



Sustainability – at the heart of North Lanarkshire’s new house building programme

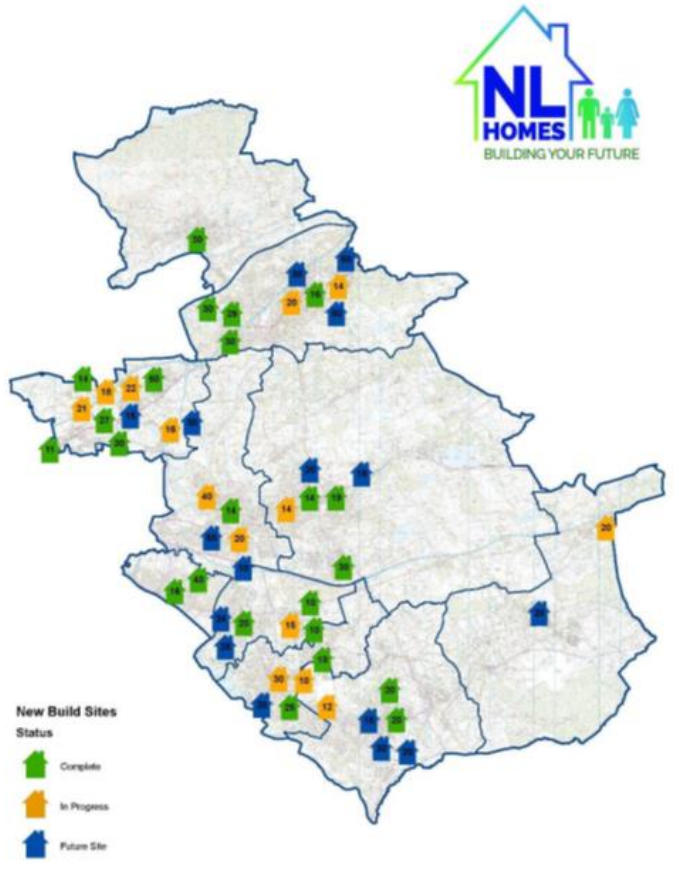
17 February 2022

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- Context.
- How we are delivering the programme.
- Examples of current and potential approaches to Future Proofing NLC housing stock
- Challenges and Opportunities

Context

Operational Role



- 924 new build homes to date.
- 540 Open Market Purchase Scheme and Empty Homes Purchases to date.
- Focussing where possible on town centres.

How we are delivering the programme.

Variety of Methods

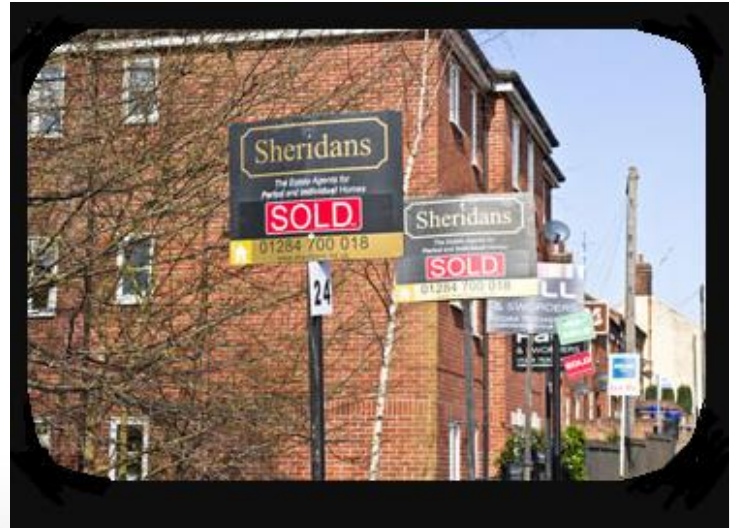
New Supply Projections as at November 2021

Year	New Build Council	New Build Off the Shelf	Buy Back	Total	Target Approved Nov 2020	Actual
2020/21	25		106	131	173	131
2021/22	175	0	130	305	302	
2022/23	189	44	180	413	364	
2023/24	385	76	170	631	420	
2024/25	198	39	170	407	420	
2025/26	158	75	100	333	177	
2026 - 2035	1135	350	850	2335	2099	
Total	2265	584	1706	4555	3955	
Completions (to March 2020)	655	117	273	1045		
Grand total	2920	701	1979	5600		

Open Market Purchase Scheme

Buying properties from the open market to add to our stock.

