

Annex 8.2 Describing housing supply: North Lanarkshire

Summary

In 1991 there were 121,290 occupied dwellings in North Lanarkshire. By 2001, the number of dwellings had risen by 9% to 132,619. Vacant homes accounted for an additional 3,376 dwellings with a further 77 second or holiday homes.

Increase in the level of owner occupation has occurred through private sector new build and a significant rise in sales through the Right to Buy. This trend towards home ownership represents a major departure from previous tenure patterns in North Lanarkshire where the social rented sector has traditionally dominated. New private supply, combined with extensive public sector investment programmes, has generally led to improvements in the balance between dwelling types and condition of accommodation within North Lanarkshire. Despite these developments, however, owner occupation remains low in some areas. The social rented sector remains substantial in areas such as Motherwell, Wishaw and Shotts. The private rented sector accounts for under 2% of the housing stock, significantly lower than Scottish levels.

Terraced and flatted properties still dominate the overall housing stock with low numbers of detached houses. Average dwelling sizes are broadly comparable with the Scottish average except for an under representation of very large properties.

The 1996 Scottish House Condition Survey highlighted that in North Lanarkshire, around 78% (100,000 dwellings) required some form of repair, although the condition of the stock was recognised as being better than the Scottish average. Today, 98% of households live in dwellings that have central heating. However, areas such as Airdrie, Kilsyth and particularly Cumbernauld have between 3%-10% of all properties that only have access to partial central heating.

Considerable progress has been made in recent years in helping to improve the living conditions within North Lanarkshire. There do remain, however, major problems relating to condensation and dampness and low energy efficiency. The 1996 House Condition Survey found that 7% of the total stock suffered from rising or penetrating dampness. The level of amenities such as double-glazing, draught proofing and loft insulation, particularly in the private sector, is relatively low. In Cumbernauld, a large proportion of the former Development Corporation stock, now managed by Cumbernauld Housing Partnership, suffers from particular stock condition problems. Poor stock condition remains problematic also in many town centres in many pre 1919 dwellings.

Despite the investment in the stock since 1996, it is anticipated that the 2002 Scottish Stock Condition Survey will highlight that there remains significant levels of disrepair across North Lanarkshire, particularly in the private sector. There are 659 dwellings in North Lanarkshire that are BTS, which is 0.5% of the total stock, lower than the Scottish level. Around 96% of BTS dwellings are within the private sector.

The Council's own housing stock is, on average, generally older than the stock in other sectors. The majority of the Council's properties were constructed prior to 1964 but especially between 1945-1964. New build activity in the private sector began in earnest in the 1980s in North Lanarkshire. There has also been a considerable level of right to buy sales in the last decade in which older, lower valued properties have moved out of the public sector into the owner occupied sector, altering the proportions of properties in each age band by tenure.

In terms of energy efficiency, only 12% of dwellings in North Lanarkshire meet the acceptable National Home Energy Rating (NHER) of 7, with the North Lanarkshire average rating only 4.7, a figure that, nevertheless, exceeds the Scottish average of 4.1. Dwellings with poor 'energy efficiency' were more likely to be found in the rented sector, especially the private rented sector.

32% of all households, across all tenures, spend in excess of 10% of their income to achieve satisfactory heating, placing them within the definition of a fuel poor household. Due to the construction type of many properties, it is impossible to bring 100% of the stock up to an acceptable NHER level.

Typical property values in North Lanarkshire are low, with 65% of properties in Council Tax Band A or B, or under £35,000, compared to 49% in Scotland. Only 13% of properties are valued in Council Tax Bands E-H (13%) compared to 23% across Scotland.

Recent new build completions amount to around 1,600 per year. Around two thirds of all new build houses are completed on brownfield sites. This is particularly so in Motherwell and Monklands sub HMAs. New provision has been balanced more towards the Motherwell and Monklands sub HMAs.

The vast majority of recent completions have been in the owner occupied sector. This has been especially so in the Cumbernauld sub HMA. The lack of new build social rented provision may be adding 'pressure' to demand for social rented in the Cumbernauld and Moodiesburn LHMA in particular. Development of new build private rented sector dwellings has been very low in number.

