nothing now” option would be a disservice to the local community. Though there is no doubt that management initiatives are needed in the area, these will not, by themselves, fill the large number of empty houses in Gowkthrapple.

The choice between Option 1 and Option 2 is likely to depend on the form of funding available. Partial stock transfer will only prove feasible if any housing association to whom the stock is to be transferred was confident that any stock to be retained had a long term future.

If, on the other hand, the Council does not wish or is not able to follow the stock transfer route, then Option 1, partial demolition, allows some flexibility and a 5 year review point would allow the Council to review the future of the area before committing to major expenditure on multi-storeys. However, the Council would need to implement a programme of further improvements (eg heating and security) in the remaining 4 storey blocks, in the knowledge that such improvements might only “last” for 10 years or so. Failure to carry out such improvements is likely to hasten the decline of the area.

The following course of action is therefore recommended.

1. The Council pursue the option of stock transfer with Communities Scotland. Simultaneously, current voids are substantially demolished.
2. Discussions are opened with planners about how the site between Garrion Co-op and the Secondary School may best be developed and layout plans drawn up.
3. Once a decision is made about whether to pursue stock transfer is made, a decision about how the extent of further demolition can be made.
4. Management initiatives are developed in conjunction with local people and local leadership is supported and developed.

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Insert Map 1 (General Context)

1 Context

1.1 Physical description of area and surroundings

1.1.1 Physical

The Study area comprises the North Lanarkshire Council estate of Gowkthrapple with 735 local authority houses in 12 storey and 4 story flats with a few 2 storey “back and front door” houses. (See Table 1.3 for further details of house types and sizes.)



Gowkthrapple main house types

Gowkthrapple was built between 1969 and 1971 and sits on the South eastern periphery of Wishaw on the road leading to Overtown, a small satellite village. The area is bounded to the North by the main West Coast rail line and a large electricity sub-station which is an integral part of the National Grid link between England and Scotland. To the west lies an area of ground zoned for housing development with new private housing shortly to be developed for private housing. Greenbelt lies to the south. Immediately to the east of the NLC housing area lies housing owned by Garrion People’s Housing Co-op. Further to the east of the Co-op lies more land zoned for housing, Clyde Valley High School and private housing on the edge of Overtown. To the North East of the area, between the housing and the rail line lies Castlehill Primary School and the Garrion Business Park. The Business Park is very run down in appearance.



The Garrion Business Park

The area is crossed, indeed dominated, by electric pylons carrying high voltage lines. These also cross some of the land zoned for housing to the west and may have been a factor in the lack of success in marketing part of this site for development. Vacant land sited adjacent to the factory on the Garrion Business Park is affected by the presence of low level radioactive waste, a remnant of the previous clock factory.

To the North of the area, across the rail line lies Pather, an NLC housing estate which comprises predominantly two story council housing, some of which is of non traditional construction.



The Substation adjacent to Allershaw Road

1.1.2 Facilities

Gowkthrapple is about 1 mile from Wishaw town centre. The town centre has suffered from decline with generally poor shopping facilities and a significant number of empty shop premises. There are large retail warehouses (Homebase, Matalan etc) around 2 miles away near Craigneuk. The nearest cinemas are in Hamilton and Coatbridge.

Apart from the adjacent primary school and the relatively close Clyde Valley High School, Gowkthrapple has very few social facilities. There is one shop which itself has a

run down appearance and has difficulty in attracting outside trade due to its location and aspect facing into the scheme. There is a community centre which, though recently modernised, is poorly used.



The Shop

Transport to Wishaw is good with bus services running every 15 minutes until 6.00 PM and then hourly thereafter. Bus transport to Glasgow is easily available from the town centre or from the new Wishaw General Hospital. Twice hourly train services to Glasgow operate from less than a mile away (journey time about 40 minutes to Glasgow Central).



Community Centre

1.2 Population

1.2.1 Current population

The Wishaw Area

Wishaw and the surrounding area experienced a fall in population of 4% in the 1990's. This was especially marked in those aged 18-29; their numbers fell by over a quarter. The Wishaw area district has 16% of its population aged over 65 (compared to 15% in Scotland). Its working age population (63%) is slightly smaller than North Lanarkshire and Scottish averages (both 65%).

The prognosis is that:

- The number of children will continue to fall;
- The working age population will be stable or increase only marginally;
- Its over 65 population will continue to grow as 'baby boomers' age, though the rate of growth will slow down.

The 2000 Voluntary Population Survey results in Appendix 1 Current population show that Gowkthrapple's population fell by 22% in 1991-2000. In the same period,

- Overtown's population rose by 21%;
- Wishaw town's population fell by 3%;
- Pather & Gowkthrapple ward population fell by 8%.

Recent data from the 2001 survey shows that the population decrease is even greater with a loss of 40% of population in Gowkthrapple since 1991 (777 people). Wishaw as a whole has lost almost 3.5% of its population (about 1000 people).

Table 1.1. Population change 1991 – 2001

Settlement/Locality	1991 Resident Population ¹	2001 Population	Population change	Percentage intercensal population change ¹
	All People	All People		
Scotland	4,998,567	5,062,011	63,444	1.27
North Lanarkshire				-0.85
Wishaw	29,574	28,565	-1,009	-3.41
Gowkthrapple	1,936	1,159	-777	-40.13

The brunt of the population fall has therefore been felt intensively in Gowkthrapple with three quarters of the population loss in Wishaw coming from Gowkthrapple.

Even where populations are static or falling slowly, the move to smaller households has usually generated additional numbers of households. In the period 1991-2000, numbers of residences rose in all the defined areas except Gowkthrapple. The population growth in Overtown is due mainly to new house building in the area.

The Census figures show that Gowkthrapple has less than half the Scottish average of married and cohabiting couples and twice the number of lone parents with dependent children. Of the lone parents, only 15% were in part time employment and 10% in full time employment (the latter being half the Scottish average).

Gowkthrapple has a far higher proportion of under 5s than the other areas. It also has a significantly higher proportion of 18 – 29 year olds than Overtown, Wishaw or North Lanarkshire as a whole and its over 65 population is far smaller than in the other areas. This reinforces the view of Gowkthrapple as the entry point to social rented housing for young people, young families and single parents. Households in Gowkthrapple are far more likely to be single person or 1 adult with children than other areas. Overall, the 2001 Census shows the average age in Gowkthrapple to be well below the average for Scotland and Wishaw, implying the use of the stock as the entry point of new households who subsequently relocate.

Table 1.2. Average Age of Population

	Average Age
Scotland	39
North Lanarkshire	37
Wishaw	40
Gowkthrapple	33

Source Census 2001

Table 1.3 shows household types.

Table 1.3. Household type

Household type	Total	Single person	2 or more adults	1 adult	2 or more adults	3 or more children
Gowkthrapple	71.1%	49.9%	21.1%	14.5%	14.4%	3.8%
Wishaw	73.1%	32.2%	40.9%	6.4%	20.5%	3.7%
North Lanarkshire	70.2%	29.1%	41.1%	6.5%	23.2%	4.0%

Source: NLC Chief Executive's Office from 2000 VPS;

1.2.2 Population projections

Population projections are not available at settlement level. The General Registrar's Office projects that North Lanarkshire's population will experience a 0.3% fall in the period 2000-2016. The reasons for this are expected to be a fall in the birth rate and a slight increase in the number of deaths. The GRO assumes that there has been a fall in the rate of out-migration from North Lanarkshire in recent years and that this fall will continue.

There are likely to be a number of factors behind the population fall in Gowkthrapple:

- The overall fall in population in North Lanarkshire and Wishaw, though the GRO assumes that this has slowed down.
- A fall in the proportion of the population wanting social rented housing rather than owner occupation. There is no obvious way of measuring or proving this but it seems to conform to experience throughout the UK.
- A narrowing in housing costs between the 2 tenures. The average rent of a 2 bedroom flat in North Lanarkshire is about £2000 per year. However ex council flats are advertised for resale at between £10,000 and £32,000, with a median probably around £18,000. A 20 year 95% mortgage at 6% would cost between £1,632 (for an £18,000 purchase) and £2,856 (for a £32,000 purchase), leaving anyone not eligible for Housing Benefit little incentive to rent. In addition, buying a flat may offer a choice of location and possible capital gain.
- The last 2 factors will affect social housing in every area. It will affect Gowkthrapple in particular because of its poor reputation and because it has few houses (as opposed to flats).

The net effect of these factors is that, whatever the overall rate of population decline in Wishaw and the rest of North Lanarkshire, its impact will be multiplied in Gowkthrapple. Because of this, void and turnover rates can be expected to rise more quickly in Gowkthrapple than elsewhere.

Implications for Gowkthrapple.

- Three quarters of the population loss in Wishaw has come from Gowkthrapple
- The population is likely to continue falling and the effects of the fall are likely to be felt more acutely in Gowkthrapple.
- The relatively high cost of renting compared with buying seems to be adding to the lack of demand for social rented housing.
- Households in Gowkthrapple are far more likely to be single person or 1 adult with children than other areas.

Fuller details of the current population and projected population is shown in Appendix 1.

1.3 Wishaw and Area Economy

1.3.1 Employment

After large scale loss of jobs in the early 1990s, unemployment in Wishaw is still significantly higher than that in the rest of North Lanarkshire. Wishaw and the surrounding area had some 1,500 unemployed people in July 2001.

Male unemployment was 8.8%, compared to 7.6% for North Lanarkshire and 6.2% for Scotland. Female unemployment was 3.8% compared to 3.2% in North Lanarkshire and 2.3% for Scotland.

The 2001 Census confirms this picture with Gowkthrapple showing unemployment of over 16%, Wishaw 4.68% and Scotland 3.97%.

1.3.2 Poverty

30% of primary pupils in Wishaw and district claim free meals, compared to 27% in NLC and 22% in Scotland. Other indicators confirm the picture of high levels of poverty:

- 32% of adults of working age receive Income Support, Job Seekers Allowance or Incapacity benefits, similar to an NLC level of 32%;
- 28% of children under 16 live in households receiving Income Support or Job seekers Allowance (NLC level 26%);
- 44% of lone parent families receive Family Credit;
- 19% of pensioners receive Income Support;
- 58% of Council tenants receive Housing Benefit.

Castlehill School has the second highest level of free school meals entitlement in the Wishaw area.

Fuller details of employment etc are given in Appendix 2.

1.4 Schools and Educational Infrastructure

Wishaw and district residents have broadly poorer than North Lanarkshire average school attainment in reading. Amalgamating a range of indicators of primary school attainment, Appendix A3.2 shows that Castlehill Primary:

- has the second lowest level of reading attainment in the Wishaw area;
- has the fifth lowest level of writing attainment in the Wishaw area;
- Has the second lowest level of math attainment in the Wishaw area.

It is clear that poverty is a major factor in limiting the school's performance. Its ranking is consistently poor and the gap between it and the best schools in the Wishaw area is very large. In reading, it is 34% behind the best, in writing it is 23% behind the best and in maths it is 39% behind the best.

Clyde Valley High School serves a very poor catchment area, which includes Gowkthrapple. It has high levels of free school meals entitlement. It also has a small roll in relation to capacity and this is likely to be due to the operation of parental choice.

Clyde Valley performs more poorly than the 2 other high schools in the Wishaw area. While there is a 7 percentage point difference between Clyde Valley and Coltness High in English and Maths at level 3, this grows to 13% at 1 or more level 6.

The school has participated enthusiastically in an Education Action Plan in 1999-2001 and has retained many of the initiatives introduced through the EAP such as good links with Motherwell College and tracking of pupil destinations through the Careers Partnership. Discussions with the Head Teacher indicate:

- an interest in building links between existing initiatives concentrating on construction and car mechanic skills and any construction training opportunities in the area;
- A strong interest in increasing community use of school facilities such as the gym and the pool.

The use of school facilities by the community was mentioned at the community focus group however from the school's point of view, the use depends on a responsible organisation taking on the let of the facilities and guaranteeing appropriate supervision.

Castlehill Primary School is a community school and the Social Inclusion Partnership has funded the Gowkthrapple Home School Community Project there. This aims to encourage parents to become actively involved in their children's' education. This includes paired reading and joint project work. The post of Project Coordinator is, however, currently vacant.

The SIP also funds the PartiSIPate programme, jointly with SE Lanarkshire and Careers Scotland. This is an intensive pre-vocational and personal development programme targeted at 16-17 year olds who have disengaged from mainstream services. This has received a commendation in the National Training Awards.



Fuller details of educational achievement and local facilities are shown in Appendix 3.

Implications for Gowkthrapple

The strategy selected for the estate will have major implications for Castlehill Primary. Any demolition is likely to concentrate initially on largely empty blocks, so the short term impact on the Castlehill school roll may be limited. In the longer term, however, the roll is almost certain to fall. This is the opposite of the projection made in 2000 where usage was expected to rise to 55% on the basis of P1-P3 rolling average. If school rolls do fall, it may not be all as a result of removal of tenants. The current school roll has 57 pupils from Gowkthrapple though the Census 2001 figures show that there are 91 children aged between 5 and 10 in the area. This suggests that approximately half the children in Gowkthrapple are placed at schools out of the area (an allowance is made for 11 year olds who have not been counted.) Indeed, figures from the Education Department show only 10 children registered to start Primary 1 this year.

Analysis of fabric conditions in schools carried out by the Education Department recently show that Castlehill School has a poorer external fabric than many other schools. At some stage therefore, the Education Department may be spurred by the need for capital expenditure on Castlehill School to reconsider its future in the light of continued falls in

school rolls. However there is no spare capacity in Overtown, so children will have to be channelled elsewhere, possibly to Netherton Primary. This currently runs at 72% of capacity but is projected to fall to 61% usage by 2011.

1.5 Social Housing in Gowkthrapple

Further statistical data is shown in Appendix 5.

1.5.1 Gowkthrapple house type and sizes



4 storey house types

The vast majority (96%) of the Gowkthrapple stock is flatted. Almost one third of the stock is in the three tower blocks which each contain 70 flats. Almost two thirds of the stock is 3 apt with the remaining flats being split roughly equally into 2 apts and 4 apts. The 4 storey blocks are of 2 types – the picture above shows the larger blocks to the left.

Table 1.4. Flatted house types in Gowkthrapple

	No. of blocks	Total flats	2 apt	3 apt	4 apt
Block type A Multi	3	70	11	59	
Block type B	16	16	1	9	6
Block type C	14	16	7	9	

2 storey NLC house types in Heathfield



Insert Map 2

1.5.2 Tenure analysis

The predominant tenures in Gowkthrapple are local authority and housing association. In Ward 14 (Gowkthrapple and Pather), 84% of stock is in the social sector whereas in Wishaw as a whole, 50% of the stock is in the social sector.

Apart from the transfer of 140 houses to Garrion People's Housing Co-op in 1991, the tenure of Gowkthrapple has changed very little due to the extremely low levels of Right to Buy. Where RTB has taken place, it is only in the "back and front door" houses in Heathfield. Here there have been 10 sales overall out of 38 houses – a rate of 26%. . Over the whole of North Lanarkshire and all house types, RTB sales are at a level of 39%.

1.5.3 Garrion Peoples Housing Cooperative



Garrion Co-op Woodgreen Court

Garrion Peoples Housing Co-operative now own 191 houses in Gowkthrapple and Overtown. Apart from the 140 houses that were transferred from the Council, 15 new amenity houses have been built and 36 "back and front" houses, 8 of which were for shared ownership. In the period April 2001 to October 2002, 67 renovated flats were vacated. This is equivalent to an annual turnover rate of 29%. In comparison, the turnover in the new build houses and flats at Woodgreen Court was 3% in the same period. Reasons given for moves are as shown in Table 1.7.

Garrion staff comment that:

- The turnover rate seems to be speeding up;
- There is a widespread and strongly expressed desire for houses rather than flats.



Garrion Co-op 4 storey blocks in Heathfield

1.6 Demand for housing in North Lanarkshire

Further statistical details are contained in Appendix 6.

North Lanarkshire Council has a stock of some 43,745 houses. It has an annual turnover of 9.5%, this ranging from 14.8% in 1 and 2 apartments to 3.9% in 5+ apartments. Flats make up 51.9% of its stock. Turnover in flats is consistently higher than in the stock as a whole. The amount above the average for the stock type is described as “excess turnover”. On average it is 4.7 percentage points higher but this covers low excess turnover in the smallest flats, rising in larger flats. (see Table 1.5)

Table 1.5. Housing Stock comparison North Lanarkshire and Wishaw

	1/2 Apts	3 Apts	4 Apts	5+ Apts	Total
North Lanarkshire					
Turnover (all stock)	14.8%	9.9%	6.5%	3.9%	9.5%
Turnover (flats)	16.0%	14.6%	11.5%	8.4%	14.2%
Excess turnover in flats (% points)	1.2%	4.7%	5%	4.5%	4.7%
Wishaw Letting Area					
Turnover (all stock)	17.5%	13.2%	9.8%	2.0%	12.3%
Turnover (flats)	18.50%	21.30%	26.20%	0.00%	21.40%
Excess turnover in flats (% points)	1%	7.1%	16.4%	-	7.1%

Source: NLC

The problem appears to be even more acute in the Wishaw letting area where excess turnover in flats rises to 16.4 percentage points in 4 apartments. Flats, however, form a smaller proportion of the stock in Wishaw than in North Lanarkshire as a whole (46% compared to 51.9%).

Examination of transfer and waiting list information in Table 1.6 shows that:

- There is strong unmet demand for 1/2 apartments both in Wishaw and North Lanarkshire as a whole. (The allocation policy now allows these applicants to be offered 3 apt flats in many areas);
- Apart from this, waiting list demand is relatively low in relation to supply;

- Around half of the demand for Council housing comes from transfer applicants.

Table 1.6. Housing Demand North Lanarkshire

	Pressure ratio: waiting list applicants divided by the number of annual lets				
	1/2 Apts	3 Apts	4 Apts	5+ Apts	Total
North Lanarkshire	4.0:1	0.7:1	0.5:1	0.6:1	1.5:1
Wishaw Letting Area	4.3:1	0.6:1	0.4:1	1.0:1	1.2:1

The implication is that, transfers and 1 & 2 apartments apart, there is no great unmet demand for social housing in Wishaw, at least in crude terms.

This is confirmed by examination of the list categories for Wishaw letting area and Gowkthrapple sub area. In Wishaw:

- Singles dominate the waiting list;
- There is a smaller but significant number of families;
- Overcrowding is uncommon, as is under occupancy.

This picture is even more clearly defined in Gowkthrapple, where:

- Waiting lists overall are small (only 73 applicants expressed Gowkthrapple as a preference);
- 93% of need is for 1-2 or 3 apartments.

One of the key issues is the churning effect which is taking place. Partly this is due to the allocation system itself which prioritises transfer. This encourages applicants to take lets on the basis that they will apply for an immediate transfer to a more desirable area. This churning effect is exacerbated by letting initiatives – one of the housing officers in Gowkthrapple noted that there had been a lot of tenancy transfers to one of the tower blocks in Motherwell under a letting initiative from another local housing office.

1.7 Demand for social rented housing in Gowkthrapple

1.7.1 Waiting lists

The “official” waiting list for Gowkthrapple at April 2001 was 156 with 123 waiting list applicants. Of these 156, 107 are from outside Gowkthrapple and 49 are from within the area. The majority of those living in Gowkthrapple who were looking for a move, 178 out of 227 applications, were looking for housing outside Gowkthrapple.

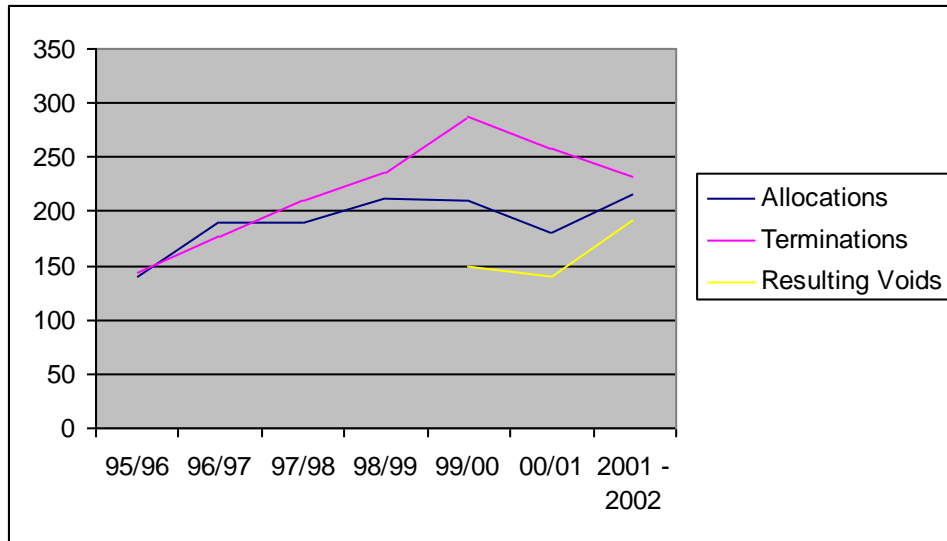
Further analysis of the waiting list in July showed that it effectively comprised only 92 applicants of which 70 were single people on the waiting list (most likely new households).