Mainly ex right to buy properties



Re-provisioning Strategy

- 48 tower blocks to be demolished (over 4,000 flats)
- Priorities for Phase 1 approved May 2018 – 1,750 flats (High & Low-Rise)
- Estimated 622 new homes to be built on cleared / adjoining sites
- New-Build Programme extended to achieve 5,000 new homes by 2035
- Potential demolition of all remaining towers over 20 – 25 years
- First multi-storey demolition has happened with new build taking place at Holehills (150 new homes)



Currently on-site

8 sites active delivering 296 homes;



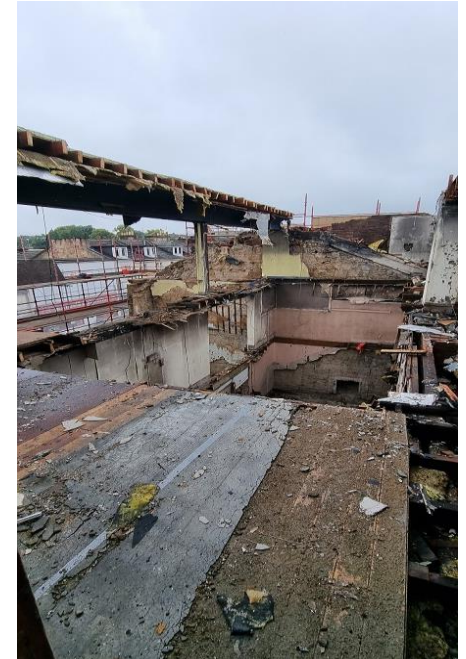
Future Programmed Projects

Sites have been identified and approved at Committee for a further 1,262 homes across 32 sites, with site investigations, title checks and design development on these sites progressing.

Future Projects Town Centre

The Council is strategically pivoting focus to the town centres within North Lanarkshire. Some examples of projects in the town centres are:

- Bank Street, Coatbridge
(Including Supported Accommodation).
- Kildonan Street, Coatbridge.
- 303 Brandon Street & YMCA, Motherwell.
- Former Motherwell Town Hall.
- Kildonan Street.
- Methodist Church, Wishaw.



Examples of current and potential approaches to Future Proofing NLC housing stock.

EV Charging at Home:

[Currently being applied to developments]