Between 2003-2008 there is a programmed land supply of 5,338 units, averaging 1,067 per year. Over 85% are programmed for the private sector. Social rented sector programming is focussed in the Monklands and Motherwell sub HMAs. In the Cumbernauld sub HMA, less than 10% of programmed land supply is allocated to social rented housing. Lack of programmed land supply for this sector may add to any 'pressure' demand for social rented housing in this area.

Housing supply issues

Over half of all provision is flatted or terraced. In addition, North Lanarkshire has a very small of number of large dwellings, even in the private sector. More specifically:

- Many LHMA are dominated by a single tenure.
- Significant levels of disrepair exist in the private sector.
- There is a relatively small but persistent number of BTS dwellings concentrated in the private sector.
- Fuel poverty is a major issue. Partly, this reflects poor energy efficiency of many dwellings.
- Double-glazing, draught proofing, loft insulation and efficient heating systems within the existing stock are low.
- In Cumbernauld, a large proportion of the former Development Corporation stock, now managed by Cumbernauld Housing Partnership, suffers from particular stock condition problems and requires significant investment. This stock is pepper potted with owned stock originally bought under Right to Buy requiring common improvement and repair work.
- Poor stock condition remains problematic also in many town centres in many pre 1919 dwellings.
- Greater understanding of local housing conditions and the degree to which they meet proposed national standards such as the Scottish Social Housing Standard is required. This will be informed by local research and findings from the 2002 Scottish House Condition Survey.
- Low numbers of new build social rented provision in the Cumbernauld sub HMA may be adding 'pressure' to demand for social rented in the Cumbernauld and Moodiesburn LHMA in particular.
- Programmed land supply should continue to reflect increased demand from increased household numbers.

Key supporting supply data

Existing housing stock

Table 1 details the tenure balance within the Local Housing Market Areas (LHMAs) identified in North Lanarkshire. The predominant tenure is owner occupation, which accounted for 58.2% of households with the social rented sector at 36%. When compared to Scotland as a whole, the owner occupied sector level within North Lanarkshire is 4.4% lower and the level of households within the social rented sector is 8.8% higher.

LHMA	Owner Occupation		Social Rented		Private Rented		Other		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Airdrie	12,729	57.8	8,158	37.0	282	1.3	871	4.0	22,040	100
Bellshill	7,853	55.7	5,359	38.0	277	2.0	604	4.3	14,093	100
Coatbridge	9,950	52.8	7,810	41.5	282	1.5	797	4.2	18,839	100
Cumbernauld	15,356	75.1	3,830	18.7	668	3.3	596	2.9	20,450	100
Kilsyth	2,902	56.2	1,999	38.7	67	1.3	196	3.8	5,164	100
Moodiesburn	5,167	70.9	1,805	24.8	118	1.6	195	2.7	7,285	100
Motherwell	7,947	49.3	7,242	44.9	230	1.4	717	4.4	16,136	100
Shotts	2,862	50.1	2,452	42.9	71	1.2	325	5.7	5,710	100
Viewpark	3,589	60.5	2,031	34.2	57	1.0	260	4.4	5,937	100
Wishaw	8,799	51.9	7,112	41.9	242	1.4	812	4.8	16,965	100
North Lanarkshire	77,154	58.2	47,798	36.0	2,294	1.7	5,373	4.1	132,619	100

Source: 2001 Census

Dwelling characteristics

Dwelling type

As table 2 shows, the diversity of house types across North Lanarkshire varies from one LHMA to the next, in some cases adding to the variety of demands on the housing market. Viewpark has the greatest proportion of detached, semi-detached and terraced properties at 85.2%, which is significantly greater than the North Lanarkshire and national averages. Shotts is also predominately stocked with these property types at 79.8%, with Moodiesburn and Cumbernauld also having above average levels at 76.7% and 76.5% respectively.