Housing staff report that a recent evaluation of the waiting list (December 2002), made by telephoning or writing to applicants has further reduced the list to 36. Housing staff note that all of these applicants are male, single and all have unsatisfactory police records. There are fears that this number may reduce further as the regular waiting list review is completed.

The predominant house size for which people qualify is 2 apt. There is no waiting list for 4 apt flats and these would not be suitable for rehousing single people.

1.8 Allocations

Chart 1.1 Overall movements



1.9 Terminations

As Chart 1.2 shows, terminations reached a peak in 1995 after which there was a substantial drop. This appears to be linked with the modernisation programme. The number of annual terminations then started to increase again. (The slight drop over the past 2 years may be due to the use of different data type in the figures used for the analysis.) Terminations currently run at approx 30% of all houses

Chart 1.2 Terminations

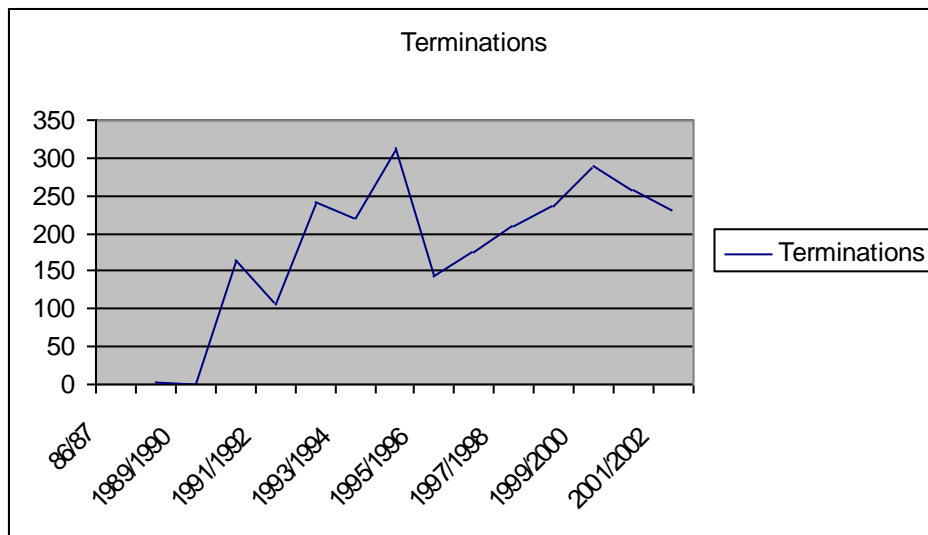


Table 1.7. Reasons given for termination Autumn 2002

Reasons for leaving	Number
Accepted another council tenancy in Wishaw /Motherwell	12
Accepted another social rented tenancy / rehoused to another tenure	12
Transferred within Gowkthrapple	2
Purchased house elsewhere	2
Left area altogether	5
Deceased	4
Not known / absconded	41
Evicted	11
Termination to C/O address	25
TOTAL	114

The figures demonstrate the instability of many of the tenancies with a high rate of absconding, a fair proportion of which appear to be debt related according to housing officers reports of rent arrears left behind.

1.10 Void levels

The number of voids has increased by a factor of 2.5 over the past 2½ years with rent losses now standing at over £9,500 each week. If 32 houses demolished last year were to be included, the number of voids would be even greater at 262.

Clearly the number of voids is considerably greater than the length of the waiting list.

Table 1.8 shows where the voids are occurring. This table shows the effects of the housing manager's policy to concentrate lets in Birkshaw Brae / Place and Stanhope Place in an attempt to maintain occupancy levels in these slightly more popular parts of the estate. Overall turnover is 24% - a quarter of houses changing tenants every year. However, in some of the blocks, turnover is much higher. In 6 blocks, turnover is such that more than half of flats change tenants every year.

1.11 Demand for other estates

The information in this section is taken from the Demand Analysis Report prepared by Craigforth HCAS Limited for Ernst and Young. This report notes the following:

“Allocations activity is highly concentrated – 2 allocation areas account for 59% of all waiting list type allocations and it is not surprising to find that these are Craigneuk and Gowkthrapple. The same 2 allocation areas account for only 24% of all transfer activity. This suggests 2 highly destabilised communities...

In overall terms, there are only 2 applicants on the list for every house that comes available (in Wishaw), and only 1 of these is a new waiting list type applicant. In relation to the numbers of properties coming available each year, there is almost no waiting list type demand for 3,4 or 5 apts. While there is some pressure on smaller properties this is nowhere near the levels of other Areas

For the Wishaw Area as a whole it appears that there may be oversupply in the order of 1250-1650 units – ie a potential reduction in the order of 15-20% of existing supply. Wishaw (mostly Gowkthrapple) probably needs to lose between 550 and 850 units and Craigneuk around 550-600 units.”

Although the findings must be treated with caution, this report clearly identified problems of oversupply in Gowkthrapple, to the extent that it recommended demolition of most if not all the stock there (apparently including some of the Co-op housing stock) but also noted similar, if not slightly more acute problems in Craigneuk. It was also noted that the latter is an area which does not welcome outsiders.

Table 1.8. Voids by block

		% void
66-96	Caplaw Place	88
	Caplaw Tower	80
65-95	Linghope Place	75
66-96	Birkshaw Brae	63
2 to 32	Caplaw Place	63
98-128	Linghope Place	63
34-64	Caplaw Place	56
98-128	Caplaw Place	50
129 -159	Birkshaw Brae	44
33 - 63	Linghope Place	44
98-128	Birkshaw Brae	38
97 -127	Birkshaw Brae	31
34-64	Linghope Place	31
33 - 63	Stanhope Place	31
98-128	Stanhope Place	31
33 - 63	Birkshaw Brae	25
65-95	Birkshaw Brae	25
34-64	Birkshaw Brae	25
66-96	Linghope Place	25
65-95	Stanhope Place	25
97 -127	Stanhope Place	25
2 to 32	Stanhope Place	25
34-64	Stanhope Place	19
66-96	Stanhope Place	19
1 to 31	Allershaw Place	13
33 - 63	Allershaw Place	13
1 to 31	Birkshaw Brae	13
2 to 32	Birkshaw Brae	13
	Birkshaw Tower	13
1 to 31	Linghope Place	13
1 to 31	Stanhope Place	13
	Allershaw Tower	7
2 to 32	Linghope Place	0
	Total	33

Housing staff have commented that the demolition of flats at Coltness and Newmains have not affected housing demand figures. The number of voids in Gowkthraple has continued to grow, despite the reduction in similar stock elsewhere. This suggests that demand for Gowkthraple will perhaps start to fall more rapidly in the near future as the effect of the demolitions on the transfer list wears off.

1.12 Revenue costs

Housing revenue costs arise from 3 main sources – staff, void rent losses and repair costs, particularly the costs of dealing with empty houses.

1.12.1 Staff costs

The staff complement in Gowkthrapple is as follows:

Senior Housing Officer AP4	1
Housing Officer AP2/3	2
Maintenance officer Tech 2/3	2
Senior Clerical Assistant GS3	1
Clerical Assistant GS1/2	1
Security Caretaker MG4	8
Resident Caretaker MG3	1
Total number	16

Table 1.9 shows the comparisons with Wishaw as a whole

Table 1.9. Staffing Comparisons Wishaw and Gowkthrapple

	Gowkthrapple	Wishaw (incl Gowkthrapple.)
Number of houses	735	7834
Number of staff (excl Area Manager and Assistant Area Manager)	16	55
Annual staff costs	253,275	907,687
Of which caretaking salaries	142,667	
Ratio of staff per house	1:46	1:135
Staff cost per house	£345	£116
Cost per house excluding caretaking	£150	£98

Part of the cost derives from the intensive management input provided by the security caretakers.

1.12.2 Void rent losses

With an average weekly rent of approx £41, weekly rent loss in Gowkthrapple is £9,610 (Over 232 houses). The total weekly rent loss for Wishaw as a whole is £12,478. This implies an average void cost of £674 per house across all houses in Gowkthrapple and £83 per house over all houses in Wishaw.

1.12.3 Repair costs

Table 1.10 shows that the costs of works to void houses is more than half of all repair costs and averages £1,137 per house (based on turnover in past year of 174 houses.)

Table 1.10. Table Repair costs 01/04/2001 - 31/03/2002

	No of Jobs	Value	% of total repair costs	Cost per house
Void works	1101	£197,921	55.9	£1,137
Works to tenanted houses	2820	£156,296	44.1	£309
Total	3921	£354,217		£1446

NLC estimate the cost of repairs (excluding void houses) to be £637 p.a. across the Council stock as a whole. This suggests that the excess repairs cost is approximately £800 p.a.

1.13 Repairs analysis

Table 1.11 shows the type of repairs carried out in Gowkthrapple. This table illustrates the high cost of turnover with works to repair empty houses and bring them back into use accounting for more than half of all repair costs in the scheme. Emergency repair costs are also high at a half of all repairs reported and over a quarter of the repair costs.

Table 1.11. Repairs by type 01/04/2001 - 31/03/2002

Job Type	Core jobs	Value	jobs as % of total	cost as % of total
Empty house repairs	243	£199,331.46	19.7	55.9
Emergencies	550	£95,707.99	44.6	26.8
Routine repairs	357	£45,273.65	28.9	12.7
Other misc works	76	£15,736.18	6.2	4.4
	1232	£356,534.40		

Housing staff ascribe the high number of void repairs and high void repair costs to security related works, either to abandoned or vacated houses or to broken windows or the cost (rechargeable) of securing doors after tenants who have lost their keys have broken in. Security related works also accounted for many of the emergency repairs according to staff.

1.14 House Condition

Despite the impact of the modernisation programme, analysis of house condition survey information shows cost over the next 30 years for Gowkthrapple to be higher than for the Wishaw stock as a whole.

Table 1.12. House Condition Gowkthrapple Wishaw and Gowkthrapple/

	Gowkthrapple per house	Wishaw per house
Improvements	72	1338
Planned Maintenance	18280	16345
Backlog Repairs	156	528
High Rise & Non-Traditional Costs	1046	1045
Lift renewal	586	586
Total	20139	19842

Source: NLC House Condition Survey

This suggests that stock in Gowkthrapple will cost an additional £297 to maintain over the next 30 years. This is mainly because the planned maintenance costs include substantial amounts for heating, which tenants are very keen to see improved. In later years, the costs for planned maintenance in multi-storey flats becomes very high (notably £6201 per flat in years 6 – 10 and £6,607 per flat in years 21- 25). See Appendix 8. This suggests that a review of the future of the multi-storey flats will be required in 5 years time.

1.15 The overall cost of maintaining Gowkthrapple

Taking into account:

- Additional Staffing costs of £229 pa per house
- Additional repair costs £800 p.a.
- Additional rent loss of £591 p.a
- Additional life cycle costs, averaged over 30 years of £10 pa.

The cost of managing and maintaining each house in Gowkthrapple can be estimated to be an additional £1630 per house over the costs of maintaining and managing all other houses in Wishaw. It is acknowledged however that not all of these costs, such as the rent loss, would be saved were there to be extensive demolition. Leaving stock void, rather than demolishing is unlikely to reduce management costs. At worst, security and repair costs will increase and staff will need to address anti social behaviour, respond to increasing frequency of leaving or abandoning housing and search for increasingly elusive new tenants. At best, management costs will fall more slowly than the number of occupied houses.

2 The community viewpoint

2.1 Community perceptions

For the purposes of this study, a focus group meeting was organised and results of the Perceptions Study carried out by the NLC Chief Executives Office in October 2002 were also made available. The table below shows some of the key points made by the Community at the focus group and through the perceptions study.

Table 2.1:

Topic	Focus Group	Perceptions Study
Dampness, penetrating and compensation	✓	Not asked
Inadequate heating	✓	Not asked
Housing service delivery		Poor delivery of repairs service
Housing types	1 bed flats have very small kitchen	Not asked
Security	Fear of lack of security in 4storey blocks due to poor design, inadequacies of CCT and stair lighting; streets safer;	High fear of crime to persons / vandalism. Streets not safe. Anti-social behaviour a big problem
Street drinking	Less of a problem now but replaced by noise problems from partying in flats.	A problem
Pylons	Problems of visual intrusion; health concerns, dangers to children	Not asked
Community facilities	Under used (partly due to cost of using centre; lack of organised activities); nothing for young people; better links with school should be made.	Too little for young people
Community development	Need for more community development to increase activity and improve communication.	Not asked
Transport	Good	Good but concern over child related road safety.
Reputation	Area stigmatised; change the name of the area	Area stigmatised

The results of the perceptions study, Gowkthraple compared with the SIP results as a whole are shown at Appendix 9.

2.2 Consultation Responses 29/1/03

The consultation day was held in the recently opened Food Co-op shop between 11.00 AM and 7.00 PM. Between 30-40 people attended, including a number of young people of school age. Residents were invited to stick dots on panels with suggestions of where things went wrong, how the area could be improved and how flats could be improved. Given a strip of 8 dots for each board, residents could stick as many of those 8 as they wished against each item. Maps were also available for residents to place stickers showing the presence of particular problems or solutions. One board also asked residents were they thought they would be in 2 years time. The full responses are documented in Fig 2.2.



Community Consultation Day

2.2.1 Residents views of problems and solutions

Residents suggested that the biggest problems with Gowkthrapple arose from the related issues of its poor reputation (35 dots) and the presence of problem tenants who brought down the area (31 dots). As one respondent said:

“I feel that from the outside if you admit that you live within Gowkthrapple the assumption is that you are a single parent who does not work and drinks every weekend. This is a very bad public view of where I unfortunately stay.”

On the mapping exercise, a number of respondents indicated that they would like problem tenants moved out. A few (8 dots) suggested that a name change would help solve the problem.

Fig 2.1 The Big Picture – where did it go wrong?

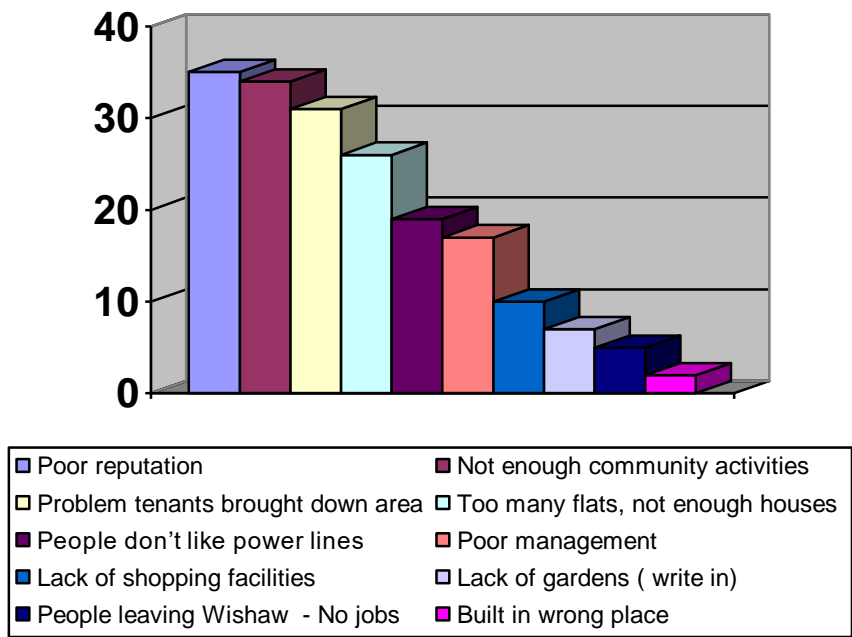
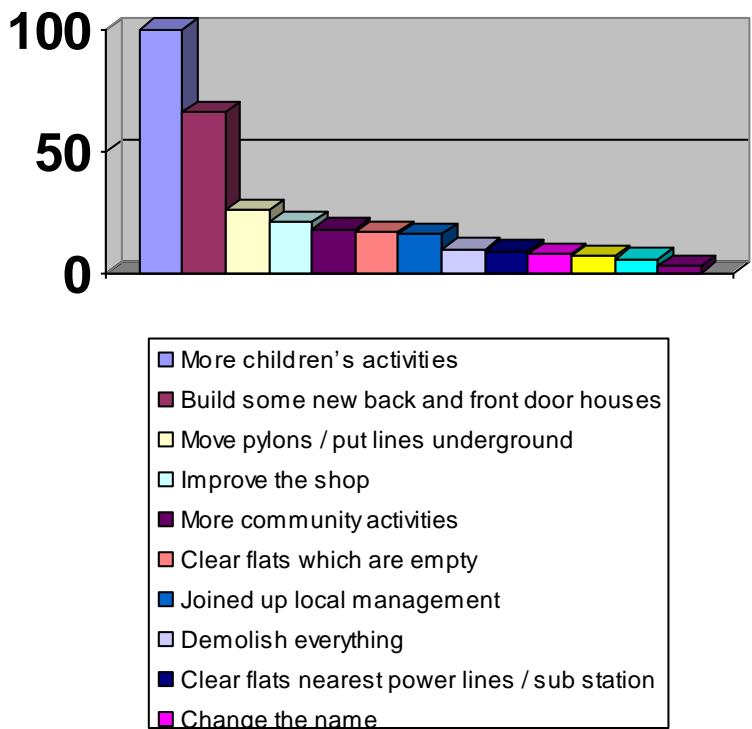


Fig 2.2 The Big Picture – putting it right



A lack of community activities was also considered a major problem (34 dots). This was reinforced by the very high score given to the need for children's activities (100 dots). (Even without the children's input, adult respondents suggested that this was a major issue.) Post it note comments also highlighted lack of children's activities and support for family life:

- Making it more accessible for mothers with prams to get in and out their flats.
- Need more for kids and have less junkies.

- Children need somewhere safe to play without broken glass and seeing people being stabbed or taken drugs and a lot more cameras.
- Get swing parks for the kids.
- The removal of play areas some 15 years ago has left the local children with no facilities whatsoever.
- Parent support group for people with problems or children with problems.

However, the mapping exercise indicated that the community centre was seen by at least one person as a bad place. Other comments made on the day suggested that the shop should be moved next to the Community Centre to try and make it more popular. The local councillor also commented that people perceptions of the community centre might be reducing the use of his surgery. A number of places were suggested for more children's play areas.

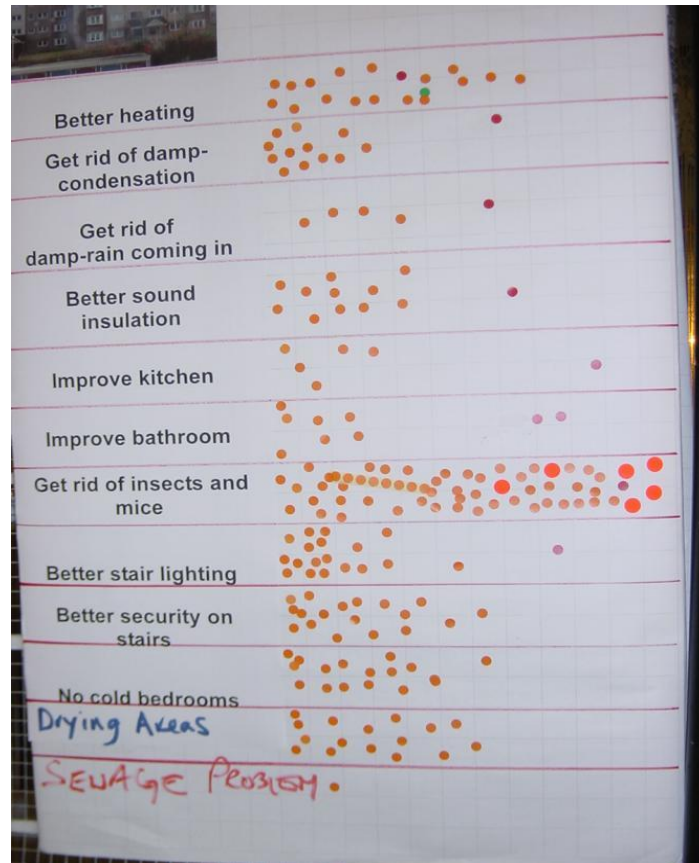
"Too many flats" was seen as a second tier problem (26 dots) but in terms of putting things right, residents identified building new back and front door houses (66 dots) as a way of improving the area rather than demolition.