On Your Driveway



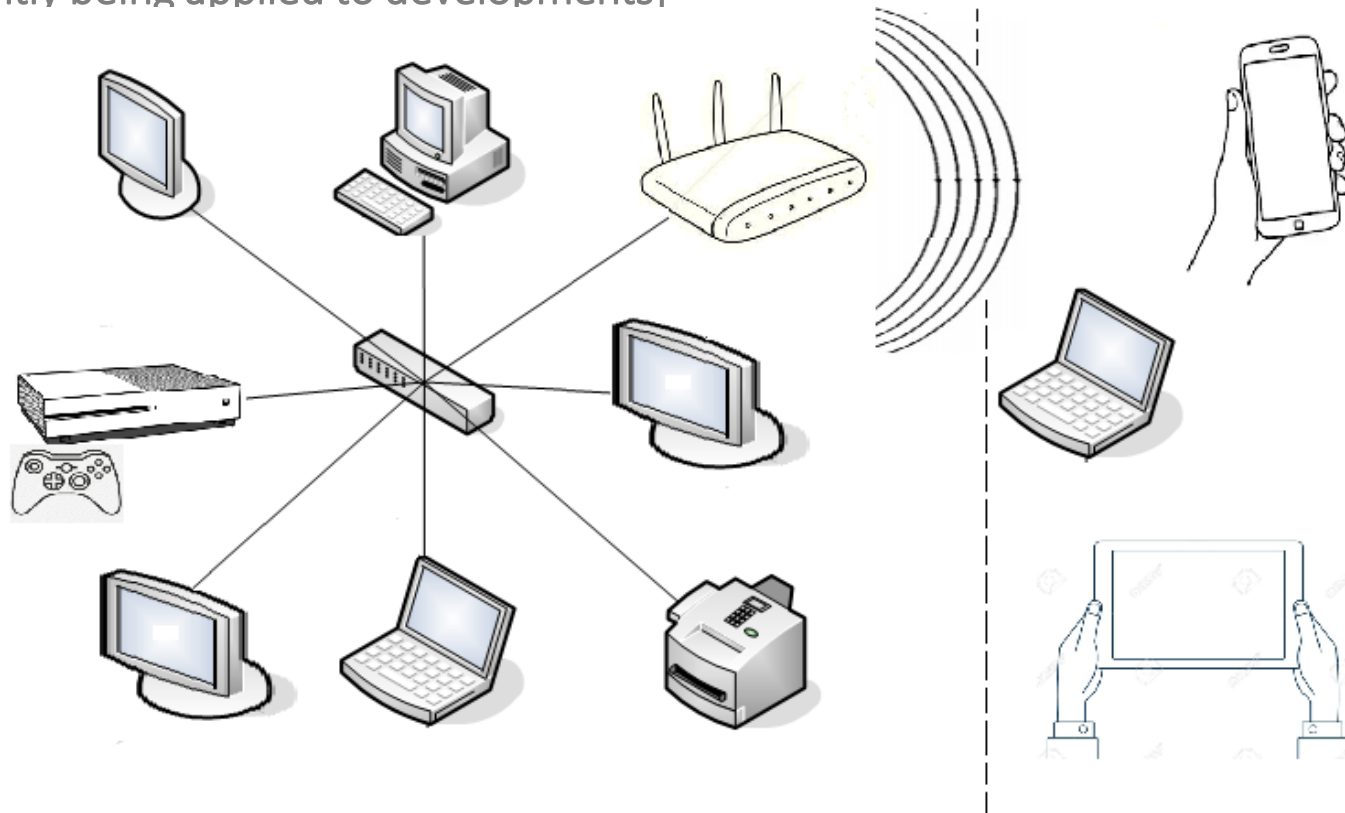
In Residential Parking Court



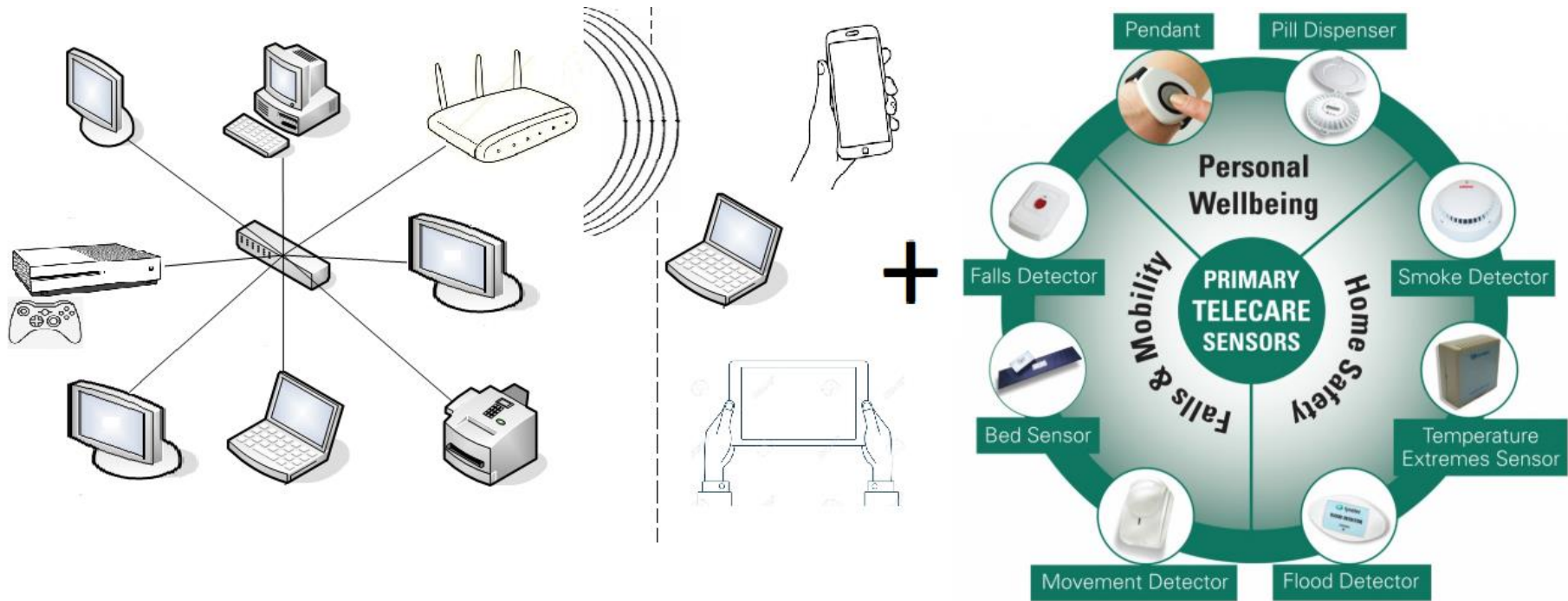
PV Carports - power to charging points and / or 'off-building' supply to e.g. Landlord Supply in Walk-up Flats.

Star Network Supporting & Enabling Digital Connectivity within the Home:

[Currently being applied to developments]



Star Network Supporting & Enabling Health & Social Care within the Home:



Star Network Supporting & Enabling SMART Technologies For Home Automated Living:

[Connectivity Template issued to SMARTNL Connectivity Group]

Access to Council Services and Report Repairs via Dedicated Tablet & Apps



Linked Heat, Smoke and CO Detectors



Making Life Easier

Extend Existing Apps and Services Direct to Tenants Homes

Post 2024 Air Source Heat Pump / Fuel Cell / PV to heat home and mitigate Fuel Poverty:

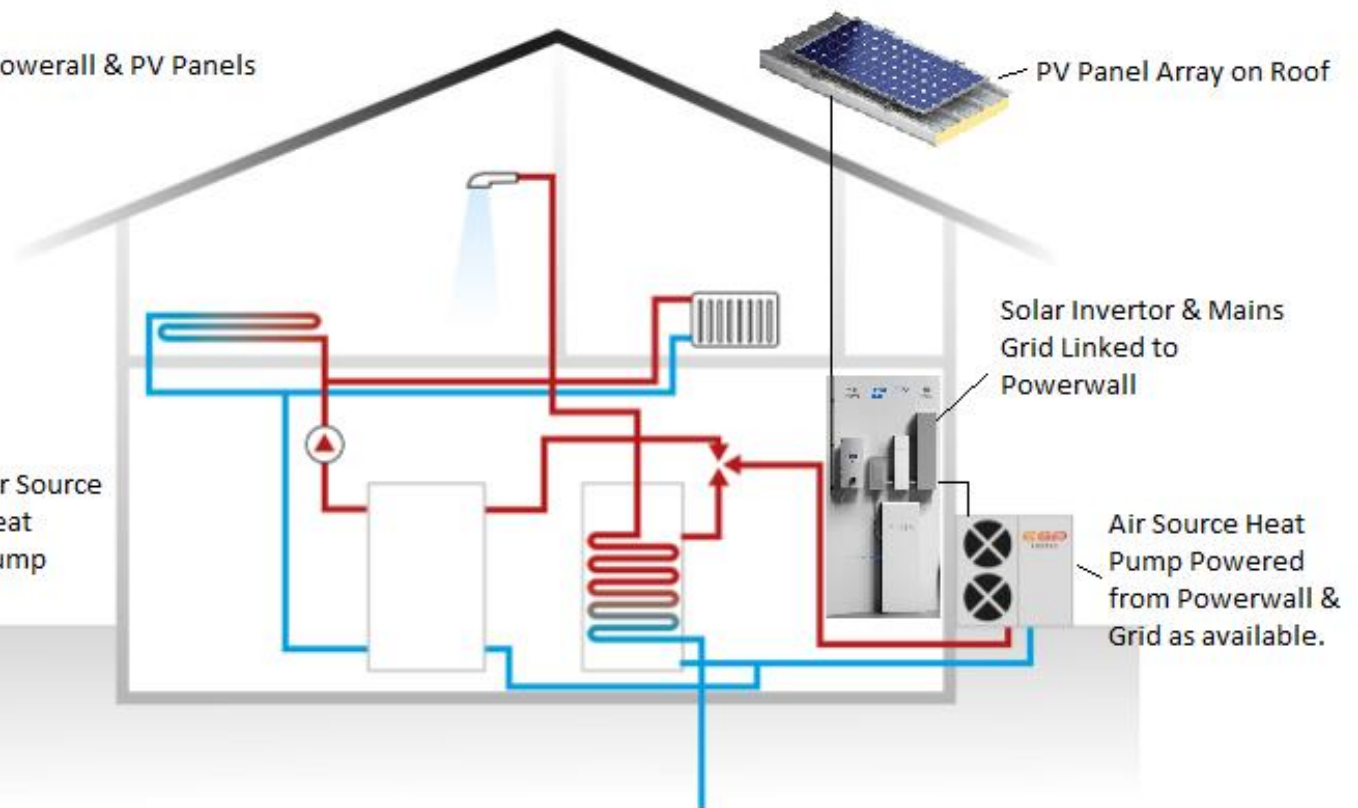
[Proposed to be developed at Glenmavis / Holehills as potential Low to Net Zero Approach]



Powerwall & PV Panels



Air Source Heat Pump



PV Panels and Fuel Cells Linked to Landlord Electricity Supply:

[Contained within Design for First walk-up flatted development in Chryston]



Powerall & PV Panels

Landlord Supply to communal stairlighting

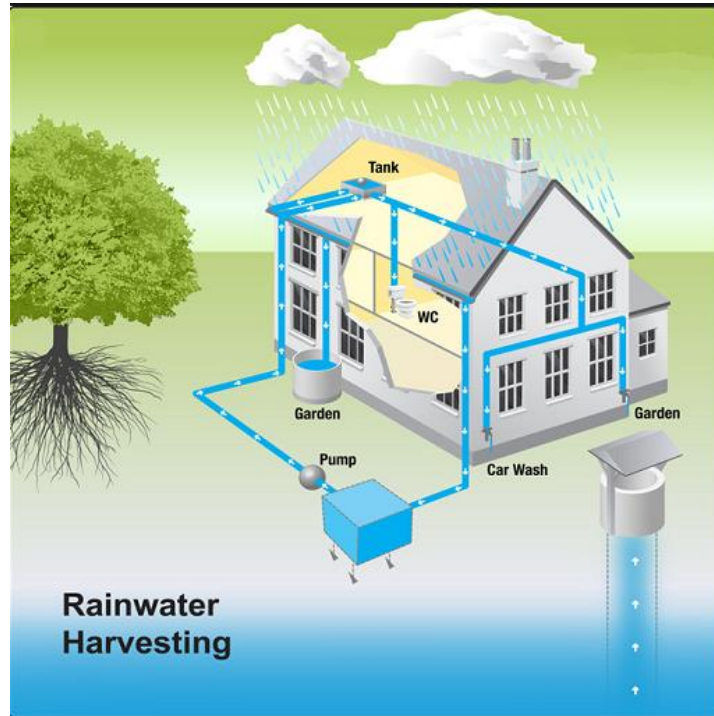


Landlord Supply to residential lift.