LHMA	Detached		Semi-Detached		Terraced		Flat/Maisonette		Other		Total	
	Nos.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Airdrie	3,181	14.4	5,838	26.5	6,053	27.5	6,944	31.5	22	0.1	22,038	100
Bellshill	1,590	11.3	3,546	25.2	4,813	34.2	4,137	29.4	5	0.0	14,091	100
Coatbridge	1,247	6.6	4,268	22.7	5,490	29.1	7,817	41.5	17	0.1	18,839	100
Cumbernauld	3,825	18.7	2,787	13.6	9,033	44.2	4,799	23.5	6	0.0	20,450	100
Kilsyth	874	16.9	927	17.9	1,671	32.3	1,699	32.8	3	0.1	5,174	100
Moodiesburn	1,345	18.5	2,492	34.2	1,745	24.0	1,607	22.1	96	1.3	7,285	100
Motherwell	1,473	9.1	3,841	23.8	4,155	25.7	6,662	41.3	5	0.0	16,136	100
Shotts	916	16.0	1,713	30.0	1,929	33.8	1,147	20.1	5	0.1	5,710	100
Viewpark	821	13.8	1,876	31.6	2,363	39.8	866	14.6	11	0.2	5,937	100
Wishaw	2,112	12.5	4,871	28.7	5,028	29.6	4,949	29.2	3	0.0	16,963	100
North Lanarkshire	17,384	13.1	32,159	24.2	42,280	31.9	40,627	30.6	173	0.1	132,623	100
Scotland	447,218	20.4	515,178	23.5	442,834	20.2	780,440	35.6	6,576	0.3	2,192,246	100

Source: 2001 Census

The majority of houses built by the former Cumbernauld Development Corporation were terraced houses leaving only a small proportion of flatted properties, mainly in high rise blocks. In recent years, over two thirds of the original Development Corporation flats (90% in some blocks) have been bought through right to buy sales in multi storey flats and which have generally not been well maintained.

The level of flatted accommodation within North Lanarkshire, across all tenures at 30.6%, is lower than Scotland as a whole as portrayed in table 2. The level of non-flatted accommodation in North Lanarkshire, across all tenures, is 69.2%, which is 5.1% higher than Scotland, which has a level of 64.1%.

Table 2 also shows that only two LHMA's in North Lanarkshire have a greater incidence of flats and maisonettes than the Scottish average of 35.6%. These are Coatbridge (41.5%) and Motherwell (41.3%). This is partly due to the numbers of high-rise properties in each of these areas. In Viewpark, flats and maisonettes account for 14.6% of the stock in the area, which is significantly below the average for both North Lanarkshire and Scotland.

In North Lanarkshire, 9.9% of the Council's own stock comprises high-rise flats. Since the Glasgow Council stock transfer, North Lanarkshire Council has the largest number of high-rise flats in Scotland of any local authority owned stock.

Motherwell and Coatbridge have a particularly high share of flatted properties, predominantly within the social rented sector. In Motherwell and Coatbridge, where there are large concentrations of tenemental, four in a block, and multi storey flats, mainly within the social rented sector, there is a shortfall of houses, especially detached and semi-detached houses.

Dwelling size

LHMA	1 Room		2 Rooms		3-4 Rooms		5-6 Rooms		7+ Rooms		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Airdrie	226	1	1009	5	10,199	46	9,025	41	1,581	7	22,040	100
Bellshill	204	1	758	5	7,542	54	4,693	33	896	6	14,093	100
Coatbridge	299	2	1,000	5	10,284	55	6,491	34	765	4	18,839	100
Cumbernauld	130	1	560	3	7,110	35	10,215	50	2,435	12	20,450	100
Kilsyth	69	1	246	5	2,594	50	1,906	37	349	7	5,164	100
Moodiesburn	44	1	238	3	3,073	42	3,246	45	684	9	7,285	100
Motherwell	199	1	698	4	8,507	53	5,710	36	1,022	6	16,136	100
Shotts	89	2	345	6	3,249	57	1,672	29	355	6	5,710	100
Viewpark	29	0	250	4	2,851	48	2,396	41	411	7	5,937	100
Wishaw	214	1	732	4	8,507	50	6,470	38	1,042	6	19,965	100
North Lanarkshire	1,503	1	5,836	4	63,916	48	51,824	39	9,540	7	132,619	100
Scotland	21,952	1	98,292	4	985,482	45	805,412	37	281,108	13	2,192,246	100

Source: 2001 Census. Number of rooms excludes bathrooms, toilets, cupboards, halls and landings; includes bedrooms, kitchens, living rooms and utility rooms.