The power lines were also seen as a relatively big problem (19 dots) with suggestions that they be moved scoring 26 dots.

Poor management as reason for decline of the area attracted 17 dots but was seen as a lesser priority for putting things right. 7 of the post it note comments, the largest single grouping, however related to management issues and 4 to estate management issues, such as the role of the caretakers.

Shopping facilities were also much remarked on and the mapping exercise showed the shop to be the centre of most of the adverse comments of graffiti, litter and anti-social behaviour.

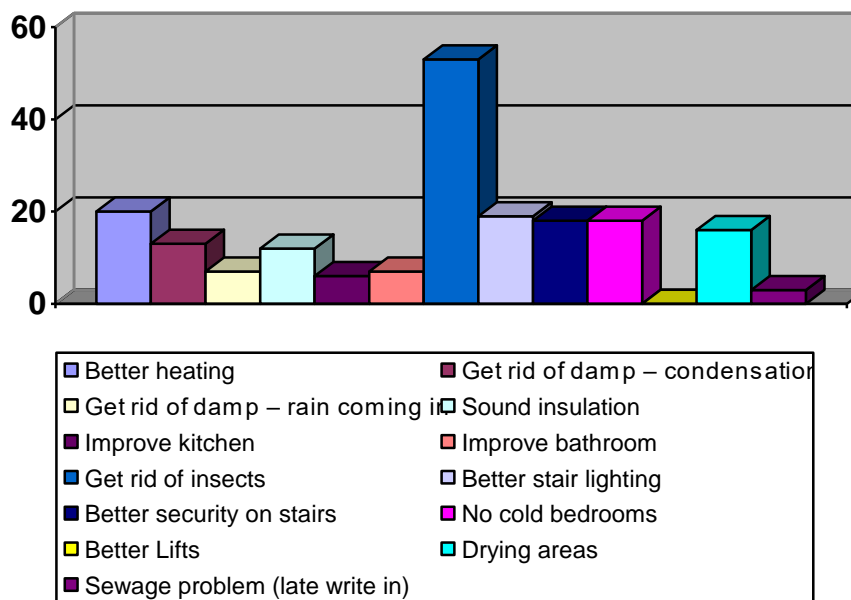
Consultation response: Improving the flats



2.2.2 Improving the flats

The biggest issue identified by far was the prevalence of beetles. Heating and the related issues of cold bedrooms and problems of security and stair lighting were almost equal in second priority place. One post it note comment suggested window frames were badly fitted.

Fig 2.3



2.2.3 Where will you be in 2 years time?

Table 2.2 Where you will be in 2 years time

Where will you be in 2 years time?	Where I think I will be (expectations)	Where I want to be (aspirations)	Dots
Living in the same flat	5	3	
Living in another flat in Gowkie / Garrion	1	0	10
Living in a house in Gowkie / Garrion	0	1	10
Living in a flat elsewhere	3	3	
Living in a rented house elsewhere	8	6	
Buying my own house	3	6	
Not living in Wishaw	1	2	
Not living in Lanarkshire	1	2	
	22	23	

People were also asked about their aspirations and expectations in terms of where they would be living in 2 years time. Overall 6 expected to be living in Gowkthrapple still whilst 16 thought they would be living somewhere else. (A number of dots, probably from 2 or 3 people) were also placed on the still living in Gowkthrapple / Garrion boxes, it was not clear whether these related to aspirations or expectations. In terms of aspirations, 3 would still like to be living in their existing flats whilst 19 would like to be living elsewhere. Clearly, while the overall aspiration is to be moving out of the area, there are a small number of residents who are happy to stay where they are.

2.2.4 Landscaping issues

The mapping exercise showed that improvements to paths were seen as being important (between 34-64 and 66-96 Stanhope; Allershaw Road (near to Tower); by Birkshaw Tower (3); at Castlehill Road leading to Allershaw Road and the path running between backs of houses in Linghope Place and Stanhope Place.) Post it note comments related to poor cleaning of paths and green areas, particularly the presence of broken glass.

2.2.5 Security

Although Police suggest that the drug problems have been dealt with, there were still a number of comments about drug abusers and a number of these were made by young people who clearly felt themselves likely to be victims of crime. The presence of paedophiles was also commented on by young people. A number of comments were made about poor street lighting.

2.3 Community organisation

It is clear from talking to them and from discussions with Council and Co-op staff that:

- There are only a small number of activists in the community;
- Community organisations are small and fractured;
- One effective group is focused on the emerging food co-op;
- There is little contact or trust between the factions and the local housing office;
- There is little sense of focus or involvement in regeneration of the estate.

No doubt there are many reasons for this and there is little point in examining how this situation has emerged but it does have a number of critical implications.

First, it is important that the community is given an opportunity to influence selection and development of strategies for the estate. There are a number of reasons for this:

- Cynicism needs to be overcome.
- Some realism needs to be introduced into perceptions of the problems and the potential of the estate.
- The groundwork needs to be laid for long term tenant management.

Second, strategic partners need to agree on the likely long term role of the community in estate management.

Third, the Neighbourhood Community Workers being appointed through BNSF need to orientate themselves and become involved in Gowkthraple quickly so that they can contribute to this process.

3 Existing plans for Gowkthrapple

3.1 Within Gowkthrapple

There are two key policy areas which are having or will have a considerable affect on the area.

3.1.1 Letting priorities

In the face of increasing vacancy rates, the housing manager is seeking to maintain occupancy in two of the most popular areas of Stanhope Place and Birkshaw Brae and the two multi storey blocks of Allershaw and Birkshaw Towers. This is resulting in the effective clearing of Caplaw Place, Caplaw Tower and Linghope Place, especially the odd numbered houses in the latter.

3.1.2 The Community Park

This BNSF funded project will redevelop the northern part of the centre of Gowkthrapple, providing new play areas and garden areas. The proposals have been designed with considerable community input and are subject to further community consultation though it is understood that development is likely to start soon.

3.1.3 Neighbourhood Management

During the course of this study, the Council has obtained funding through the Better Neighborhood Services Fund to appoint a Neighbourhood Co-ordinator for Gowkthrapple. In the Council's words

'The post of Neighbourhood Co-ordinator will have a pivotal role in affecting change, co-ordinating activities, challenging current practices and ensuring action across all public sector organisations to improve the quality of life for the residents of Gowkthrapple.'

The Coordinator will be part of the Chief Executive's Department and it is important that the cross-departmental responsibility which this implies is recognised. Clearly it is important that this post is filled as soon as possible. The Coordinator's job description is comprehensive but a number of points can be made about the post.

1. The Coordinator will need to become involved both in the development strategy and in monitoring service delivery by a number of departments. The performance of (e.g.) the Cleansing service will have a major impact on the quality of life of residents during a period of change in the area.
2. The Coordinator will need to have access and influence in departments across the Council. It would be useful if procedures were put in place for him/her to be able to obtain detailed reports on service delivery from other departments in Gowkthrapple.
3. S/he will need to develop good relationships with community activists. One way of initiating this would be to involve a small number of community activists in defining a person profile for the post, in shortlisting and in appointing.

3.2 Adjacent developments

A joint marketing venture of housing land, lead by the Council and adjacent to the South West edge of Gowkthrapple recently took place. Land at Old Manse Brae, the northern part of that site, was successfully sold and is subject to a planning application for new build housing. The more southern tranche of land, owned by NLC and crossed by pylons, did not sell and the marketing of this site is subject to review later this year.

3.3 Better Neighbourhood Services Fund

North Lanarkshire Council has attracted £6.75 million from the Scottish Executive to enhance service delivery in the SIP areas of North Airdrie and South Wishaw. The focus is on community safety.

BNSF projects in South Wishaw are set out in Appendix 8.

In Gowkthrapple, the increased police presence has been responsible for moving public drinking off the streets and this has been generally welcomed although it is noted that this has meant more partying on the flats themselves.

The community development response has however been slow to emerge and workers have only recently been appointed.

Planning for the Community Park however is well advanced and consultation has been taking place. There are however still considerable concerns that the park will become another drinking den and that the wooden play features will be burnt down and not replaced. The comments from the community about the lack of children's activities though suggests that the park will be useful though supervision and continued youth outreach work will be required. It is not clear what consultation has taken place with young people about the park. But the recently appointed youth outreach worker should be getting involved here.

3.3.1 Ravenscraig

The overall economy of Wishaw is greatly affected by Ravenscraig which lies between Wishaw and Motherwell, accessed through the predominantly Council owned settlement of Craigneuk. The Ravenscraig steel milling complex at Motherwell was built in 1962, and by the late 1970s was employing a workforce of 13,000. By the time the complex closed in 1991, only 1000 employees remained to be made unemployed.

Re-development in Ravenscraig is planned over the next 20 years. During this time, it is planned that the site will provide:

- 12,000 new jobs
- 3,500 new homes for between 7,000-10,000 residents
- over £1 billion of private sector investment in the local area
- Regeneration of one of the largest brownfield sites in Europe.

Other features of the proposals include:

- Retail and other services – 66,900 sq m
- Leisure including Multi Screen Cinema, Sports Club
- Indoor Ski Slope – 26,060 sq m
- Multi Purpose Indoor Arena
- Hotels
- Car Showroom, Garage and Other Roadside Uses
- Community Facilities – Church, Health Centre, Library
- two Primary Schools and Sports Pitches
- Railway Station
- Community Nature Reserve

An essential contribution to the future of the new Ravenscraig is the provision of sustainable jobs through the creation of a modern business location capable of attracting a mix of industry and commerce. In total, more than 200,000 sq m of space is planned, of which 36,000 sq m will be higher density to the immediate west of the proposed "Town Centre". It is proposed that some 3,500 new homes will be built ranging from high density accommodation within the Town Centre to lower density housing on the edges of the site. There will also be provision for social and special needs housing as part of the new integrated community which will comprise up to 10,000 people. The developers marketing material states that:

"The message is one of modern living where the pieces of the jigsaw that are the demands of a town for the 21st century fit together into an exciting picture of the best in modern living.

Overall, the proposal is advertised to provide a significant contribution to regeneration with outputs comprising:

- £28m per annum increase in local tax base
- local training, employment and business opportunities
- catalyst for further investment
- community transport initiatives
- environmental initiatives.

It is anticipated that funding for the social rented housing element on the site may be sought through Housing Association Grant from Communities Scotland.

Implications for Gowkthrapple

The effect of the Ravenscraig re-development on Gowkthrapple will be to:

- provide ample opportunities for new private sector house building, perhaps drawing some developers attention away from the South West segment of Wishaw
- potentially provide new sources of employment, especially during the construction stage

3.3.2 Wishaw Town Centre

The Town Centre of Wishaw is considered to require contraction and consultancy reports are currently being prepared to consider its future. Planners however note that it is likely that residential development will be promoted in the surplus commercial areas. This area is likely to be more popular than Gowkthrapple as a location for both younger and older tenants who would be most likely to prefer flatted accommodation.

Implications for Gowkthrapple

The effect of town centre contraction on Gowkthrapple is likely to be one of further reducing the demand for flats in the study area.

3.4 Private housing

3.4.1 Private Housing Demand

Discussions with private developers and Scottish Enterprise Lanarkshire indicate that demand for new owner occupied housing in the Wishaw area is currently fairly flat. The proposed development at Ravenscraig will provide some 3,500 homes, with the first of these to come onto the market in 2004. SE Lanarkshire is also involved in development of a site at Range Road which will generate some 500 houses. The combination of falling population and increased supply are likely to keep demand relatively weak for some time. However, three other factors need to be considered.

1. The increasing number of households emerging as household sizes fall will generate some increase in demand. While this may concentrate on smaller units, there may be attractions in under occupying houses, given an attractive price.
2. The history of social rented housing in the area shows widespread aspirations to move to better housing, particularly with back and front doors. There is likely to be demand for attractive owner occupied housing of this kind, assuming that prices are fairly low. This will be reinforced if houses are located in a pleasant area with a good reputation.
3. While there will be several big, phased developments in the Wishaw area, there are likely to be niches for small, attractive developments offering good value.

The implications of this are that it may be possible to attract developers to sites in and around Gowkthrapple if:

- Developments are small and are located in pleasant parts of the area;
- The area's environment and reputation improve;
- Houses can be keenly priced.

However, some ex Council houses compete with the lower end of the mainstream owner-occupied market. For example, recently built flats resell for prices around £45,000 and over, that is they seek a premium of £10,000 or more over the best ex RTB flats because they are fairly modern and have no history of Council ownership. The existence of the pool of ex RTB housing will tend to decrease interest in building new houses.

3.4.2 Site improvement

To bring private housing to the area is likely to require substantial investment in site improvements, realism about site values and a concerted effort to promote the area.

Political support for improving land for new house building may be low however. The redevelopment of Ravenscraig and Wishaw Town Centre are key planning priorities. Planning Officials have also noted that there is an excess of private housing land in the Wishaw area. Figures extracted from the Structure Plan show an excess of supply over demand of 690 houses in the Motherwell Housing Market Area in 2006 and an excess of 2,015 houses over households by 2011.¹

A similar focus on Town Centres, followed by road corridors is likely to be pursued in future by Scottish Enterprise Lanarkshire's Property Team who provide derelict land reclamation funding. The benchmark figure for their intervention in land reclamation is a maximum £100,000 per acre and the figure could be less for a site such as Gowkthrapple which has little "political" priority².

¹ Structure Plan tables 9.1 and 10.5

² Willie Rutherglen, Scottish Enterprise Lanarkshire Property Team

Insert Map 3

Insert Map 4

4 Strategic Development Strategy

4.1 Key issues

In strategic terms, the main problem arises from falling demand for social rented housing. The effect of this has been concentrated in Gowkthrapple due to the poor reputation of the area, the predominance of unpopular flat types and the management problems that have been described above. Redevelopment of the area will be problematic due to the presence of the power lines and the irradiated area adjacent to the Garrion Business Park.

A key issue will be the effect of reduced numbers of houses on infrastructure and facilities such as the school, the shop and, indeed, the protection of the investment in Garrion Co-op which could be jeopardised by increased isolation.

Any successful strategy needs to integrate physical development, housing management, economic and social development and community development. It will need to be transparent and easily understood. It will need to incorporate review points and milestones, at which it will be affirmed or modified and capable of being changed in the light of experience and circumstances.

4.2 Demand for social rented housing

The drop in demand for social rented housing has been well documented above in 1.7. It is clear that poor image and the large proportion of flats in the estate make Gowkthrapple particularly vulnerable to population fall. As long as potential tenants have choice because of excess supply elsewhere in Wishaw, a flat in Gowkthrapple will not seem an attractive long-term option.

One of the effects of this is that the population is likely to become more polarised between older tenants who have always lived in the area and are now ageing and incoming younger tenants who seek to move on as quickly as the housing system permits. It is also likely that the estate will become attractive only to tenants who are dependent on welfare benefits as the cost of buying in a better area approaches the cost of renting.

The speed of decline cannot be predicted with certainty but there is a strong possibility that the current rapid drop in demand, as shown by the rapidly decreasing waiting list and the apparent increase in terminations and transfers, could continue if not accelerate.

The estate is also particularly vulnerable to the effects of policies elsewhere. For example, if there is a significant development of social rented housing elsewhere (in Ravenscraig for example) this could accelerate movement out of Gowkthrapple.

Housing staff are already aware that local policy initiatives could also easily backfire. For example, letting houses to too many young single males or those with social behaviour problems without adequate support could further destabilize the estate. Fairly modest changes in social housing policy such as lettings initiatives elsewhere have already drawn people away. Similarly, any discussion of demolition that is not carefully presented and well informed could accelerate loss of confidence.

The implications of this are:

- Existing void levels will not reduce
- Introduction of local letting initiatives anywhere within the Wishaw area needs to be preceded by careful consideration of the churning effects on other estates.

4.3 Environmental constraints

Two key environmental problems have been noted:

- The pylons and the substation
- The irradiated area at the Garrion Business Park.

Greenbelt

A further constraint on development lies in the presence of Green Belt Land on the opposite side of Castlehill Road. This site lies on the skyline when viewed from the A72 Lanark Road and planners have indicated that no consent would be given for development there.

Power lines

The power lines affect not just Gowkthrapple but also parts of Pather and Overtown.

The extent of health risks arising from power lines is the subject of much debate and recent news articles (e.g. Sunday Herald 27th October 2002). This article suggested that new guidelines would shortly be drawn up, following new research on health risks, that would place a 150m clearance limit on development around power lines. (The current limit is 20m). The National Radiological Protection Board, who sets the safety guidelines, indicates that the issue may be one of actual electromagnetic force (EMF) readings. To establish the reading would require a 2 stage measurement process, the first half of which they quote as costing £3,915-£4611 excl Vat. The recent research suggests that part of the health risk associated with power lines may arise from charged particles drifting downwind of power lines and it may therefore be very complex to establish safe development limits around the power lines.

The NRPB have not indicated that they will be proposing changes in the guidance on developments adjacent to power lines in the near future. This leaves the Council in the difficult position of not being required to act but, knowing the fears that have been expressed, to consider how they can best safeguard their population.

Pragmatically, developers have said to us that they would not now develop within 100m of power lines and we have taken that limit in assessing options for redevelopment. The various clearance lines are shown on Map 4. This attitude also affects the potential for redevelopment of the Garrion Business Park.

The undergrounding of the electricity cables running through the estate has been discussed informally with Scottish Power. They suggest:

- That undergrounding may not be possible due to the need to maintain rapid access to the power supply in case of failure of this key part of the National Grid.
- The cost of undergrounding is likely to be £4M per kilometre, if allowed.

The possibility of rerouting the lines has also been considered. However, rerouting the lines to the north of Gowkthrapple would exacerbate the effects on Pather and rerouting to the South would affect the greenbelt.

Irradiated area

The irradiated area at the Garrion Business Park lies on the site of the old paint shop of the former Smiths Clock Factory where luminous paint was applied to the hands of watches and clocks. The costs of dealing with this problem are currently under investigation and no conclusion has yet been drawn however, the 2 options for dealing with the site are:

- To cap the area
- To remove the waste to Sellarfield.

It is understood that the waiting list for disposal of low-level waste at Sellarfield is in the order of 20 years and that capping would need to consider how much of the radioactivity is leaching into water sources.

4.4 Infrastructure and the protection of existing investment

The decline in population, particularly the ability of young families to move more rapidly to areas where there are more low rise houses will have a major impact on the school (already running at very low occupancy rates) and the shop. The external fabric of the school has been noted as being in relatively poor condition and at some stage, decisions about major repairs may cause the viability of the school to be reviewed. This could

have significant effects on any regeneration strategy selected, reducing any demand for family housing considerably.

The shop does not attract any passing trade where it lies now and its relocation to a more accessible site should be reconsidered. Apparently, this was considered previously but negotiations with the existing leaseholder broke down over the reallocation of the ease and allegations of racial prejudice.

Of particular concern is the protection of Garrion Co-op Housing. While removal of the flats at Gowkthrapple will probably increase the demand for it's own 4 apt flats on a short term basis, in the longer term, the inability to rebuild due to environmental constraints could make the co-op area feel very isolated, potentially with continued access to shops or primary school threatened. The same environmental constraints affecting the remainder of Gowkthrapple and any continuance in the lack of demand for family sized flats could also lead to the eventual demolition of some tenement housing within the Co-op.

4.5 Summary

In summary, the population decline, and subsequent demand for social housing in Gowkthrapple will lead to a continuing high level of voids over a period of say 10-15 years. The cost of overcoming environmental constraints, potentially several million pounds, need to be offset against protection of existing investment in housing at Garrion, and, to a lesser extent, the primary school.

5 Goal setting

5.1 The Goals

Table 5.1 shows the proposed goals, their timing (short medium or long term) and the proposed targets that will indicate whether goals are being achieved.

Table 5.1 Goals and Targets

Goal	Action timing	Targets and action
Match supply and demand for housing over a 5year period	Short term - within 5 years	Demolish bulk of void houses within 2 - 3years
Maintain flexibility in supply phasing to be able to respond to changing demand / changing conditions elsewhere	Medium term review of demand	Maintain void levels at approx 10%, reducing to 3% at end of plan period
Stabilise the area socially and physically (the majority of people should want to continue to live there on a long term basis);	Short and medium term management initiatives	Reduce turnover to 20% of occupied flats per annum. Provide a better balance of house types Minor housing improvements
Improve its sustainability - defined parts of the estate should have defined markets (families, young tenants, older tenants) with facilities provided appropriately.	Short term	Establish estate wide community representation. Local Community Plan should be prepared in consultation with residents over next 2 years.
Devolve local management and integrate initiatives run by different Local authority departments	Short term	Full local management with accepted professional and local resident leadership and devolved budgets within 3 years.
Establish measured impact of environmental constraints and plan appropriately	Short term	Carry out EMF measurements of power lines and substation within 1 year. Complete appraisal of irradiated area and provide costed solutions within 1 year and set plans to ameliorate effects on local population within 2 years
Wider area redevelopment	Long term	To make plans and seek sources of funding to redevelop contaminated and blighted areas such as the Garrion Business Park with the aim of providing a more cohesive and sustainable neighbourhood in this part of Wishaw.