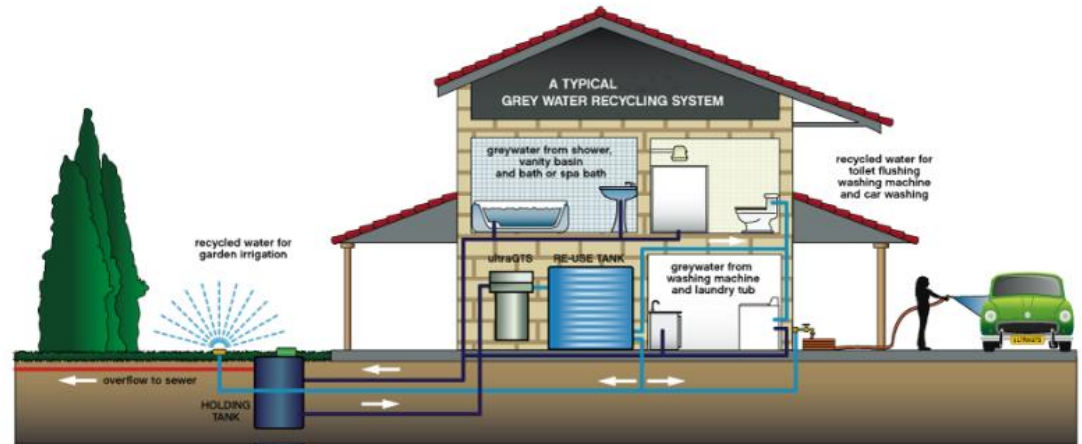
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Rainwater Harvesting & Grey Water Use:

[Current demands for reducing surface water and other waste may require implementation]



Wastewater can be divided into two subgroups, grey and black water, depending on the amount and type of contamination in the water. Grey water is the wastewater that comes out of non-toilet plumbing systems. It usually leaves the household piping as soon as the water has been used and makes up a large proportion of the everyday household water use. Grey wastewater is from household activities like washing the dishes, doing the laundry and taking showers. In this water one can usually find organic debris, pathogens, bacteria and chemicals from cleaning products. Despite these contaminants, grey wastewater can be recycled for useful purposes.



Green Roof & Blue Roof:

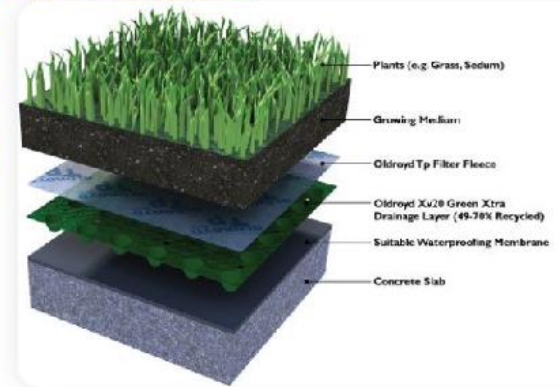
[Scottish Water Stricter Application of Surface Water Drainage Policy leads towards such solutions to be included within designs]



Sedum Roof



Sedum Roofing Panels



Challenges and Opportunities.

Challenges for maintenance

It should be noted that at present North Lanarkshire Council does not have a Direct Labour Organisation.

- New technology which is still to be proven.
- Tenant education/ understanding of technology.
- Sourcing of parts.
- Training teams to maintain non standard equipment.
- Interaction between different technologies.
- Development of new SORs.

Opportunities for maintenance

- Developing Skills in New technology.
- Sensors giving information on faults.
- Learning to maintain non standard equipment.
- Comparisons of technology.



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