In North Lanarkshire, dwellings with three or four rooms predominate other size ranges at 48%, which is also 3% higher than the Scottish average of 45%. Shotts and Coatbridge have the highest level of these sized properties at 57% and 55% respectively.

The North Lanarkshire average for dwellings with five or six rooms of 39% is substantially exceeded in Cumbernauld, where half of all properties have five or six rooms, and also in Moodiesburn (45%). By contrast, lower levels of dwellings within these property sizes are located in Shotts (29%), Bellshill (33%) and Coatbridge (34%).

In Cumbernauld, house sizes tend to be relatively large with a shortfall in one and two bedroom properties given the high levels of owner occupation in these areas and a preponderance of three bedroom terraced and semi-detached houses. Alternatively, in Bellshill, Motherwell and Coatbridge the number of one and two bedroom houses is above average.

In Scotland, 13% of dwellings have seven rooms or more. This is almost twice the amount in North Lanarkshire, which stands at 7%. No LHMA within North Lanarkshire meets the Scottish average. Only Cumbernauld comes close with 12% of properties. The LHMA that has the lowest proportion of dwellings with seven rooms or more is Coatbridge, which has 4%.

Dwelling age

At the time of writing, information from the 2002 Scottish House Condition Survey was unavailable. However, table 4 shows that in 1996, the Council's own housing stock was, on average, generally older than the stock from other sectors. The majority of the Council's properties were constructed prior to 1964 but especially between 1945-1964. New build activity in the private sector began in earnest in the 1980s in North Lanarkshire.

However there has also been a considerable increase in the level of right to buy sales in the last decade in which older, lower valued properties have moved out of the public sector into the owner occupied sector altering the proportions of properties in each age band by tenure. Between 1996-2003 there was a marked change in the age of North Lanarkshire Council's own stock. The proportion of dwellings within the Council's own stock which were constructed post 1964 rose from 25% in 1996 to 40% in 2003, with the increase coming mainly from the reduction in properties constructed between 1945-1964.

Age	North Lanarkshire LA stock* (1996)	All Other Stock* (1996)	Total* (1996)	North Lanarkshire LA stock** (2003)	Scotland LA stock** (2003)
Pre 1945	25%	24%	24%	27.9%	25.9%
1945 – 1964	51%	30%	39%	32.0%	37.5%
Post 1964	25%	47%	37%	40.1%	36.5%

Source: House Condition Survey Boost Sample (1996); Scottish Executive, Statistical Bulletin HSG/2003/4.

*Information relates to 1996 and covers all stock.

**Information as at 31/03/2003 relates to local authority stock.

Dwelling condition

The 1996 Scottish House Condition Survey highlighted that in North Lanarkshire, around 78% (100,000 dwellings) required some form of repair, estimated at a total cost of £79 million, although the condition of the stock was recognised as being better than the Scottish average. Despite the investment in the stock since 1996, it is anticipated that the 2002 Scottish Stock Condition Survey will highlight that there remains significant levels of disrepair across North Lanarkshire, particularly in the private sector.

House conditions and amenity provision in North Lanarkshire are better than the Scottish average. In North Lanarkshire, 98% of households live in dwellings that have central heating and the sole use of a wc/bath. In Scotland, the proportion of dwellings that meet both these criteria was 93%. Only 13 dwellings have neither central heating nor the sole use of a wc/bath. Table 5 also informs that only 162 households lived in a dwelling that had central heating but did not have the sole use of wc/bath facilities. This reflects the data for Scotland as a whole. Only 2% of residential properties in North Lanarkshire have no central heating but do have the sole use of a wc/bath. This compares very favourably to the Scottish proportion of 7%.

Cumbernauld is the only LHMA that has a lower proportion of dwellings that have both central heating and sole wc/bath, at 97%, than the North Lanarkshire average of 98%. This, however, is still

considerably higher than the Scottish proportion of 93%. Areas such as Airdrie, Kilsyth and especially Cumbernauld, between 3%-10% of all properties may only have access to partial central heating.