5.2 Short term goals (1 – 3 years)

5.2.1 Balance of supply and demand

It is clear that void houses will not be reoccupied and, in fact, voids are likely to continue to increase. There area number of options for a demolition strategy and these are considered in section 6 below.)

5.2.2 Management initiatives to increase demand

Management initiatives that may generate new demand for social housing (“rebranding”) also need to be investigated e.g. to provide housing for workers rebuilding Ravenscraig. This will require liaison between Scottish Enterprise, developers and housing however numbers requiring housing are likely to be small and may prefer housing elsewhere nearer to the site.

5.2.3 Housing Improvements

Further improvement of remaining blocks is required in order to maintain confidence in the estate however these will not be easily achieved due to a number of factors including:

- The fact that recent upgrading has been comprehensive and radically changed the appearance of the estate already
- The type of construction being Bison Wallframe limits the ease with which remodelling can be considered.

One option is to demolish the larger half of the paired blocks is one of the best ways of achieving visible change in the estate and improvement to the flats. This would both remove the more difficult to let 4 apt flats and allow more light and a more open aspect to the remaining houses. However, remaining blocks could feel isolated.

In terms of internal improvements, residents would like to see:

- better central heating
- better security within the internal corridors and stairways.

In terms of the latter, we would suggest that front doors are moved forward to eradicate one of the unsupervised blind corridor areas and mirrors (polished metal or plastic) provided to remove further blind spots.

5.2.4 Community representation

A design and planning based strategy will not be enough. In the short term, goals should be directed towards developing local management initiatives.

Community representation needs to be sought and its development planned, supported and channeled. The council and its partners need to commit to a process that will achieve:

- Involvement of a range of individuals and groups in finalizing the strategic options;
- A consensus on how these groups should develop and their role in housing, social and economic initiatives;
- Adequate resourcing, both in financial and developmental terms.

Local Community Planning

Strategies need to be adopted corporately in recognition that many agencies and departments’ work has an impact on the area. To achieve sustainable results, there needs to be:

- Linkages with other social and economic initiatives;
- Devolved and well resourced local management incorporating all local services;

Particularly, it will be important to develop a strategy to deal with anti-social tenants and those who have difficulties through family or personal circumstances such as substance abuse. It is important that these tenants are not just moved on to other areas and continue exhibiting behaviour which has already lead to massive void problems.

- The maintenance of demand for existing community facilities such as the school and the shop.
- The provision of better community facilities.

5.2.5 Environmental Investigations

In the short term, the redevelopment options suggested below need to be fully considered through appropriate environmental investigations carried out and options for further demolition selected.

5.3 Medium term (3 – 5 years)

We suggest that realisable goals in the medium term (say 3-5 years) are as follows:

- To build new low rise “back and front door” housing between Garrion and the Secondary School (assuming that the effect of power lines is not apparent at this site)
- To make a realistic attempts to change the area’s image and its sense of self-worth
- To improve the environmental services in Gowkthrapple
- To improve some of the housing stock to make it more attractive as an immediate option and as a long term home, particularly for remaining families
- Following careful monitoring of demand, to demolish further excess stock as required.

5.4 Long term (5 years plus)

In the long term, the effects of the environmental factors on redevelopment need to be considered and choices made about whether Gowkthrapple and Garrion have the potential for additional housing development. (let’s be positive, don’t think we should advocate medium term investment in new build and improvements and then decide the area’s untenable.) Undergrounding of power lines could allow for more housing to be built along Castlehill Road and open up the Garrion Business Park for use as residential land (it is understood that planners would have no objection to this change of use as there is ample industrial land available in the area.

6 Option Appraisal

6.1 Development Options

Table 6.1 show the key areas where options exist for redevelopment of the estate. The options are discussed further below. (A number of management initiatives, which are not considered optional but which will work with all of the options discussed are set out in section 7.)

Table 6.1. Options table

Options for phasing of demolition	Options for new build	Environmental Options
No demolition	No new build	Do nothing with power lines
Demolish void houses at Caplaw Place, Caplaw Tower and Linghope Place	Use of 2 sites in short & medium term 1. Caplaw Place (approx 44 houses) 2. Land between Heathfield and Clyde Valley High (approx 40 houses)	Put power lines underground
Further demolition of block containing 4 apt flats	Long term 1. Use of land around Garrion Business Park 2. Potentially, depending on power line emissions, along north side of Castlehill Road (approx 20 houses)	Reroute power lines
Further demolition of blocks nearest power lines / substation		Cap irradiated site
Demolish all flatted stock		

6.2 Demolition options

6.2.1 No demolition option

For this option to have a chance of working (i.e. to increase demand for the area) a number of actions need to be taken apart from the addition of intensive local management i.e.

- environmental issues will need to be resolved, such as dealing with the power lines and irradiation (say £5M)
- internal improvements will be required to be carried out to the blocks to improve security and heating and to deal with insect infestations (say an additional £15,000 per block)

- some external signs of change will be required, though it is not clear what these might be given the amount of work already carried out in the area
- social, community and economic projects would be even more critical than with any other option.

Without these works, we envisage voids continuing to increase.

No account has been taken of the cost of consequent voids appearing in other areas of Wishaw.

It is not possible to postulate a scenario where demand increases and families move back into Gowkthrapple without significant external signs of improvement such as removing the electricity pylons and relocating and improving the shop and community centre. So this is, essentially, a “do nothing *now*” option. On the plus side, the costs of demolition are deferred and there is no requirement to pay home loss payments. Eventually, entire blocks will clear and can be completely boarded over so reducing security costs. Until that time however, the remaining tenants will live in isolated flats, no improvement will be seen to be being attempted and security costs will be high. It is not recommended that improvements are carried out to blocks in the absence of identified demand so empty blocks would be mothballed until a decision is made.

6.2.2 Demolition options

An obvious start point for demolition are the blocks at Caplaw Place which are substantially void. On the plus side, clearance of these blocks will involve the council in the minimum of decanting and homelessness payments. They are also predominantly the larger blocks and between the 4 storey blocks, contain 30 four apt flats out of 123 in the whole estate. Clearance would also provide a site for building of new housing furthest from the potential health effects of the power lines. However, had these blocks not been empty, it would have been proposed that others further away from the main road and nearer to the pylons would be demolished first. At a rehousing cost (including homelessness etc) of £3000 per tenant, rehousing 182 tenants back into these blocks so that others could be demolished elsewhere in Gowkthrapple would cost £546,000, enough to construct at least half a dozen houses. It is therefore proposed that the first stage of demolition should be at Caplaw Place.

In addition to the demolition of houses at Caplaw Place, we propose two options for further phases of demolition.

Demolition Option A – driven by demolition of larger 4 story blocks. This will remove the larger, family size flats which are harder to let and leave more of the smaller flats which are suitable for rehousing the younger couples and singles who are the states main potential client groups at present. On the downside though, the remaining blocks could appear isolated, disruption will be spread around the estate rather than concentrated and the cost of demolition would be slightly higher.

Demolition Option B – driven by demolition of blocks nearer to the power lines. Option 2 must be selected if environmental investigations suggest that emissions from power lines could be detrimental to resident’s health.

Otherwise, costs of demolition are similar between the two options and the phasing of both could be set over a period of years and on a flexible basis to meet demand.

6.2.3 Demolition - option selection

On the whole, it is recommended that houses nearest power lines are demolished first.

The proposed demolition programme is shown in Table 6.2 and a plan showing the proposed phasing of developments also follows.

6.3 New building

Residents have asked for new “back and front door” housing. This can be justified on a number of grounds:

1. Given the scale of demolition proposed, we do not envisage that the provision of new housing in Gowkthrapple, on a limited scale, will detract from demand elsewhere.
2. Accommodation suitable for families with young children is required for rehousing.
3. Family housing would help to maintain the diversity of age groups within the area.
4. Demolition without rebuilding could send a signal to residents that the area is definitely on the slide and lead to further leaching of demand.
5. New housing could make Garrion Housing Co-op more sustainable.

If however, the school closes due to high fabric costs combined with low occupancy, then it would be harder to justify building new housing.

Any new housing provided should be family type housing though with some provision for smaller amenity type flats and some wheelchair housing.

6.3.1 Number of new houses required

It has been suggested that an optimum size for Gowkthrapple could be suggested. This has been considered however there are no hard or fast rules that can be used. Obviously the optimum size to maintain the school and shop would be the size Gowkthrapple is now but with all houses populated. This will never happen. The sustainability of the shop, as it is situated now, is very dependent on the local population. Moving the shop to a street frontage with parking would increase passing trade and could allow the shop to survive an area where population continues to fall. The Housing Association would benefit from having a larger stock however, to reach a figure of say 500 houses, even including the stock managed in Forgewood, would require an increase of 134 houses, added to the Garrion stock. Given that it is already suffering from a surfeit of 4 apts flats, this additional stock would need to come from new build housing. It is not felt however that this level of new build is indicated by demand figures.

In the absence of a desired number of new build houses, site considerations, i.e. how many houses could physically be built in the area, become critical.

6.3.2 Site options for new build

There are 2 potential options for provision of new build:

New Build Option A

Subject to satisfactory outcomes of environmental investigation, land could be developed along Castlehill Road. There are 3 potential sites, however all lie within 100 m - 150m of the power lines:

1. Land between Garrion and Clyde Valley High.
2. Caplaw Place.
3. Frontage development along Castlehill Road between Linghope Place and Stanhope Place.

The new development between Garrion and the secondary school would boost confidence in the area and be a very visible sign of change to the whole of Wishaw. It also uses land which is least likely to be affected by EMF radiation from the power lines.

The Co-op has considered the site between Garrion and Clyde Valley High School for development on a number of occasions and enquiries made of the Planning Dept and the Council about its acquisition for new residential building. The Co-op has been told that the land is affected by road proposals however these are not outlined in any statutory plan. There appears to be no reason now why the land should not be used for residential purposes however access to the Smith Avenue site does need to be

considered and the Planning Department should be approached to reconsider development of this site.

The third site is currently occupied by housing which is considered to be some of the most popular in Gowkthrapple. The development of this site would therefore be a long term option.

New Build Option B

Planners have suggested that land at Garrion Business Park could be rezoned for residential use however there are a number of barriers to its use:

- Presence of power lines, including the high visual intrusion across the current site entrance along Smith Avenue.
- The irradiated area
- Requirement for additional access points.

While a substantial acreage could be provided, considerable reclamation and environmental work would be required. Scottish Enterprise Lanarkshire could provide support however, the benchmark figure for their financial involvement would be a probable maximum of £100,000 per acre. The highest levels of grant are obtained by the most useful and marketable sites rather than those sites requiring most attention. It is not considered that this would be sufficient to deal with the problems.

6.3.3 New build site selection

The options suggested above are not mutually incompatible. Phasing of development will however be affected by the site constraints.

It is proposed that the land at between Garrion and Clyde Valley High be developed first, followed by the site Caplaw Place, once planners have made decisions about any required access to the Smith Avenue Site. The development of Smith Ave and the site occupied by housing blocks at Linghope Place and Stanhope Place could follow.

The rationale for this is that, if the school were to close, it will be harder to justify building a second phase of new housing. Building on the land between Garrion and the Secondary School first would link Garrion with Overtown. Inevitably, new build houses will still be standing when the remaining 30 year old blocks at Gowkthrapple are demolished. At this point, housing at Caplaw Place would start to become isolated and there may still be sterilisation of land by the pylons that prevents development on other sites.

These sites are shown on the following plan. The development of 40 houses within the first 5 years has been assessed (See section 8.0) and an indication made of required grant.

Table 6.2. Proposed demolition phasing

Year			Number of blocks	2 apt	3 apt	4 apt	total	Cumulative total demolished	Approximate cost.
1	Demolition of Caplaw Place and Linghope Place (odd)	Block type B	5	5	45	30	80		
		Block type C	2	14	18	0	32		£394,000
		Block type A Multis	1	11	59	0	70		£500,000
		Total demolished	8	30	122	30	182	342	£894,000
		<i>Housing mix remaining</i>		117	325	93	535		
2	Birkshaw 4 storey blocks (evens)	1 of block type B	1	1	9	6	16		
		3 of block type C	3	21	27	0	48		£225,000
	Stanhope (66 - 128)	1 of block type B	1	1	9	6	16		
		1 of block type C	1	7	9	0	16		£125,000
		Total demolished	4	30	54	12	96	278	£350,000
	<i>Housing mix remaining</i>		87	271	81	439			
3	Linghope (66- 128)	1 of block type B	1	1	9	6	16		
		1 of block type C	1	7	9	0	16		£125,000
	Stanhope (65 - 127)	2 of block type B	2	2	18	12	32		£125,000
		Total demolished	2	10	36	18	64	342	£250,000
		<i>Housing mix remaining</i>		77	235	63	375		
	Total demolished	32	70	212	60	342		£1,494,000	

Note: plans show new build as Phase 3 and the third demolition stage as phase 4 of the overall development plan

6.4 Environmental Options

6.4.1 Do nothing with power lines

Apart from the unquantified risk from EMF radiation, the pylons provide considerable visual blight and are considered a hazard by local residents who both fear children climbing them and have concerns about lines and or pylons blowing down. The biggest problem however lies in their blighting of the area for redevelopment and it is felt unlikely that private developers will be interested in Gowkthrapple sites while the pylons remain.

6.4.2 Put power lines underground

As has been noted above, these will cost approximately £4M per kilometre to underground. Approx 1 kilometre of line would need to be buried in order to clear both Gowkthrapple and the Smith Avenue site.

6.4.3 Reroute power lines

The only satisfactory route for the power lines would be to the south of the Castlehill Road across the existing green belt site. However, the lines would then need to swing sharply to the north again to rejoin their existing path to the north of Overtown. This does not therefore seem to be a useful option.

6.4.4 Cap irradiated site

Further study of the irradiated sites is required to check whether the site is safe to be left or whether there is leaching of radiation into water courses. If the site is safe then, given the 20 year waiting list for removal of irradiated material to Sellarfield, it seems that capping of the irradiated areas and then leaving them as open space would be a workable option if the site were to be required for redevelopment. If however there is to be a long delay in dealing with the power lines, then it would be better to wait for space at Sellarfield to be found.

6.4.5 Environmental Proposals

It is recommended that EMF surveys of the power lines should be considered and associated health risks and costs of associated planning blight on redevelopment proposals established. Decisions can then be made about the need to bury the lines and a plan formulated for the redevelopment of the Smith Avenue site.

6.5 Other redevelopment options

Comments have been made about the difficulties faced by the shop and the apparent unpopularity of the community centre. While it may be difficult to justify the reprovision of the community centre if population levels are projected to fall significantly, it is proposed that the shop is redeveloped adjacent to Castlehill Road. A capital cost of £1.974M has been allowed for in financial projections for the rebuilding of both shop and community centre and £500,000 for rebuilding of the shop only in some options. Thorough business planning of the shop and community centre proposal however could model the effect of income from rents and lettings on the overall cost of the centre's running and construction and suggest other alternatives for provision.

Insert 4 New Build

7 Management tools to support physical regeneration

7.1 Management tools supporting redevelopment

Without considerable investment in neighbourhood management, there is a strong possibility that the demolition proposed will be seen as a loss of confidence on the area. We propose use of the following management tools to support physical redevelopment. It is not anticipated that such measures could increase population levels in the area but they should help to promote social justice in the area:

Community Development Work:

- Establishing children's' activities
- Establishing community representation in neighbourhood management
- Welfare Rights Advice
- Parent Support Networks
- Police liaison, especially with Young People over their concerns of being victims of drug users and paedophiles.

Neighbourhood management initiatives to co-ordinate work of all agencies:

- supporting community development initiatives
- considering roles of caretakers
- dealing with insect infestations
- provision of intensive tenancy support, particularly for alcoholics, vulnerable young people, single parents
- marketing initiatives e.g. to "rebrand" social housing in the area such as to provide housing for workers rebuilding Ravenscraig, to
- Youth employment initiatives such as Youthbuild.

Housing Improvement:

- Bringing front doors forward to avoid blind corners on stairways; use of mirrors

Estate Improvements:

- Landscaping budget
- Responding to community priorities e.g. pedestrian crossings, litterbins & additional post boxes.

The recommendations below place demands on staff time and on budgets. However, considerable effort is invested at present in filling void houses to little long term effect. By refocusing staff priorities and investing the same time in a long term strategy, better results are likely. Moreover, if the number of voids decreases through demolition, staff time can be diverted to other estates. The recent move to generic management working (rather than having specific staff in the Wishaw office concentrating in specific estates) will make this redeployment easier.

7.2 Neighbourhood management

A proposal is currently before the Council to employ a neighbourhood manager. We would envisage this post undertaking the following:

- To develop a local Community Plan.
- To co-ordinate work of all agencies to provide better management overall and particularly during redevelopment. (see 7)
- Supporting and directing community development initiatives.
- Considering the roles of caretakers and whether these could be expanded to carry out, and have more direct influence over, more environmental maintenance, repair inspection and security related tasks.
- Dealing with insect infestations. This is a considerable problem for residents and requires co-ordination of environmental services, housing, resident education and support.
- Provision of intensive tenancy support, particularly for alcoholics and other substance abusers, vulnerable young people, single parents. This will involve liaison between social services, care agencies, health trusts and housing.

- Youth employment initiatives such as Youthbuild. Again, this will require liaison between Scottish Enterprise, developers and housing.

This requires a senior post and the employment of someone with a wide-ranging experience of development issues.

7.2.1 Regeneration Management Recommendations

The strategy area will need to be managed intensively for a number of years. There are several reasons for this:

- Residents will need to be decanted from blocks to be demolished. The large scale of this movement could potentially bring problems in community stability if it is not handled carefully;
- The improvement programme will need to be managed, so that as far as possible residents can move into improved houses without decanting. While this can cut across lettings driven by other indicators of housing need, there are clear benefits in the speed of a programme and in the early development of community stability;
- Confidence needs to be maintained in those houses likely to have a long-term life. It is particularly important that the investment in these houses is seen as being sustainable;
- Confidence also needs to be maintained in those houses which may only have a 10-15 year life but which will play an important role in re-housing residents from blocks that are to be demolished.

It must be recognised that high quality management can be successful but is expensive

7.2.2 Estate Management

The physical condition of the housing stock with a projected long-term life needs to be maintained at a high standard. Pressures generated by demolition and re-housing will make it important to adopt an intense and proactive approach to buildings' appearance and condition.

Key estate management actions such as:

- Daily inspection of common areas;
- Rapid removal of graffiti & rectification of vandalism, within a few hours at most;
- Good quality maintenance of common services such as lifts and rubbish chutes
- Formal reporting, monitoring and follow up of problems to other service providers.

are likely to become more important and more time consuming. Some renegotiation of caretakers priorities may be required, however their input will become even more important to the maintenance of satisfactory conditions for residents.

This may necessitate review of service level agreements and maintenance contracts.

7.2.3 Active void management

Active void management will also become increasingly necessary. In the short to medium term, the existing better quality housing stock with a medium or long-term life will be in demand from people moving out of buildings that are to be demolished. Eventually however, the long-term fall in demand for most houses, apart from low-rise types, is likely to reassert itself. Consequently, voids are likely to re-emerge in multi-storey flats and tenements. This problem needs to be foreseen and planned for, if recent history is not to be repeated. Options include identifying social groups who are under represented among council tenants such as young single workers in local employment and actively promoting selected council stock to them. We understand that this has been done with limited success so far. The tactic needs to be continued and discussions with the hospital and perhaps, in conjunction with Scottish Enterprise Lanarkshire with the developers at Ravenscraig should be considered at an early stage

7.2.4 Lessening the social impact of demolition

There will need to be active support for tenants moving from demolition stock and for their new neighbours. Tenants moving because of demolition often come with a poor reputation, no matter how undeserved. They may be the cause of or the excuse for degeneration of previously stable blocks. In order that the decant process required through demolition can be effectively managed, the following are recommended:

- There should be a clear and robust explanation of formal tenancy conditions and the council's expectations of tenants to residents when they move
- Reassurance should be given to the existing residents, backed by explicit and high profile action, if tenancy conditions are breached
- Particularly close attention should be paid to physical conditions during the settling in period
- Detailed sharing of information with other agencies, notably social work, cleansing and police

7.2.5 Action on Anti-Social Behaviour

Anti-social behaviour is clearly a major influence on declining demand for the area. Community members consulted were of mixed views on the effect of the presence of notable local drug dealers. Whilst calling for greater police action, it was also felt that it was almost inevitable that there would be some drug dealers in every area.

The presence of tenants with alcohol and drug problems was also noted by housing staff. The description of these tenants' behaviour patterns suggests that their problems will be fairly intractable.

It is not suggested that anti-social tenants are simply moved on to create problems elsewhere but that the proactive multi-agency approaches outlined above should be extended to tackling anti-social behaviour that is less intractable. Managers need to consider carefully whether anti-social behaviour is a result of tenants having other problems (which could be dealt with through provision of social support) or whether it is due to a lack of consideration for neighbours. In the case of the former, tenants should be directed towards source of help such as parent support networks and initiatives to support those with alcohol abuse problems. In the case of lack of consideration for others, the Council should consider intensifying further its existing approach to anti-social problems including:

- Provide advice and assistance to ensure tenants are fully informed and aware of the obligations and responsibilities of both tenant and landlord.
- Develop a protocol allow the local housing office to call on other agencies for assistance in relation to disputes and anti social behaviour.
- At more senior level, review service levels in street cleaning, rubbish collection, graffiti removal and window and door repairs to minimise impact of anti social behaviour on perceptions of the area.
- Make use of independent mediation/arbitration services if deemed necessary.
- Provide clear information for tenants regarding complaints.
- Categorise complaints according to severity and manage and monitor accordingly.
- Train staff in evidence gathering.
- Make full use of the legal sanctions available to the landlord.
- Set and monitor performance targets.

Possible targets are:

- Number of conditions of lets complaints initiated by officers
- % of requests for investigation made by tenants in terms of
Maintenance of Gardens and/or Communal Areas
Nuisance or annoyance
- % of visits carried out within 3 working days of receipt of complaint
- % of complainants notified of the initial outcome of investigation within 8 working days
- % of complainants notified of progress of investigation every 6 months

- % of complainants notified of final outcome of investigation
- % of complainants who find that anti-social behaviour has been reduced or eliminated.

7.2.6 Support for Young Tenants

There is a tenancy support service now operating within North Lanarkshire. The regeneration process will produce both accentuated need for support for young people in house and an opportunity to establish an innovative, inter agency approach to this.

There is a need for youth representation, capacity building and improving how agencies serve young people. Therefore the following actions are recommended:

- Establishment of joint training programmes for local young people and local agency staff, focusing upon local regeneration strategy, local service delivery and the development of community involvement structures;
- Establishment of local representative structures for young people which feed into wider local community involvement structures;
- Recruitment of a locally based Young Persons Officer with a remit to develop services for young people. While his/her job description would be primarily housing based, s/he would also have a responsibility to develop other agencies' accessibility to young people.

The area covered by this Young Persons Officer might need to be more widely drawn than Gowkthrapple alone in order for the post to be sustainable. The Young Persons Officer would aim to secure:

- Improved accesses to suitable housing for young people;
- improved housing support for young people, leading to fewer management problems;
- contribution improved accessibility in (e.g.) health or employment services for young people in the area.

There is considerable experience from elsewhere which this worker can draw on in day-to-day aspects of the job. For example, City of Edinburgh Council has established a pilot support project for 16 to 17 year olds in one local office. While the themes of the project - sustaining tenancies, reducing rent arrears, reducing management problems and supporting community involvement - are not in themselves unusual, the concentration on this age group rather than the wider 16-25 year old group recognised the intensity of their support needs. While numbers involved are relatively small, indicators such as repossession of houses from very young tenants, rent arrears and neighbour complaints in this group seem to have improved markedly during the project period.

We suggest that a number of initiatives could contribute to stabilising the area and making it attractive for younger people.

A Youthbuild Project

Youthbuild projects link young people and construction projects through training, personal development, supported tenancy and the prospect of a job. They can deliver pre-vocational training through Skillseekers and help trainees to progress to full crafts qualifications through Modern Apprenticeships. They can be linked to new build, major repairs or large-scale routine maintenance programmes. To be successful, they need:

- Multi agency cooperation;
- Detailed contractor commitment at high level;
- Hands on management.

This type of project could link to construction proposals in Ravenscraig. Links could also be made with major institutions nearby such as Wishaw General Hospital and Motherwell College which could become partners in the project.

7.2.7 Delivering Housing Management Services

This service needs to be delivered through a comprehensive local management, development and community involvement function. This needs to be locally based, quickly responsive to local issues and easily accessible to residents.

The local offices need to have more systematic reporting methods in place that will allow:

- Frequent and flexible production of relevant management reports;
- Monitoring of key management issues such as occupancy and voids, rent account status and repairs plus information on the status of each new build or refurbishment project;
- Ease of communication between local offices and headquarters;
- Ease of access to information in response to resident queries.

It was noted that the housing presence in the estate does not deal with local development issues, such as the community park development this task being undertaken by the housing manager who is based outside the estate. The proposal for a neighbourhood manager, who could pick up some of these issues, could ease communications and provide a point for liaison with community groups.

7.3 Long term community involvement

The reticence and cynicism which often constrains community involvement can be offset to a significant degree by well-publicised arrangements which offer:

- access to middle and senior level staff from a range of the agencies;
- the possibility of direct influence over services at a very local level.

It was noted by community members that the current community representation is divided. This is not unusual but can be managed through better co-ordination either through existing structures such as community councils or the development of a community forum which can support groups pursuing specific community related objectives. This will require additional community support.

7.3.1 A Tenant Management Organisation

The community involvement strategy could work towards this, if there is demand from within the community. It could:

- have formally devolved control over a local budget covering routine repairs and maintenance;
- control of day to day operations of social and economic initiatives;
- jointly with the partner agencies, review and steer policy in the area.

7.4 Economic related initiatives

A Youthbuild initiative. This would derive training and employment opportunities from housing investment, repair and management linked to supported housing provision. (A foyer in the strict definition of the term is not appropriate as levels of youth homelessness are low due to the easy availability of housing.)

Other training and employment initiatives. These would take a Youthbuild type approach, offering comprehensive support but concentrating on other industries such as health, care or horticulture linked to garden centres and greenhouse based commercial horticulture in the nearby Clyde Valley.

A social enterprise

This could deliver repair, maintenance and caretaking services in the area, under contract to a TMO.

7.4.1 Implementing economic development

The prospects for training and employment initiatives on the estate were discussed with Routes to Work (RtW) and Craigneuk Development and Support Unit who act as RtW's agent in the area. They are keen to become involved in mapping need for and availability of such initiatives.

It is suggested that the Council ask RtW and CDSU to undertake a review of the need and potential for training and employment initiatives in Gowkthrapple, investigate communication routes and assess the possible targeting, funding and management arrangements for such initiatives. If they do not have appropriate resources in house to address this comprehensively, it is suggested that the Council should provide resources so that they can secure assistance to do this.

A large number of unemployed single parents have been identified as living in Gowkthrapple. It is suggested that programmes to bring this group of residents into work are funded through the ECs EQUAL programme and any projects should include childcare, parent support, education and reduction in drug dependency as part of the overall preparation for work

Insert Map 5 Internal security measures

8 Implementation

8.1 Timing and phasing

It is proposed that action should start immediately to secure the estate with a review in 5 years time once high additional planned maintenance costs for the multi-storey flats are predicted to be required.

If demolition options are selected, then demolition should be phased as shown on Plan 4 on page 43. Improvement work should commence at the parts of the estate which are predicted to have the longest life i.e. flats in Stanhope Place.

8.2 Funding Sources

8.2.1 Considering stock transfer

Typically, estate regeneration involving a housing association has been brought about through stock transfer with funding for acquisition and improvement or replacement provided by Scottish Homes/Communities Scotland in addition to the housing association's private borrowing. This model of stock transfer raises a number of issues:

- demolition costs are high and adding these to the cost of new build would result in overall costs that would not demonstrate value for money to Communities Scotland. To illustrate the point, the cost of demolition at Caplaw Place is estimated to be £894,000 (before fees etc) or approximately £20,000 per new house to be built before any construction might be undertaken
- the level of voids, the high costs of management, the high level of turnover and arrears means that any housing association taking over would require a high level of grant for the proposal to break even

However, Communities Scotland is currently reviewing stock transfer guidance and there may be opportunities for partial stock transfer which brings in community regeneration funds. There is little guidance as such just now however, it is clear that any transfer would have to be within the context of the Local Housing Strategy and there would have to be some future for the area. How this latter point is defined will be critical in deciding whether such a route is feasible. Such a stock transfer would work best with the certainties offered by Option 2, complete demolition.

If this stock transfer route is not feasible, then NLC will need to shoulder the costs of estate regeneration (demolition, improvement and management) though Communities Scotland may be willing to support new build through an RSL. A case would need to be made through "prudential borrowing" for sufficient expenditure to deal with the area.

8.2.2 Neighbourhood Management

The bulk of the cost of this is likely to remain with North Lanarkshire Council BNSF Funding.

The Community Planning regime has been very useful in bringing together many aspects of government action at the local authority level. It is suggested that this type of process could be used at the local level to co-ordinate the plans and actions of a number of public bodies at the estate level.

8.2.3 New Build

It is suggested that NLC and Communities Scotland pursue development on the site adjacent to the secondary school. If a decision is made to invest in the physical fabric of the primary school, then consideration should be given to continuing new build through a second phase of build at Caplaw Place to support school rolls.

Interviews with developers suggest that the private sector may be very reluctant to become involved in providing housing in Gowkthrapple. This leaves Communities Scotland as the main source of funding for new development though it is possible that

some private funding could come from limited use of shared ownership. It is possible that more shared ownership will be possible in later stages of redevelopment.

8.2.4 Housing Association involvement

The houses and land at Gowkthrapple are effectively blighted by the pylons and pollution problems and effectively have a negative valuation for housing purposes. Transfer of tenanted stock to a housing association could only go ahead if there were a significant dowry. Any association taking over would have to be sure too that there were sufficient demand for Gowkthrapple to be sustainable even on a much reduced number of better quality units. It is unlikely that any association would be interested in what is simply the transfer of difficult low demand stock away from the Council.

The issue of promoting new build by a land swap based partnering deal has also been considered to see if efficiency gains could be harnessed. However, considerably large areas of land outside Gowkthrapple would need to be included in any deal to reduce the upfront cost of demolition and new build. The issue of land at Ravenscraig has been however there are concerns about developing social housing here in competition with existing social housing stock already facing declining populations. It is possible that new social housing at Ravenscraig will be HAG funded and any housing associations keen to develop could struggle to find sufficient reserves to deal with development at both sites. It is therefore suggested that a traditional HAG funded development is funded through Communities Scotland.

8.2.5 Employment related initiatives

Scottish Enterprise Lanarkshire is currently chairing the North Lanarkshire SIP and, from what has been discussed in informal interviews, would consider supporting Youthbuild type projects. It is also suggested that EC funding from the EQUAL Programme could be used to bring young single mothers back into the employment market though it must be remembered that considerable support with basic education, child care and even drug dependency would be required.

8.2.6 Care related support initiatives

Some support may be available under the Delayed Discharge Community Action Plan to support additional intensive domiciliary care provision in Allershaw Tower. Social Services and the Health Trust should also be involved in the provision of community support for those with severe alcohol and drug use problems and for support in training local housing workers in dealing with those with alcohol and drug abuse problems.

8.3 Further consultation

An essential component in estate regeneration will come from community action. Further consultation on these proposals with the community will help to develop a more active community. Residents may have particular views on the demolition programme.

As tenants leave from flats in the second and third phases of demolition, then these flats should be left vacant and incoming tenants directed to the most stable blocks.

A review process should be set up so that decisions about further demolitions or improvements are taken in the light of evidence of population movements.

9 Conclusions and recommendations

9.1 Summary of the findings

9.1.1 Low demand

Gowkthrapple is suffering from a number of problems which results in low demand for the housing there.

Low demand for social housing is not a phenomenon unique to Gowkthrapple however. Such demand problems have become a national issue. Academics and professional bodies, such as the Chartered Institute of Housing, have suggested a range of causes including a surplus of social rented housing provision; population movements related to the loss of manufacturing employment and associated jobs; and the image and role of social housing. Nationally, and all else being equal:

- People are less likely than in the past to choose social renting over owner occupation;
- Social housing is increasingly seen as a short term solution rather than a tenure for life
- Those who choose to rent are increasingly likely to choose low rise housing

There are a number of additional outside factors which are likely to lessen demand for flats in an area with poor environment and a poor reputation. In addition, even where tenants are attracted to such areas, these factors will tend to encourage them to move on as quickly as possible to low rise housing in more popular estates.

9.1.2 Depopulation impacts

In North Lanarkshire:

- The population is likely to stay static or to decline;
- There is likely to be a modest increase only in the number of households and these will be smaller households on average;
- There is a good supply of decent social rented houses elsewhere in the Council area;
- There is likely to be a growing net supply of social rented houses as demand falls and new houses emerge, for example at Ravenscraig.

9.1.3 Housing Form

Like other areas, such as the Glasgow peripheral estates, North Lanarkshire is finding the demand for flats in particular is declining rapidly. Partly this is a matter of choice – if houses are available, then tenants will choose these. Flats are a housing form which are not suited to the increasingly residualised social sector, North Lanarkshire has already demolished a number of flats around Wishaw yet the waiting list for Gowkthrapple flats has continued to decline.

It must also be noted that the flats in Gowkthrapple are family sized houses. There are no families on the waiting list for Gowkthrapple.

9.1.4 Environment and house condition

The external appearance of the flats is good, the landscaping to the scheme of good quality and the area well covered by CCTV and well policed. However, there are security issues within the blocks, massive numbers of complaints about insect infestation and problems of poor heating which requires replacement. Although there has been massive investment in the houses, further works to the blocks are required to increase tenants satisfaction.

Tenants are concerned about health risks from the electricity pylons and the fact that there is radioactive waste buried in the ground adjacent to the school is well known.

9.1.5 Locational issues

Locational factors must also be considered. Even without the pylons which parade through the estate and the radioactivity on the adjacent land, Gowkthrapple would be a poorly situated built on marshy ground on the outskirts of the Wishaw with only 1 shop and few other social facilities.

9.1.6 Conclusion

The problems at Gowkthrapple are part of a wider phenomenon of low demand for social rented housing and it is concluded that Gowkthrapple provides the wrong type of housing, of the wrong size and in the wrong place.

The implication of this is that, no matter how imaginative and energetic the management of Gowkthrapple is, it is likely to be overwhelmed by the impact of outside factors.

Notable academics such as Professor Glen Bramley have suggested that demolition is likely to be better than risky regeneration, especially where the client base is likely to have to rely on young, unmarried, low income people who are marginal in terms of their viability and stability as separate households. The analysis of recent lettings shows that this is precisely the client group that is being housed in Gowkthrapple.

9.2 Appraising the options for action

Options for action should be appraised against the following factors:

1. Whether they will stabilise the area, matching number of houses with the population and be sustainable in the long term
2. Whether they deal with tenants' aspirations which have been shown to be, in order of priority:
 - (a) Improving the reputation and external perceptions of the area
 - (b) Providing "back and front door" housing
 - (c) Dealing with the pylons and other environmental issues
3. Whether they are fundable and provide value for money
4. Whether they provide a sustainable and vigorous community

9.3 Appraising the options

Three options were developed:

- Option 0 - a "do nothing" option
- Option 1 - partial clearance
- Option 2 - complete demolition

9.3.1 Option 0 – do nothing

Option 0, no demolition, requires substantial efforts to increase the population base to match the number of houses and it is unclear how some of the works which are required to change the environment of the area, such as removal of pylons and reprovision of the community centre, would be funded. Maintaining the current physical form would mean that there is little opportunity to show that the area has changed and outside perceptions of the area would not improve. There would be no opportunity to provide tenants with the "back and front door" houses that they have asked for.

The declining population base of Wishaw and the underlying fall in demand for social rented housing suggests that this is a risky strategy - the costs vary by almost £5M depending on the levels of voids.

It is important that the Council looks at future investment options rather than placing undue emphasis on protecting past investment. The Council does not need to be defensive about its actions at the time it decided to refurbish. The investment was made for perfectly good reasons at the time but demographics and attitudes have moved on and made it irrelevant.

It is clear therefore that this could only be a “do nothing *now*” option and puts off making the uncomfortable decisions that need to be made.

9.3.2 Option 1 Partial demolition

Option 1, partial demolition does allow for some new build and would show the outside world that there have been changes. It does allow the Council to be responsive to population changes and the effects of other policies. It also offers some flexibility - it could be pursued and then reviewed in 2-3 years time. This review time would broadly match the likely timescale for reviewing the future of Castlehill Primary and Clyde Valley High School. This would cost little in lost time if Option 2 needs to be pursued eventually. Improvements need to be programmed to stock which would be retained over the medium term in order to maintain any demand for the remaining stock.

It has been assumed that the houses nearest the pylons will be demolished so by-passing the issue of the removing the pylons and dealing with the concomitant environmental problems. However, the perceptions of the area will still be difficult to change.

It is possible that a housing association would wish to become involved in a regeneration project based around partial demolition and re-provisioning but it is unclear how an assessment of the required grant would be assessed if a flexible approach were to be maintained. Reducing the number of flats in the area would help to maintain demand for housing co-operative properties.

9.3.3 Option 2 – Complete Demolition

Option 2, full demolition, is the most likely to work. It works with the grain of peoples' preferences, it recognises the severity of the environmental problems and it offers the opportunity to turn round the area's image through decisive action. It is initially expensive but it offers good prospects of a permanent solution. Costs are certain although higher than the partial demolition option but few houses are provided in return.

There are effects on the local primary school but these are relatively limited as many parents already place their children in schools outside the area and intakes are already low with few families moving into the area. Reducing the number of flats in the area would help to maintain demand for housing co-operative properties however there is a danger that the Co-op houses would become isolated and for this reason, new housing is proposed on a site which would link the Co-op with Overtown.

9.4 Financial Analysis

We modelled 3 options, generating 6 scenarios. We then assessed them using two criteria:

- *How cost effective would they be if they did work;*
- *How likely were they to work.*

9.4.1 Option 0 – No demolition

Backlog and improvement works are carried out in years 1-3. Cyclical maintenance is carried out as proposed in the stock condition survey report, with the exception that internal work is not carried out in voids. We then generated 3 scenarios.

Scenario A – demand continues to drop

Option 0 (no demolition) fails to stabilise the estate. Voids increase by 10% per year. By year 10, voids have risen to 679. This generates a Net Present Value (NPV) of -£8.7 million over 10 years.

Scenario B – demand stabilises at current levels

Option 0 brings some stability to the estate. Voids remain static. By year 10, voids are still 288. This generates an NPV of -£4.740 million over 10 years.

Scenario C – demand increases

Option 0 brings some stability to the estate. Voids fall by 5% per year. Internal works are carried out in voids when there is a strong likelihood that they will be let. This generates an NPV of -£3.843 million over 10 years. In the absence of household growth in Wishaw, demand can only increase at the expense of other estates. No allowance has been made for voids appearing in other areas.

Of these three scenarios, we believe that Scenario A is by far the most likely to emerge in time.

9.4.2 Option 1 – partial demolition

342 flats in 32 high-void blocks are demolished over 3 years at a cost of £1.4 million. Backlog and improvement works are carried out in the 375 remaining units only. Voids fall to 10% of remaining units. Voids have no internal works done. Management costs are applied to all remaining units (this takes account of the need to maintain security to voids, use of caretakers etc). Three further scenarios were then generated.

Scenario D – demand continues to drop

Option 1 (partial demolition) fails to stabilise the estate. Voids rise by 10% per year to 76 (21% of remaining units) by year 10. This generates an NPV of -£2.736 million over 10 years.

Scenario E – demand stabilises at current levels

Option 1 stabilises the estate. Voids stabilise at 43 (11% of remaining units) by year 10. This generates an NPV of -£2.470 million over 10 years.

Scenario F – demand increases

Option 1 stabilises the estate. Voids fall by 5% per year to 32 (8% of remaining units) by year 10. This generates an NPV of -£2.367 million over 10 years. Again, no allowance has been made for voids appearing in other estates.

Of these three scenarios, again we believe that Scenario D is most likely to be successful because of the broad contextual factors identified in 8.1 above.

9.4.3 Option 2 – all flats demolished

All but 27 low rise units are demolished in 8 phases over 8 years. In this option, we have also costed the 40 new houses built for rent and a new shop.