Considerable progress has been made in recent years in helping to improve living conditions within North Lanarkshire. There do remain, however, major problems relating to condensation and dampness, and low energy efficiency. The 1996 House Condition Survey found that 7% of the total stock suffered from rising or penetrating dampness. Particularly affected are four in a block flats and pre 1945 dwellings. A closer look at amenity levels in houses provides a better picture of energy efficiency at the settlement level.

Table 6 shows that the level of modern amenities is relatively low. Throughout North Lanarkshire, many older properties have been already upgraded to current standards. In Cumbernauld, a large proportion of the former Development Corporation stock, now with Cumbernauld Housing Partnership, suffers from particular stock condition problems.

Table 5 Dwelling Amenities by LHMA										
LHMA	With ch and sole wc/bath		No ch and no sole wc/bath		No ch and sole wc/bath		With ch and no sole wc/bath		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Airdrie	21,597	98	2	0	413	2	28	0	22,040	100
Bellshill	13,807	98	0	0	264	2	22	0	14,093	100
Coatbridge	18,430	98	2	0	383	2	24	0	18,839	100
Cumbernauld	19,792	97	4	0	635	3	19	0	20,450	100
Kilsyth	5,063	98	0	0	96	2	5	0	5,164	100
Moodiesburn	7,117	98	0	0	160	2	8	0	7,285	100
Motherwell	15,912	99	1	0	208	1	15	0	16,136	100
Shotts	5,634	99	1	0	66	1	9	0	5,710	100
Viewpark	5,836	98	0	0	95	2	6	0	5,937	100
Wishaw	16,603	98	3	0	333	2	26	0	16,965	100
North Lanarkshire	129,791	98	13	0	2,653	2	162	0	132,619	100
Scotland	2,031,555	93	1,754	0	155,649	7	3288	0	2,192,246	100

Source: 2001 Census

Table 6 Houses with Standard Amenity Provision (%)			
LHMA	Amenity (%)		
	Loft Insulation	Double Glazing	Draught Proofing
Airdrie	60	81	60
Bellshill	65	59	41
Coatbridge	63	86	62
Cumbernauld	57	73	62
Kilsyth	59	94	62
Moodiesburn	66	65	42
Motherwell	50	70	41
Shotts	66	67	53
Viewpark	84	83	54
Wishaw	65	60	49

Source: House Condition Survey Boost Sample (1996)

Below tolerable standard (BTS) properties

The estimated number of dwellings below the Tolerable Standard in Scotland in year 2000 (last available estimate) was 66,096. There are 659 dwellings in North Lanarkshire that are BTS, which is 0.5% of the total stock. Of this figure, 24 dwellings are owned to the local authority where the main issue is dampness and piped, wholesome water, as detailed in table 7.

Main Reason For Failure	Local Authority	Owner-Occupied	Private Rented	Private Sector - Unknown	Total	Vacant
Structural Stability	2	14	1	95	112	2
Rising or Penetrating Damp	7	91	49	6	153	30
Light, Ventilation and Heating	0	44	5	10	59	14
Piped, Wholesome Water	7	22	1	0	30	2
Sink with Hot and Cold Water	4	38	2	1	45	16
Water Closet	4	67	11	2	84	20
Drainage	0	26	0	26	52	0
Facilities for Cooking	0	18	0	0	18	0
Access to External Doors and Outbuildings	0	1	0	0	1	1
Multiple Reasons	0	85	5	15	105	72
Total	24	406	74	155	659	157

Source: NLC Planning & Environment, Statistical Return to Scottish Executive (2003)

Around 96% of BTS dwellings are within the private sector, 61% are known to be within the owner occupied section of the sector and nearly a quarter (24%) are within the private rented sector. Within the private sector, the main reasons for BTS failure are dampness (146), structural stability (110) and dwellings with multiple reasons (105). Of the properties that are BTS, 157 (23.8%) are currently vacant.

Flats are the predominant property types in North Lanarkshire that are BTS, with structural stability and dampness being the main issues. In houses, the main reasons for BTS failure are structural stability and drainage problems.