Demolition costs are estimated at £3.600 million excluding Home Loss payments. Taking all demolition costs into account, the estate generates a 10 year NPV of -£3.629 million.

The new housing costs £2.832 million, requiring grant of £1.755 million.

The shop costs £0.5million.

These results are summarised in Table 9.1. Full details of the calculations are available in electronic format.

9.4.4 Option selection

All of the scenarios are driven by different sets of assumptions. In reality, the key area of uncertainty is in the overall population flows from Wishaw and whether the estate can be made sufficiently attractive to stabilise voids at a low level. Because of the uncertainty over voids, we have adopted a 10 year horizon in assessing the NPV. A 30 year horizon would exacerbate the financial differences while offering no greater certainty.

Much of the thrust of the rest of the report indicates our view that over and above the decline in population in Wishaw overall, the environment, house types and reputation of

Gowkthrapple together suggests that the estate will never be attractive enough to maintain a stable population.

Our overall view of the estate and the population movements in Wishaw suggests that scenarios A and D, predicated on a continuing decline in demand, are most likely to be borne out.

Scenarios B and C require additional works to be carried out in order to make them realistic. These works are:

- Environmental work dealing with pylons and radiation. A cost of £5M has been assumed however it is not clear where funding for such works would come. (Added to scenarios C & F)
- Further security measures at £15,000 per block (installed in 13 blocks in scenarios A, B, D, E & F and 19 blocks in scenario C.)
- Shop and Community Centre redeveloped at an estimated cost of £1.974M where the population is retained and £0.5M for the shop only where the population is projected to fall.

Table 9.1 Cost comparisons for all scenarios

		Population movement sensitivity testing	Cost of running estate for next 10 years (incl demolition if required) (based on 10 year discounted NPV) (£Ms)
Option 0 No demolition	A	Voids increase by 10% pa	£8.700
	B	Voids stabilise	£4.740
	C	Voids decrease by 5% pa.	£3.843
Option 1 Partial demolition	D	Voids increase by 10% pa	£ 2.736
	E	Voids stabilise	£ 2.470
	F	Voids decrease by 5% pa.	£ 2.367
Option 2 Full demolition	G		£3.629

In coming to these NPVs, we have taken no account of rent loss but rental income for occupied properties (the number of which is based on assumptions of population movements) is included. Security costs remaining voids are included. Management costs are based on a unit cost for each flat remaining, void or occupied. In practice, if the estate stabilises after Year 3 or so, it may be possible to reduce management costs, however, intensive management is always likely to be required.

Additional costs that are not shown in Table 3 are:

No / partial demolition options (A, B, C, D, E, F)- add £1.974M for relocation of shops and building of a new community centre

No / partial demolition options (A, B, D, E, F)- add £0.195M for additional security to common areas of remaining blocks (£0.285 in Option C)

Demolition options (D, E, F, G) – add £1.755M grant subsidy for construction of 40 new houses which would cost £2.482M overall (£0.727M private finance covered by rental payments)

9.4.5 Management Initiatives

Academic writers such as Professor Anne Power have identified the need for management initiatives and particularly the development of local leadership in dealing with areas of low demand.

Without considerable investment in neighbourhood management, there is a strong possibility that the demolition proposed will be seen as a loss of confidence in the area. The management tools proposed are to support physical redevelopment rather than to replace it. It is not anticipated that such measures could increase population levels in the area but they should help to promote social justice in the area

The recommendations made in section 7.0 place demands on staff time and on budgets. However, considerable effort is invested at present in filling void houses to little long term effect. By refocusing staff priorities and investing the same time in a long term strategy, better results are likely. Moreover, if the number of voids decrease through demolition, staff time can be diverted to other estates. The recent move to generic management working (rather than having specific staff in the Wishaw office concentrating in specific estates) will make this redeployment easier. Leadership from the Council in the form of the proposed Neighbourhood Manager will be critical in developing successful management initiatives

9.5 Funding physical regeneration

The costs identified are considerable, regardless of the option chosen and it is clear that there can be no quick or cheap fix to the problems of the area.

Although the classic stock transfer model is not appropriate here, Communities Scotland is currently reviewing stock transfer guidance and there may be opportunities for partial stock transfer which bring in community regeneration funds. There is little guidance as such just now however, it is clear that any transfer would have to be within the context of the Local Housing Strategy and there would have to be some future for the area. How this latter point is defined will be critical in deciding whether such a route is feasible. Such a stock transfer would work best with the certainties offered by Option 2, complete demolition.

If this stock transfer route is not feasible, then NLC will need to shoulder the costs of estate regeneration (demolition, improvement and management) though Communities Scotland may be willing to support new build through an RSL. A case would need to be made through "prudential borrowing" for sufficient expenditure to deal with the area.

9.6 Conclusions and Recommendations

9.6.1 Conclusions

Gowkthrapple is very sensitive to population changes in Wishaw. As people move out from more popular estates, those from Gowkthrapple are able to filter up leaving empty houses behind them with no incoming households to fill the void. Economic prosperity in Wishaw is more likely to bring about a stabilised population in Gowkthrapple than good local management, desirable and essential though that is.

All the options are very sensitive to population changes and these need to be monitored. In 5 years time, there will also be decision to be made on whether high cost planned maintenance work should be undertaken on all multi-story blocks. Decisions about the future of the local primary school will also need to be made given that investment in the physical fabric needs to be made there within the same time frame.

9.6.2 Recommendations

It is felt that the Option 0 "do nothing now" option would be a disservice to the local community. Though there is no doubt that management initiatives are needed in the area, these will not by themselves fill the large number of empty houses in Gowkthrapple.

The choice between Option 1 and Option 2 is likely to depend on the form of funding available. Partial stock transfer might be feasible but only if accompanied by significant levels of demolition and the receiving housing association is confident of the long term viability of any remaining stock.

If, on the other hand, the Council does not wish or is not able to follow the stock transfer route, then Option 1, partial demolition, allows some flexibility and a 5 year review point

would allow the Council to review the future of the area before committing to major expenditure on multi-storeys. However, the Council would need to implement a programme of further improvements (eg heating and security) in the remaining 4 storey blocks, in the knowledge that such improvements might only "last" for 10 years or so. Failure to carry out such improvements is likely to hasten the decline of the area.

The following course of action is therefore recommended:

1. The Council pursue the option of stock transfer with Communities Scotland. Simultaneously, current voids are substantially demolished.
2. Discussions are opened with planners about how the site between Garrion Co-op and the Secondary School may best be developed and layout plans drawn up.
3. Once a decision is made about whether to pursue stock transfer is made, a decision about how the extent of further demolition can be made.
4. Management initiatives are developed in conjunction with local people and local leadership is supported and developed.

APPENDIX 1 POPULATION

Current population

The Wishaw Area

The Wishaw area is defined by NLC as being bounded by Gowkthrapple and Overtown in the south west to Harthill in the north east. It contains Allantown, Cleland, and part of Harthill, Hartwood, Newmains, Overtown, Shotts, Wishaw and Gowkthrapple.

Wishaw and the surrounding area had a population of some 53,900 in 1999. The area experienced a fall in population of 2,300 (4%) in the 1990's. This was especially marked in those aged 18-29; their numbers fell by over a quarter. The Wishaw area district has 16% of its population aged over 65 (compared to 15% in Scotland). Its working age population (63%) is slightly smaller than North Lanarkshire and Scottish averages (both 65%). Its over 85 population increased by over 70% in the 1990's.

The prognosis is that:

- The number of children will continue to fall;
- The working age population will be stable or increase only marginally;
- Its over 65 population will continue to grow as 'baby boomers' age, though the rate of growth will slow down.

Settlements

In Table A1.1 we summarise population change in:

- Gowkthrapple
- Overtown (the village adjacent to Gowkthrapple)
- Wishaw town (which excludes both Gowkthrapple and Overtown)
- Pather & Gowkthrapple ward (Gowkthrapple forms about one third of this)
- North Lanarkshire as a whole.

The 2000 Voluntary Population Survey results in Table A1.1 show that Gowkthrapple's population fell by 22% in 1991-2000. In the same period:

- Overtown's population rose by 21%;
- Wishaw town's population fell by 3%;
- Pather & Gowkthrapple ward population fell by 8%.

The population changes are the net reflection of a number of flows in different directions. The net population fall has been felt intensively in Gowkthrapple a population loss equivalent to three quarters of the Wishaw total.

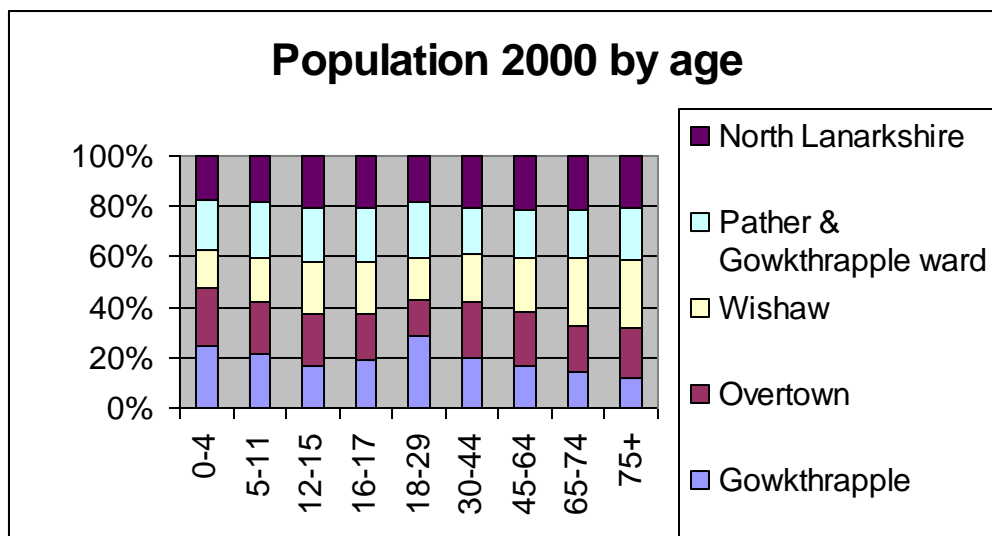
Table A1.1 Population in private residences

	Population in private residences		Residences	
	Numbers	% change since 1991	Numbers	% change since 1991
Population 2000				
Gowkthrapple	1507	-22.0%	785	0%
Overtown	2403	21.0%	935	24%
Wishaw	28826	-3.0%	12407	8%
Pather & Gowkthrapple ward	4792	-8.0%	2089	8%
North Lanarkshire	320981	0.0%	132308	10%

Source: NLC Chief Executive's Office from 2000 VPS

Even where populations are static or falling slowly, the move to smaller households has usually generated additional numbers of households. In the period 1991-2000, numbers of residences rose in all the defined areas except Gowkthrapple. The population growth in Overtown is due mainly to new house building in the area.

Fig A1.1 shows the age distribution for the same areas.



Gowkthrapple has a far higher proportion of under 5s than the other areas. It also has a significantly higher proportion of 18 – 29 year olds (23%) than Overtown, Wishaw or North Lanarkshire as a whole. At 9%, its over 65 population is far smaller than in the other areas. This reinforces the view of Gowkthrapple as the entry point to social rented housing for young people, young families and single parents

Table A1.2 shows residences by type.

Table A1.2 Residences by type

Residences by type	Residences without children			Residences with children			
	Total	Single person	2 or more adults	Total	1 adult	2 or more adults	3 or more children
Gowkthrapple	71.1%	49.9%	21.1%	28.9%	14.5%	14.4%	3.8%
Overtown	66.1%	25.0%	41.1%	33.9%	3.7%	30.2%	4.6%
Wishaw	73.1%	32.2%	40.9%	26.9%	6.4%	20.5%	3.7%
Wishaw SIP		29%			13.5%		
Pather & Gowkthrapple ward	69.6%	35.6%	33.9%	30.4%	11.3%	19.1%	5.2%
North Lanarkshire	70.2%	29.1%	41.1%	29.8%	6.5%	23.2%	4.0%

Source: NLC Chief Executive's Office from 2000 VPS;

It reveals that households in Gowkthrapple are far more likely to be single person or 1 adult with children than other areas. Indeed, single parent families at 14.5% are 4 times as frequent as in Overtown, over twice as frequent as in Wishaw and twice as frequent as in the whole of North Lanarkshire. For comparison, single person households are 29% (a lower proportion) and lone parent households are 13.5% of total households in the South Wishaw SIP area (a similar proportion).

Population projections

Population projections are not available at settlement level. The General Registrar's Office projects that North Lanarkshire's population will fall by 900 in the period 2000-2016, a 0.3% fall against a projected Scottish average of 1.9%. The reasons for this are expected to be a fall in the birth rate and a slight increase in the number of deaths. The GRO assumes that there has been a fall in the rate of out-migration from North Lanarkshire in recent years and that this fall will continue.

The GRO projection is based on the following additional expectations:

- The number of children aged 0-4 will fall by around 13% in 2000-2016
- Numbers of 5-15 year olds will fall by 16%
- Numbers of working age will fall by only 1% but within this
- Numbers of 16-17 year olds will fall by 9%
- Numbers of 18-29 year olds will fall by 8%
- Numbers of 30-44 year olds will fall by 10% and the number of 45 year old – pensionable age will increase by 25%
- The pensioner population will rise by 22% (29% for 75 and over)

There are likely to be a number of factors behind the population fall in Gowkthrapple:

- The overall fall in population in North Lanarkshire and Wishaw, though the GRO assumes that this has slowed down
- A fall in the proportion of the population wanting social rented housing rather than owner occupation. There is no obvious way of measuring or proving this but it seems to conform to experience throughout the UK
- A narrowing in housing costs between the 2 tenures. The average rent of a 2 bedroom flat in North Lanarkshire is about £2000 per year. However ex council flats are advertised for resale at between £10,000 and £32,000, with a median probably around £18,000. A 20 year 95% mortgage at 6% would cost between £1,632 (for an £18,000 purchase) and £2,856 (for a £32,000 purchase), leaving anyone not eligible for Housing Benefit little incentive to rent. In addition, buying a flat may offer a choice of location and possible capital gain
- The last 2 factors will affect social housing in every area. It will affect Gowkthrapple in particular because of its poor reputation and because it has few houses (as opposed to flats)

The net effect of these factors is that, whatever the overall rate of population decline in Wishaw and the rest of North Lanarkshire, its impact will be multiplied in Gowkthrapple. Because of this, void and turnover rates can be expected to rise more quickly in Gowkthrapple than elsewhere.

It needs to be stressed that the projections are based on assumptions about how people will behave. There is significant uncertainty about the actual likely course of events. However some implications can be drawn.

- If the number of school age children falls as expected, this will have a disproportionate impact in Gowkthrapple. The total population may fall more in Gowkthrapple than elsewhere as current young people grow up and move on and are not replaced.
- The working age population will continue to fall.
- There will be a considerable increase in the number of pensionable age people.

Implications for Gowkthrapple.

- Half the population loss in Wishaw has come from Gowkthrapple
- The population is likely to continue falling and the effects of the fall are likely to be felt more acutely in Gowkthrapple.
- The relatively high cost of renting compared with buying seems to be adding to the lack of demand for social rented housing.
- Households in Gowkthrapple are far more likely to be single person or 1 adult with children than other areas.

Employment

Of the 20,000 or so people in employment and living in Wishaw and district, 47% are male and 53% are female. Other characteristics are:

- The proportion of people employed in public administration, education and health in Wishaw and district is considerably higher than the North Lanarkshire and Scottish levels.
- The proportion in distribution, hotels and restaurants are roughly similar in Wishaw and district, North Lanarkshire and Scotland.
- Proportions in banking, finance and insurance, manufacturing, construction, other services, transport and communications, energy and water in Wishaw and district are all well below North Lanarkshire and Scottish averages.

Overall unemployment in Wishaw and district fell by 2.6% in the period July 2000 to July 2001, compared to a 6.9% fall in North Lanarkshire and an 11.3% fall in Scotland as a whole in the same period.

After large scale loss of jobs in the early 1990s, unemployment in Wishaw is still significantly higher than that in the rest of North Lanarkshire. Wishaw and the surrounding area had some 1,500 unemployed people in July 2001. Analysis of the unemployed shows that:

- 13.7% had been unemployed for 1-2 years (lower than North Lanarkshire and Scottish levels)
- 6.9% had been unemployed for 2-5 years (slightly higher than North Lanarkshire, lower than Scottish levels)
- 0.9% had been unemployed for 5 years or more (lower than North Lanarkshire and Scottish levels).

Turning to New Deal eligible groups:

- 523 (34.9%) were aged under 25
- 217 (14.5%) were aged 50 or over
- 196 (13.1%) were aged 25-49 and unemployed over 18 months
- 60 (4%) were aged 18-24 and unemployed over 6 months.

Male unemployment was 8.8%, compared to 7.6% for North Lanarkshire and 6.2% for Scotland. Female unemployment was 3.8% compared to 3.2% in North Lanarkshire and 2.3% for Scotland.

Implications for Gowkthrapple

The following implications can be drawn for Gowkthrapple:

- Unemployment in the Wishaw area is higher and more persistent than the Scottish average. People in Gowkthrapple need to compete in a difficult local labour market.
- A significant proportion of unemployed people have been without work for 2 to 5 years.
- Some groups such as lone parents may find it difficult to move into employment or training unless there is childcare support.
- A significant number of unemployed people in Wishaw are in New Deal eligible groups. However there may be a number of unemployed 18 year olds or younger in Gowkthrapple for whom other training arrangements are needed. The high proportion of ex Clyde Valley High School pupils already going on to training and further education already covers many of these. Further research is needed to establish the extent of under 18 unemployment.

Poverty

30% of primary pupils in Wishaw and district claim free meals, compared to 27% in NLC and 22% in Scotland. Other indicators confirm the picture of high levels of poverty:

- 32% of adults of working age receive Income Support, Job Seekers Allowance or Incapacity benefits, similar to an NLC level of 32%;
- 28% of children under 16 live in households receiving Income Support or Job seekers Allowance (NLC level 26%);
- 44% of lone parent families receive Family Credit;
- 19% of pensioners receive Income Support;
- 58% of Council tenants receive Housing Benefit.

Implications for Gowkthrapple

There is no direct information on poverty levels in Gowkthrapple however, Wishaw and Area has a higher level of poverty, as indicated by free school meals entitlement than North Lanarkshire which itself has a higher level than Scotland as a whole.

APPENDIX 3 SCHOOLS AND EDUCATIONAL INFRASTRUCTURE

Wishaw and district residents have broadly poorer than North Lanarkshire average school attainment in reading. Relationships between Wishaw and North Lanarkshire levels in writing and mathematics have varied, though overall levels have consistently improved. Improvements are particularly noticeable in reading and mathematics.

Table A3.1 Educational achievements Percentage of Primary 2 pupils attaining level 2 or above

	1998		1999		2000	
	Wishaw	NLC	Wishaw	NLC	Wishaw	NLC
Reading	16	21	27	37	44	46
Writing	14	8	6	14	20	29
Mathematics	57	50	68	68	69	74
Source: NLC						

Amalgamating a range of indicators of primary school attainment, Annex Table 1.4 shows that Castlehill Primary:

- has the second lowest level of reading attainment in the Wishaw area;
- has the fifth lowest level of writing attainment in the Wishaw area;
- has the second lowest level of math attainment in the Wishaw area.

It is clear that poverty is a major factor in limiting the school's performance. The school has the second highest level of free school meals entitlement in the Wishaw area. Its ranking is consistently poor and the gap between it and the best schools in the Wishaw area is very large. In reading, it is 34% behind the best, in writing it is 23% behind the best and in maths it is 39% behind the best.

Table A3.2 Percentage of pupils attaining Level A or better by P3, Level B or better by P4, Level C or better by P6 and Level D or better by P7 expressed as a percentage of the total P3,4,6 and 7 roll - Position as at June 2002

	Reading	Writing	Maths	FME Ave % 2000 - 02
Castlehill PS & Nursery	61.2	59.2	57.1	65.1%
Wishaw average	74.0	67.2	70.1	26.9

Source: NLC Education Department

Attainments of 4th year pupils are consistently lower in Wishaw and district than NLC and Scottish levels. Again, attainments have improved.

Table A3.3 Percentage of 4th year pupils gaining 5+ credits

	1995-7	1997-9
Wishaw	20%	24%
NLC	22%	26%
Scotland	28%	31%

Source: NLC

Percentages of Wishaw area school leavers entering further and higher education have increased, though they are still consistently lower than NLC and Scottish averages. Percentages entering training or employment have fallen.

Clyde Valley High School serves a very poor catchment area, which includes Gowkthrapple. It has high levels of free school meals entitlement. It also has a small roll in relation to capacity and this is likely to be due to the operation of parental choice.

Table A3.4 School Performance

	School	Clyde Valley HS	Coltness HS	St Aidan's HS	NLC	National
School occupancy	FME 2001	31.00%	17.90%	17.60%		
	Roll 2002	830	857	1385		
	Capacity 2002	1692	1022	1686		
	% Occupancy	49.10%	83.90%	82.10%		
Educational achievements	Eng & Maths at level 3 or better %	89.4	96.6	90.8		
	5 or more level 3 or better %	87.3	95.6	89.8		
	5 or more level 4 or better %	65.6	76.6	78.5		
	5 or more level 5 or better %	27.7	41.1	45.2		
	5 or more level 6 or better %	6.8	16.8	17.3		
	3 or more level 6 or better %	18.8	27.6	29.6		
	1 or more level 6 or better %	31.8	44.4	44.7		
Destinations of school leavers	Total Number of Leavers (=100%)	206	174	229	4,185	56,411
	Full-time Higher Education	21.40%	35.10%	28.40%	29.30%	32.10%
	Full-time Further Education	13.60%	11.50%	11.80%	17.70%	20.30%
	Training	19.40%	15.50%	13.10%	8.90%	5.70%
	Employment	21.40%	19.50%	22.70%	22.70%	22.60%
	Other Known	21.40%	15.50%	21.00%	19.70%	15.80%
	Not Known	2.90%	2.90%	3.10%	1.70%	3.40%

FME Free Meal Entitlement

Level 3 Standard Grade 5 or 6, Access 3

Level 4 Standard Grade 3 or 4, Intermediate 1

Level 5 Standard Grade 1 or 2, Intermediate 2

Level 6 Higher Grade A-C

Level 7 Advanced Higher

Source: NLC Education Department

Clyde Valley performs more poorly than the 2 other high schools in the Wishaw area. While there is a 7 percentage point difference between Clyde Valley and Coltness High in English and Maths at level 3, this grows to 13% at 1 or more level 6. Clyde Valley also has:

- low levels of pupils leaving to go to full time higher education (21% which is 11% below the national average)
- low levels of pupils going into full time further education (13% which is 7% below the national average)
- High levels of pupils going into training (19% against a national average of 5%)

The school has participated enthusiastically in an Education Action Plan in 1999-2001 and has retained many of the initiatives introduced through the EAP such as good links with Motherwell College and tracking of pupil destinations through the Careers Partnership. Discussions with the Head Teacher indicate:

- an interest in building links between existing initiatives concentrating on construction and car mechanic skills and any construction training opportunities in the area
- A strong interest in increasing community use of school facilities such as the gym and the pool.

The use of school facilities by the community was mentioned at the community focus group however from the school's point of view, the use depends on a responsible organisation taking on the let of the facilities and guaranteeing appropriate supervision.

The Social Inclusion Partnership has funded the Gowkthrapple Home School Community Project in Castlehill Primary School. This aims to encourage parents to become actively involved in their children's' education. This includes paired reading and joint project work. The post of Project Coordinator is, however, currently vacant.

The SIP also funds the PartiSIPate programme, jointly with SE Lanarkshire and Careers Scotland. This is an intensive pre-vocational and personal development programme targeted at 16-17 year olds who have disengaged from mainstream services. This has received a commendation in the National Training Awards.

APPENDIX 4 SOCIAL HOUSING IN GOWKTHRAPPLE

Current house types

The vast majority (96%) of the Gowkthrapple stock is flatted. Almost one third of the stock is in the three tower blocks which each contain 70 flats. Almost two thirds of the stock is 3 apt with the remaining flats being split roughly equally into 2 apts and 4 apts. The 4 storey blocks are of 2 types – the picture above shows the larger blocks to the left.

Table A4.1 Flatted house types in Gowkthrapple

	No. of blocks	Total flats	2 apt	3 apt	4 apt
Block type A Multi	3	70	11	59	
Block type B	16	16	1	9	6
Block type C	14	16	7	9	

Table A4.2 NLC Stock in Gowkthrapple as at 02/04/2002

Prop type	Total	2 apt	3 apt	4 apt
End Terraced	7			7
Mid Terraced	20			20
Up Flat (Block of flats)	362	43	222	97
Down Flat (Block of flats)	119	69	50	
Tower	209	33	176	
Office		2		
Total	717	147	448	124

Tenure analysis

Table A4.3 Tenure Estimates as at 02/04/2000

		Local Authority	Housing Association	Scottish Homes	Owner Occupied	Private rent	TOTAL
Gowkthrapple	No.	735	186			N/a	N/a
	%						
Pather & Gowkthrapple	No.	1534	306		336	3	2179
	%	70	14	0	15	0	100
Wishaw	No.	7834	914	28	8698	87	17561
	%	45	5	0	50	0	100

The predominant tenures in Gowkthrapple are local authority and housing association. In Ward 14 (Gowkthrapple and Pather), 84% of stock is in the social sector whereas in Wishaw as a whole, 50% of the stock is in the social sector.

Tenure changes

Apart from the transfer of 140 houses to Garrion People's Housing Co-op in 199X, the tenure of Gowkthrapple has changed very little due to the extremely low levels of Right to Buy. Where RTB has taken place, it is only in the "back and front door" houses in Heathfield. Here there have been 10 sales overall out of 38 houses – a rate of 26%. Over the whole of North Lanarkshire and all house types, RTB sales are at a level of 39%.

Garrion Peoples Housing Cooperative

Garrion Peoples Housing Co-operative now own 191 houses in Gowkthrapple and Overtown. Apart from the 140 houses that were transferred from the Council, 15 new amenity houses have been built and 36 "back and front" houses, 8 of which were for

shared ownership. In the period April 2001 to October 2002, 67 renovated flats were vacated. This is equivalent to an annual turnover rate of 29%. In comparison, the turnover in the new build houses and flats at Woodgreen Court was 3% in the same period. Reasons given for moves are as shown in Table A4.4.

**Table A4.4 Garrion Peoples Housing Co-operative
Re-lets April 2001-November 2002 Reasons for leaving**

Reason	Number
Abandoned	8
Marital & relationships	5
Medical	2
Neighbour problems	2
More suitable size	6
Moving to another area	8
Back & front door NLC	14
Others/ Not known	14

It is worth noting that the largest single group left to obtain a back and front door house.

Garrion staff comment that:

- The turnover rate seems to be speeding up;
- There is a widespread and strongly expressed desire for houses rather than flats.

APPENDIX 5 DEMAND FOR HOUSING IN NORTH LANARKSHIRE

North Lanarkshire Council has a stock of some 47,200 houses. It has an annual turnover of 9.5%, this ranging from 14.8% in 1 and 2 apartments to 3.9% in 5+ apartments. Flats make up 51.9% of its stock. Turnover in flats is consistently higher than in the stock as a whole. On average it is 49% higher but this covers low excess turnover in the smallest flats, rising to 116% excess in the largest (see Table A5.1).

Table A5.1 Housing Stock comparison North Lanarkshire and Wishaw

	1/2 Apts	3 Apts	4 Apts	5+ Apts	Total
North Lanarkshire					
All stock	7707	24375	13629	1494	47205
Lets 2000	1138	2413	890	58	4499
Turnover (all stock)	14.8%	9.9%	6.5%	3.9%	9.5%
Turnover (flats)	16.0%	14.6%	11.5%	8.4%	14.2%
Excess turnover in flats	8.4%	47.5%	76.1%	116.4%	49.0%
Flats	5756	13417	4960	358	24491
Flats as % of stock	74.7%	55.0%	36.4%	24.0%	51.9%
Wishaw Letting Area					
All stock	496	1893	1328	100	3817
Lets 2000	87	249	130	2	468
Turnover (all stock)	17.5%	13.2%	9.8%	2.0%	12.3%
Turnover (flats)	18.50%	21.30%	26.20%	0.00%	21.40%
Excess turnover in flats	5.5%	61.9%	167.6%	-	74.5%
Flats	430	981	340	6	1757
Flats as % of stock	86.7%	51.8%	25.6%	6.0%	46.0%

Source: NLC

The problem appears to be even more acute in the Wishaw letting area where excess turnover in flats rises to 167% in 4 apartments. Flats, however, form a smaller proportion of the stock in Wishaw than in North Lanarkshire as a whole (46% compared to 51.9%).

Examination of transfer and waiting list information in Table A5.2 shows that:

- There is strong unmet demand for 1/2 apartments both in Wishaw and North Lanarkshire as a whole (The allocation policy now allows these applicants to be offered 3 apt flats in many areas)
- Apart from this, waiting list demand is relatively low in relation to supply
- Around half of the demand for Council housing comes from transfer applicants

Table A5.2 Housing Demand North Lanarkshire

	1/2 Apts	3 Apts	4 Apts	5+ Apts	Total
North Lanarkshire					
Waiting list	4527	1637	479	33	6676
Transfer applicants	1871	2430	1332	98	5731
Pressure ratio (1)	5.6:1	1.7:1	2.0:1	2.3:1	2.8:1
PR excluding transfers	4.0:1	0.7:1	0.5:1	0.6:1	1.5:1
Wishaw Letting Area					
Waiting list	370	144	51	2	567
Transfer applicants	223	239	144	15	621
Pressure ratio	6.8:1	1.5:1	1.5:1	8.5:1	2.5:1
PR excluding transfers	4.3:1	0.6:1	0.4:1	1.0:1	1.2:1
(1) Defined as waiting list plus transfer applicants divided by the number of annual lets					

The implication is that, transfers and 1 & 2 apartments apart, there is no great unmet demand for social housing in Wishaw, at least in crude terms.

This is confirmed by examination of the list categories for Wishaw letting area and Gowkthrapple sub area. In Wishaw:

- Singles dominate the waiting list
- There is a smaller but significant number of families
- Overcrowding is uncommon, as is under occupancy.

This picture is even more clearly defined in Gowkthrapple, where:

- Waiting lists overall are small (only 73 applicants expressed Gowkthrapple as a preference)
- 93% of need is for 1-2 or 3 apartments.

Table A5.3 Waiting List details

LETTING AREA		Families	O/ Crowd ed	Same Size	U/Occ	General	Total	Size
Wishaw								
2 APT	390	19	3	24	22	31	489	53.8%
3 APT	59	135	10	34	14	57	309	34.0%
4 APT	2	48	4	12	2	39	107	11.8%
5 APT	0	5	0	0	0	1	6	0.7%
TOTAL	449	207	17	70	38	128	909	
LIST CATEGORY	49.4%	22.8%	1.9%	7.7%	4.2%	14.1%		
Gowkthrapple								SIZE
2 APT	39	0	0	3	2	7	51	72.9%
3 APT	9	3	1	0	0	1	14	20.0%
4 APT	0	3	1	3	0	2	9	12.9%
5 APT	0	0	0	0	0	0	0	0.0%
TOTAL	48	6	2	6	2	10	74	
LIST CATEGORY	65.7%	8.6%	2.9%	8.6%	2.9%	14.3%		

One of the key issues is the churning effect which is taking place. Partly this is due to the allocation system itself which prioritises transfer. This encourages applicants to take lets on the basis that they will apply for an immediate transfer to a more desirable area. This churning effect is exacerbated by letting initiatives – one of the housing officers in Gowkthrapple noted that there had been a lot of tenancy transfers to one of the tower blocks in Motherwell under a letting initiative from another local housing office.

APPENDIX 6 DEMAND FOR SOCIAL RENTED HOUSING IN GOWKTHRAPPLE

Waiting lists

The "official" waiting list for Gowkthrapple at April 2001 was 156 with 123 waiting list applicants. Of these 156, 107 are from outside Gowkthrapple and 49 are from within the area. The majority of those living in Gowkthrapple who were looking for a move, 178 out of 227 applications, were looking for housing outside Gowkthrapple.

Table A6.1 Waiting Lists

	April 2001					
	Total	1 apt	2 apt	3 apt	4 apt	5 apt
Waiting List FOR Gowkthrapple	156	1	90	51	14	
Of which non-transfer	123	1	77	39	6	
From outside Gowkthrapple wishing to move in	107	1	63	35	8	
From Gowkthrapple wishing to stay in area	49	0	27	16	6	0
<i>All Applicants on waiting list in Gowkthrapple</i>	227	1	115	85	25	1
From Gowkthrapple wishing to move out	178	1	88	69	19	1

Further analysis of the waiting list in July showed that it effectively comprised only 92 applicants of which 70 were single people on the waiting list (most likely new households).

Table A6.2

	size requested	no of applicants	requests from Gowkthrapple tenants	applicants who are unacceptable or did not respond to approaches	effective list
Waiting List Single	2 apts	121		51	70
	3 apts	1		0	1
Waiting List Couples / Families	3 apts	18		12	6
	4 apts	6		5	1
	5 apts	0		0	0
Transfer under occupation	2 apts	5	5	5	0
	3 apts	1		0	1
	4 apts	1		1	0
	5 apts	0		0	0
Transfer overcrowding	2 apts	1		1	0
	3 apts	1	1	1	0
	4 apts	0		0	0
	5 apts			0	0
Transfer similar size	2 apts	3		2	1
	3 apts	5	2	3	2
	4 apts	3		1	2
	5 apts	0		0	0
General Needs	2 apts	8		4	4
	3 apts	7		5	2
	4 apts	5		3	2
	5 apts	0		0	0
TOTAL		186		94	92

Housing staff report that a recent evaluation of the waiting list (December 2002), made by telephoning or writing to applicants has further reduced the list to 36. Housing staff note that all of these applicants are male, single and all have unsatisfactory police records. There are fears that this number may reduce further as the regular waiting list review is completed.

The predominant house size for which people qualify is 2 apt. There is no waiting list for 4 apt flats and these would not be suitable for rehousing single people.

Allocations

Table A6.3 Allocation Trends

	95/96	96/97	97/98	98/99	99/00	2001	total
Homeless (stat)	10	16	11	7	4	7	48
Outwith	3	7	3	5			24
Sub Tenant	113	143	149	167			696
Transfer	14	23	26	33			123
	140	189	189	212	210	180	891

Table A6.3 shows the allocation trends. Allocations to homeless households have reduced but those to sub tenants have increased. Overall movements are shown in the graph below. The number of allocations made increased to 99/00 but decreased in 2001. As 1.2 shows, terminations have exceeded allocations since 1997. Table A6.4 shows half of new tenants in Gowkthrapple were singles though almost 1 in 5 were families from the waiting list. Table A6.5 shows that while a number of those transferring outside Gowkthrapple were overcrowded or under occupied, the majority were moving to same size houses in other areas.

Table A6.4 Categories of applicants housed in, and moving from, Gowkthrapple

	Rehoused in Gowkthrapple	Rehoused from Gowkthrapple
Waiting list single	77	35
Waiting list families	26	10
Transfer same size	11	30
General needs	11	
HOMES	8	
Statutory homeless	7	11
Transfer under occupied	4	11
Transfer overcrowded	3	12
Medical		6
TOTAL	147	115

Terminations

As Chart A6.1 shows, terminations reached a peak in 1995 after which there was a substantial drop. This appears to be linked with the modernisation programme. The number of annual terminations then started to increase again. (The slight drop over the past 2 years may be due to the use of different data type in the figures used for the analysis.) Terminations currently run at approx 30% of all houses.

Chart A6.1 Terminations Reasons given for termination have been sought from applicants leaving Gowkthrapple and the analysis in Table A6.5 is a 6 month period ending in and for the period from 18th October to 29th November 2002.

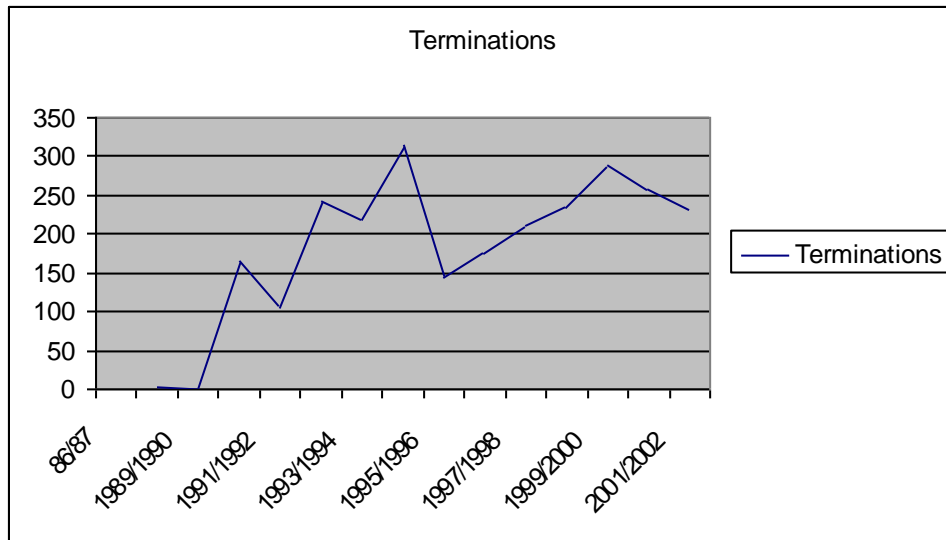


Table A6. 5 Reasons for leaving

Reasons for leaving	Last 6 months	18/10/02 – 29/11/02
Accepted another council tenancy in Wishaw /Motherwell	4	8
Accepted another social rented tenancy / rehoused to another tenure	11	1
Transferred within Gowkthrapple		2
Purchased house elsewhere		2
Left area altogether		5
Deceased	3	1
Not known / absconded	31	10
Evicted	11	
Termination to C/O address	25	
TOTAL	85	29

The figures demonstrate the instability of many of the tenancies with a high rate of absconding, a fair proportion of which appear to be debt related according to housing officers reports of rent arrears left behind.

Void levels

The number of voids has increased by a factor of 2.5 over the past 2½ years.

Table A6.6 Void levels

	< 2 weeks	2-4 weeks	> 4 wks	Total
Void Stock as at 04/04/2000	2	10	77	89
Void Stock as at 02/04/2001	4	12	149	165
Void Stock as at 20/11/02				230

If 32 houses demolished last year were to be included, the number of voids would be even greater at 262. Clearly the number of voids is considerably greater than the length of the waiting list.

Table A6.6 shows where the voids are occurring. This table shows the effects of the housing manager's policy to concentrate lets in Birkshaw Brae / Place and Stanhope Place in an attempt to maintain occupancy levels in these slightly more popular parts of the estate. Overall turnover is 24% - a quarter of houses changing tenants every year. However, in some of the blocks, turnover is much higher. In 6 blocks, turnover is such that more than half of flats change tenants every year.

Table A 6.7

		No. of flats	Ave days void per flat	total flats void during year	% void	turnover as % of occupied flats
1 to 31	Allershaw Place	16	68.4	4	13	50
33 - 63	Allershaw Place	16	1.1	1	13	60
	Allershaw Tower	70	12.1		7	33
1 to 31	Birkshaw Brae	16	2.0	1	13	47
33 - 63	Birkshaw Brae	16	0.0	0	25	31
65-95	Birkshaw Brae	16	32.9	4	25	58
97 -127	Birkshaw Brae	16	47.4	6	31	90
129 -159	Birkshaw Brae	16	4.2	1	44	47
2 to 32	Birkshaw Brae	16	0.7	1	13	67
34-64	Birkshaw Brae	16	0.3	1	25	0
66-96	Birkshaw Brae	16	89.9	6	63	0
98-128	Birkshaw Brae	16	21.6	4	38	0
	Birkshaw Tower	70	20.6	9	13	0
2 to 32	Caplaw Place	16	343.9	9	63	0
34-64	Caplaw Place	16	189.2	6	56	10
66-96	Caplaw Place	16	421.5	13	88	33
98-128	Caplaw Place	16	126.7	8	50	75
	Caplaw Tower	70	457.0	53	80	0
2 to 32	Linghope Place	16	5.1	1	0	40
34-64	Linghope Place	16	106.3	7	31	78
66-96	Linghope Place	16	3.4	3	25	54
98-128	Linghope Place	16	170.2	7	63	78
1 to 31	Linghope Place	16	29.0	4	13	58
33 - 63	Linghope Place	16	57.3	5	44	100
65-95	Linghope Place	16	484.3	12	75	0
1 to 31	Stanhope Place	16	7.1	2	13	29
33 - 63	Stanhope Place	16	26.6	5	31	36
65-95	Stanhope Place	16	7.1	2	25	43
97 -127	Stanhope Place	16	7.9	2	25	71
2 to 32	Stanhope Place	16	23.6	5	25	100
34-64	Stanhope Place	16	14.1	2	19	21
66-96	Stanhope Place	16	0.0	0	19	0
98-128	Stanhope Place	16	16.3	4	31	0
	Total	690	103.2	188	33	35

House Sales

House sales are minimal – there have only been 10 RTB sales with a maximum of 4 sales in 97/98; It is understood that all these sales are in “back and front door” type houses in Heathfield. In the Garrion Co-op area, there have been 8 Improvement for Sale purchases and one 100% purchase by a sharing owner.

Origins and destinations of Gowkthrapple tenants

Table A6.8 shows the majority of those rehoused are remaining within the Wishaw housing area.

Table A6.8 Applicants Housed out of Gowkthrapple 1/10/01 - 1/10/02

	Settlement	No of applicants
Gowkthrapple	Wishaw	52
Wishawhill	Wishaw	11
Pather	Wishaw	10
Other Wishaw estates		24
Misc	Shotts	3
Misc	Motherwell	9
	Cumbernauld	2
	Clelland	2
	Bellshill	2
TOTAL		115

Similarly, the majority of those looking for housing in the area came from the Wishaw area.

Table A6.9 Origins of those housed in Gowkthrapple 1/10/01 - 1/10/02

	Settlement	No of applicants
Gowkthrapple	Wishaw	52
Pather	Wishaw	12
Central Wishaw	Wishaw	8
Craigneuk	Wishaw	5
Cambusnethan	Wishaw	4
Greenhead	Wishaw	4
Netherton	Wishaw	4
Wishawhill	Wishaw	3
Overtown	Wishaw	3
Bellside	Wishaw	2
Other	Wishaw	6
	Uddingston (Viewpark)	2
Stane	Shotts	1
	Motherwell	14
Townhead Espieside	Coatbridge	2
Wrangholm	Bellshill	1
Outwith NLC Wishaw		14
Outwith NLC Motherwell		8
Outwith NLC _ Shotts		1
Outwith NLC Coatbridge		1
TOTAL		147

Source NLC Housing

Demand for other estates

The information in this section is taken from the Demand Analysis Report prepared by Craigforth HCAS Limited for Ernst and Young. This report notes the following:

“Allocations activity is highly concentrated – 2 allocation areas account for 59% of all waiting list type allocations and it is not surprising to find that these are Craigneuk and Gowkthrapple. The same 2 allocation areas account for only 24% of all transfer activity. This suggests 2 highly destabilised communities....

In overall terms, there are only 2 applicants on the list for every house that comes available (in Wishaw), and only 1 of these is a new waiting list type applicant. In relation to the numbers of properties coming available each year, there is almost no waiting list type demand for 3,4 or 5 apts. While there is some pressure on smaller properties this is nowhere near the levels of other Areas.

**Table A6.10 Summary Pressure Analysis
Wishaw Area**

	1/2 Apt	3 Apt	4 Apt	5+ Apt	TOTAL
Houses	179	1934	1801	180	4094
Lets 2000	23	82	100	12	217
Turnover%	12.8%	4.2%	5.6%	6.7%	5.3%
Flats	1013	1840	731	58	3642
Lets 2000	178	323	116	9	626
Turnover%	17.6%	17.6%	15.9%	15.5%	17.2%
Total Stock	1192	3774	2532	238	7736
Lets 2000	201	405	216	21	843
Turnover%	16.9%	10.7%	8.5%	8.8%	10.9%
WL Applicants	560	216	73	5	854
WL Pressure Ratio	2.8:1	0.5:1	0.3:1	0.2:1	1.0:1
inc 50% RSL lets	2.4:1	0.5:1	0.3:1	0.2:1	0.9:1
Transfer Applicants	324	412	225	22	983
WL & Transfer Applicants	884	628	298	27	1837
Overall Pressure Ratio	4.4:1	1.6:1	1.4:1	1.3:1	2.2:1
inc 50% RSL lets	3.7:1	1.5:1	1.4:1	1.3:1	2.0:1

Note Stock – Council only

In the Wishaw Sub Area there is only 1 waiting list type applicant for every house that comes available.

Craigneuk has the lowest demand of any Sub Area in North Lanarkshire, with less than 1 applicant for every house and almost no new waiting list type demand at all. Even for 2 apts there is only 1 applicant per house. This indicates a situation of severe management and lettings problems and substantial oversupply.

As a result of this very low level of recorded demand from newly forming and sharing households (waiting list type demand), the evidence suggests that there is already a considerable degree of oversupply especially of 3 apt and 4 apt flats in the Area.

For the Wishaw Area as a whole it appears that there may be oversupply in the order of 1250-1650 units – ie a potential reduction in the order of 15-20% of existing supply. Wishaw (mostly Gowkthrapple) probably needs to lose between 550 and 850 units and Craigneuk around 550-600 units.”

Although the findings must be treated with caution, this report clearly identified problems of oversupply in Gowkthrapple, to the extent that it recommended demolition of most if not all the stock there (apparently including some of the Co-op housing stock) but also noted similar, if not slightly more acute problems in Craigneuk. It was also noted that the latter is an area which does not welcome outsiders.

Housing staff have commented that the demolition of flats at Coltness and Newmains have not affected housing demand figures. The number of voids in Gowkthrapple has continued to grow, despite the reduction in similar stock elsewhere. This suggest that demand for Gowkthrapple will perhaps start to fall more rapidly in the near future as the effect of the demolitions on the transfer list wears off.

A similar focus on Town Centres, followed by road corridors is likely to be pursued in future by Scottish Enterprise Lanarkshire's Property Team who provide derelict land reclamation funding. The benchmark figure for their intervention in land reclamation is a maximum £100,000 per acre and the figure could be less for a site such as Gowkthrapple which has little "political" priority³.

³ Willie Rutherglen, Scottish Enterprise Lanarkshire Property Team
Ann Flint & Associates Gowkthrapple Option Appraisal - Report to North Lanarkshire Council June 2003

APPENDIX 7 EXTRACTS FROM 2001 CENSUS COMPARING GOWKTHRAPPLE WITH OTHER AREAS

Table A7.1 Economic activity (Census 2001 Table KS09a)

Percentage of people aged 16-74						
Settlement/Locality	All people aged 16-74	Employees		Economically active		
		Part-time	Full-time	Self-employed	Un-employed	Full-time student
Scotland	3,731,079	11.12	40.25	6.60	3.97	3.03
North Lanarkshire	237,357	9.82	41.53	4.39	4.49	2.51
Cumbernauld	37,314	10.36	47.16	4.72	3.52	3.01
Wishaw	20,996	9.87	38.29	3.64	4.68	2.31
Gowkthrapple	868	6.91	28.46	1.73	16.36	1.15
Overtown	1,737	11.28	44.44	4.43	2.94	2.53
Economically inactive						
Settlement/Locality	Retired	Student	Looking after home/family	Permanently sick/disabled	other	
Scotland	13.89	4.28	5.51	7.44	3.89	
North Lanarkshire	12.83	3.38	5.67	10.54	4.85	
Cumbernauld	11.63	3.53	4.68	8.28	3.12	
Wishaw	16.21	3.25	5.75	10.93	5.06	
Gowkthrapple	8.76	1.61	9.68	15.78	9.56	
Overtown	12.67	3.17	4.95	11.00	2.59	
Settlement/Locality	Aged 16-24	Aged 50 and over	Who have never worked	Who are long-term un-employed		
Scotland	27.84	17.97	8.92	32.55		
North Lanarkshire	31.08	14.82	10.34	32.98		
Cumbernauld	30.85	16.53	7.62	26.28		
Wishaw	29.30	15.56	12.00	34.08		
Gowkthrapple	35.21	11.97	8.45	40.14		
Overtown	21.57	23.53	3.92	33.33		

Table A7.2 Age Structure (Census 2001 Table KSO2)

Settlement/Locality	Scotland	North Lanarkshire	Cumbernauld	Wishaw	Gowkthrapple
All People	5,062,011	321,067	49,664	28,565	1,159
0-4	5.47	6.03	6.49	5.30	8.54
5-7	3.54	3.71	3.93	3.53	4.31
8-9	2.53	2.64	2.67	2.49	3.62
All under 10	11.54	12.38	13.09	11.32	16.47
10-14	6.38	6.68	6.60	6.58	4.75
15	1.29	1.37	1.29	1.43	0.69
All under 15	19.21	20.43	20.98	19.33	21.91
16-17	2.50	2.73	2.76	2.75	1.98
18-19	2.48	2.62	2.76	2.66	3.80
20-24	6.21	6.04	6.31	5.57	9.92
25-29	6.27	6.62	6.79	6.13	10.18
30-44	22.97	23.74	24.64	22.31	24.68
45-59	19.29	18.84	19.90	18.04	15.19
60-64	5.17	5.11	4.91	5.51	3.62
65-74	8.81	8.21	7.07	10.53	5.52
75-84	5.34	4.44	3.02	5.64	2.42
85-89	1.17	0.84	0.57	1.10	0.60
Percentage of people aged 90 & over	0.58	0.36	0.30	0.41	0.17

Table A7.3 Health and Provision of Unpaid Care (Census 2001 Table KS08)

KS08 Health and Provision of Unpaid Care									
		Limiting long-term illness		General health			Provision of unpaid care		
				Percentage of people whose health was			Percentage of people who provided unpaid care		
Settlement/Locality	All people	Percentage of people with limiting long-term illness	Percentage of people of working age population with limiting long-term illness	Good	Fairly good	Not good	All people who provide unpaid care	1-19 hours a week	20-49 hours a week
Scotland	5,062,011	20.31	15.55	67.91	21.94	10.15	481,579	63.46	12.52
North Lanarkshire	321,067	23.12	19.26	64.35	22.94	12.71	33,219	15.19	27.29
Cumbernauld	49,664	19.01	15.84	67.78	21.56	10.66	5,019	62.64	12.81
Wishaw	28,565	25.77	20.77	62.68	24.29	13.03	3,040	55.03	16.22
Gowkthrapple	1,159	27.87	29.36	53.75	30.28	15.96	114	70.18	16.67
Overtown	2,371	21.47	18.57	68.03	19.74	12.23	248	58.06	15.32

Table A7.4 Occupation Groups as % of people aged 16-74 in employment (Census 2001 Table KS12a)

Percentage of people aged 16-74 in employment working as										
Settlement/Locality	All people aged 16-74 in employment	Manager and senior officials	Professional occupations	Associate professional and technical occupations	Administrative and secretarial occupations	Skilled trades occupations	Personal service occupations	Sales and customer service occupations	Process, plant and machine operatives	Elementary occupations
Scotland	2,261,281	12.17	10.84	13.98	12.73	12.18	7.14	8.64	9.65	12.67
North Lanarkshire	137,421	10.58	7.44	13.37	13.94	12.06	6.52	9.31	13.50	13.28
Gowkthrapple	328	4.57	4.88	10.98	9.15	13.11	7.93	10.98	14.02	24.39
Overtown	1,085	11.43	8.48	19.91	14.10	13.18	6.18	7.10	10.78	8.85

**A7.5 Household Composition
(Census 2001 Table KS20)**

Settlement/Locality	Percentage of households comprising One Person		Percentage of households comprising one family and no others							
	Pensioners	All Pensioners	Married couple households			Cohabiting couple households			Lone parent households	
			No children	With dependent children	All children non dependent	No children	With dependent children	All children non dependent	With children	With dependent children
Scotland	14.98	7.99	12.85	16.76	6.49	3.85	2.71	0.30	6.91	3.59
North Lanarkshire	13.90	6.73	11.98	18.71	8.68	3.04	2.65	0.34	8.56	4.87
Gowkthrapple	9.75	2.36	5.02	5.17	2.36	3.10	3.10	-	13.59	3.55

Table A7.6 Socio-economic classification (Census 2001 Table KS14a)

	Scotland	North Lanarkshire	Cumbernauld	Wishaw	Gowkthrapple
All people Aged 16-74	3,731,079	237,357	37,314	20,996	868
Large Employers Higher Managerial Occupations	2.39	1.91	2.62	1.61	0.35
Higher Professional Occupations	4.44	2.47	2.93	2.14	1.15
Lower Managerial and Professional Occupations	17.35	15.84	19.04	15.20	8.29
Intermediate Occupations	9.41	9.97	12.32	9.10	7.03
Small Employers and Own account Workers	5.72	4.21	4.33	3.46	3.11
Lower Supervisory And technical Occupations	7.39	7.94	8.35	7.49	7.49
Semi-routine Occupations	12.57	13.24	13.01	12.20	15.67
Routine Occupations	10.36	12.50	10.84	12.56	20.39
Never Worked	2.89	3.32	2.21	3.93	6.80
Long-term unemployed ¹	1.29	1.48	0.92	1.60	6.57
Full-time students ²	7.14	5.73	6.36	5.45	2.65
Not Classifiable For other reasons ³	19.04	21.40	17.08	25.25	20.51

Table A7.7 Households with dependent children and households with limiting long-term illness (Census 2001 Table KS21)

Settlement/Locality	All households	Percentage of households with no adults in employment				All households With one or more persons with a limiting long-term illness ²
		With dependent children ¹	Without dependent children ¹	With dependent children ¹		
				All ages	Aged 0-4	
Scotland	2,192,246	5.11	33.87	28.16	10.34	36.60
North Lanarkshire	132,619	6.69	33.44	32.05	12.09	43.01
Gowkthrapple	677	13.29	46.23	23.49	12.41	41.51

Table A7.8 Lone parent households with dependent children (Census 2001 Table KS22)

Settlement/ Locality	All lone parent households with dependent children ¹	Female lone parent ³	
		Percentage in part-time ² employment	Percentage in full-time ² employment
Scotland	6.9%	25.87	20.95
North Lanarkshire	8.5%	22.36	21.01
Gowkthrapple	13.6%	14.46	10.84

Table A7.9 Age Structure (Census 2001 Table KS02)

Settlement/Locality	All people	Mean age ² of population in the area	Median age ² of population in the area
Scotland	5,062,011	38.97	38
North Lanarkshire		37.53	37
Cumbernauld	49,664	36.19	36
Wishaw	28,565	39.42	39
Gowkthrapple	1,159	32.80	30
Overtown	2,371	37.21	37

Table A7.10 Qualifications obtained (Census 2001 Table KS13)

	Percentage of people aged 16 - 74 with					total number of full-time students and schoolchildren	
	No qualifications or qualifications outwith these groups	Highest qualification attained group 1	Highest qualification attained group 2	Highest qualification attained group 3	Highest qualification attained group 4	Aged 16 - 17	Aged 18 - 74
SCOTLAND	33.23	24.69	15.65	6.95	19.47	88,478	178,005
North Lanarkshire	39.95	26.20	14.49	7.31	12.05	5,792	7,809
Wishaw	42.61	25.37	13.49	6.93	11.60	502	643
Gowkthrapple	45.74	30.53	12.44	6.11	5.18	9	14

APPENDIX 8 BNSF PROJECTS

Table A8 BNSF Projects in South Wishaw

Title	Lead Agency	Description	Spend		
			2002-3	2003-4	2004-5
Projects					
Environmental Improvements	NLC Community Services	Environmental Improvements in Craigneuk	20000	75000	
Reasoning & Reacting	NLC Education Dept	Training for Trainers *		27000	
Street Lighting	NLC Planning & Environment	Replacement bulbs & equipment*	150000	50000	
Community Connections	NLC Social Work	Development of people with disabilities to feel secure in community*	13150	26300	
Neighbourhood Community Workers	NLC Community Services	*	41839	62759	15690
Reducing Crime	Police, all partners*	Improved police presence	613902	633966	
Breakfast clubs	NLC Education, Comm services, SW	*	121284	121284	
Rail safety	NLC Planning & Environment, planning, police	Improving lighting and safe pedestrian commons	55000	55000	
Young person outreach	NLC Community Services, police, health service	Work with 10-18 year olds	115249	49392	65857
Gowkthrappe Community Park	Community school, Housing & Property, Community Services, police	Educational campus at Castlehill & support retention	205000	195000	
Gowkthrappe Community Centre modernisation			30000		
Children Traffic Safety	Police, school, planning & environment*		29810	34578	
Concierge – Allershaw tower	Housing & property Services, police SW		110000	65000	
Abandoned vehicles	*		37254	52160	
Safer homes	NLC Planning & Environment*	Safer Homes Initiative	75000	100000	
Traffic calming	NLC Planning & Environment*		50000	50000	
Community Consultation	Chief Exec, Housing & Property*	Community Consultation team building and training*	70000	70000	

Reasoning & Reacting	NLC Education Dept	Training for Trainers *	56000	28000	
Anti social task force	Housing & property Services, police SW	Core management costs for BNSF	77231	102975	
Management costs	Chief Exec, Housing & Property*		120000	150000	
Projects under consideration					
Environmental improvements	NLC Community Services, police, health service				
Health Promotion Coordinator	Wishaw LHCC				
Neighbourhood Community Workers	*				
XL Clubs					

* = service to cover both SIP areas

APPENDIX 9 RESULTS OF BNSF ATTITUDES SURVEY

Table 9.1 Key results from Perceptions Study of North Lanarkshire SIP Areas

		Total	Gowkthrapple
Q1 Importance: Maintenance of street lighting	Very important	71%	78%
Q1 Importance: Primary education	Very important	74%	84%
Q1 Importance: Secondary education	Very important	74%	84%
Q1 Importance: Services for people with disabilities	Very important	76%	86%
Q1 Importance: Tracking anti-social behaviour	Very important	84%	92%
Q1 Importance: Access to health services or GP locally	Very important	71%	82%
Q2 How good is service: Services for children and families	Poor	15%	20%
Q2 How good is service: Council house repairs/improvements	Good	32%	54%
Q2 How good is service: Community Facilities	Good	43%	23%
Q2 How good is service: Sport & leisure facilities	Good	46%	34%
Q2 How good is service: Public transport	Good	46%	64%
Q2 How good is service: Access to health services or GP locally	Poor	14%	25%
Q3 How important are initiatives: Access to affordable childcare	Quite	31%	16%
Q3 How important are initiatives: Anti-social Task Force	Very important	73%	82%
Q3 How important are initiatives: More presence of Anti-social Task Force	Very important	69%	80%
Q3 How important are initiatives: Development of community park	Very important	15%	41%
Q3 How important are initiatives: Development of community park	Quite important	18%	35%
Q3 How important are initiatives: Child related road safety	Very important	65%	86%
Q4 How good is initiative: Environmental improvements	Good	35%	45%
Q5 Good at tackling: Helping people get work	Good	26%	36%
Q5 Good at tackling: Providing good affordable housing	Good	42%	57%
Q5 Good at tackling: Improving public transport	Good	50%	65%
Q5 Good at tackling: Keeping local environment tidy	Good	46%	64%
Q5 Good at tackling: Fear of crime	Poor	33%	42%
Q5 Good at tackling: Anti-social behaviour	Good	24%	33%
Q5 Good at tackling: Street drinking	Good	23%	13%
Q6 Importance: Improving public safety	Very important	72%	83%
Q6 Importance: Increasing childcare and quality	Very important	45%	37%
Q6 Importance: Access to GP services	Very important	59%	75%
Q6 Importance: Anti-social behaviour	Very important	87%	96%
Q6 Importance: Street drinking	Very important	82%	92%
Q6 Importance: Needs of young people	Very important	74%	83%
Q6 Importance: Improving public safety	1st priority	8%	16%

Q8 Opinion of area as place to live	A fairly/very bad place to live	12%	30%
Q9 Problem: Noisy neighbours/ loud parties	A fairly/very big problem	20%	46%
Q9 Problem: Adults loitering in street	A fairly/very big problem	25%	40%
Q9 Problem: Lack of facilities for the young	A very big problem	33%	52%
Q9 Problem: Street drinking	A very big problem	20%	43%
Q9 Problem: Vandalism/ graffiti/ deliberate damage to property	A very big problem	19%	28%
Q9 Problem: Harassment	A very big problem	13%	22%
Q9 Problem: Drug use/ dealing	A very big problem	22%	43%
Q9 Problem: Anti-social tenants	A very big problem	10%	28%
Q11 Accident occurred in home environment/ garden	Yes	5%	11%
Q12 How often walk alone after dark	Never	31%	53%
Q14 How safe feel outside during day	Very safe	53%	37%
	Fairly safe	33%	49%
Q15 How safe feel walking alone after dark	Very unsafe	24%	40%
Q17 Worried about: Being robbed	Very worried	22%	35%
Q17 Worried about: Sexual assault/ rape	Very worried	10%	20%
Q17 Worried about: Physically attacked	Very worried	15%	35%
Q17 Worried about: Disorder	Very worried	13%	25%
Q17 Worried about: Race crime	Very worried	15%	37%
Age of respondents	16-21	16%	24%
	22-25	19%	34%
Employment Status	Registered unemployed	0.11	0.16

APPENDIX 10 FINANCIAL APPRAISAL TABLES