Main Reason For Failure	Dwelling Type			Dwelling age			
	Houses	Flats	Unknown	Pre-1919	1919-1945	Post-1945	Unknown
Structural Stability	39	64	9	103	1	0	8
Rising or Penetrating Damp	18	40	95	39	16	3	95
Light, Ventilation and Heating	18	27	14	39	4	0	16
Piped, Wholesome Water	19	0	11	19	0	0	11
Sink with Hot and Cold Water	13	24	8	387	2	0	5
Water Closet	15	30	39	43	2	0	39
Drainage	33	17	2	50	0	0	2
Facilities for Cooking	7	11	0	18	0	0	0
Access to External Doors and Outbuildings	0	1	0	1	0	0	0
Multiple Reasons	34	43	28	71	4	0	30
Total	196	257	206	421	29	3	206

Source: North Lanarkshire Council

Energy efficiency and fuel poverty

At the time of writing, information from the 2002 Scottish House Condition Survey was unavailable. However, in North Lanarkshire, the 1996 Scottish House Condition survey showed that:

- In terms of energy efficiency, only 12% of dwellings in North Lanarkshire meet the acceptable National Home Energy Rating (NHER) of 7, with the North Lanarkshire average rating only 4.7, a figure that, nevertheless, exceeds the Scottish average of 4.1. Terraced houses and flats, except four in a block flats, tended to have the lowest NHER ratings. Four in a block flats had the best ratings with 98% being considered either good or moderate.
- Dwellings with poor 'energy efficiency' were more likely to be found in the rented sector, especially the private rented sector. However, over a third of all properties in the owner occupied sector could be described as having poor 'energy efficiency'.
- 32% of all households, across all tenures, spent in excess of 10% of their income to achieve satisfactory heating, placing them within the definition of a fuel poor household.

It is acknowledged that due to the construction type of many properties, it is impossible to bring 100% of the stock up to optimum NHER levels. However, improving energy efficiency and reducing the incidence of fuel poverty remain a priority in North Lanarkshire.

Property values

Table 9 provides a breakdown of property values using Council Tax Band information across the ten LHMA's, North Lanarkshire as a whole and also for Scotland. In Scotland, 49.3% of residential dwellings have property values within Council Tax Bands A and B. This is considerably lower than the average for North Lanarkshire (65.3%). This proportion, however, belies the extensive range of properties in this banding across the LHMA's in North Lanarkshire.

The concentrations of housing stock in the lower value bands in some LHMA's can be explained by the high proportions of social rented sector stock and stock which was bought under right to buy legislation.

LHMA	Bands A-B (≤£35,000)		Bands C-D (£35,001- £58,000)		Bands E-F (£58,001- £106,000)		Bands G-H (>£106,000)		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Airdrie	6,330	59.6	6,166	26.7	2,940	12.7	218	0.9	23,088	100
Bellshill	18,279	72.9	2,548	17.1	1,328	8.9	165	1.1	14,886	100
Coatbridge	12,624	63.3	5,495	44.7	1,646	8.3	168	0.8	19,933	100
Cumbernauld	13,829	64.7	3,615	16.9	3,205	15.0	717	3.4	21,366	100
Kilsyth	4,076	74.6	518	9.5	795	14.6	72	1.3	5,461	100
Moodiesburn	2343	30.7	3,219	42.2	1,919	25.1	153	2.0	7,634	100
Motherwell	12,043	69.9	2,934	17.0	2,169	12.6	90	0.5	17,236	100
Shotts	4,788	80.7	658	11.1	469	7.9	21	0.4	5,936	100
Viewpark	3,833	63.4	1,317	21.8	827	13.7	68	1.1	6,045	100
Wishaw	13,023	72.5	3,157	17.6	1,619	9.1	153	0.8	17,952	100
North Lanarkshire	91,168	65.3	29,627	21.3	16,917	12.1	1825	1.3	139,537	100
Scotland	-	49.3	-	27.8	-	18.3	-	4.6	-	100

Source: North Lanarkshire Council at 01/08/2003

At the opposite end of the Council Tax Band range (G-H), 4.6% of residential dwellings in Scotland fall within this category. This proportion is higher than the North Lanarkshire average of 1.3%. Differences exist between LHMA's.

Changes to the existing supply

Table 10 details all housing completions, including conversions in North Lanarkshire between 1999-2002. Of the 4,800 completions, 25.3% were in the Cumbernauld sub HMA, 34.3% in the Monklands sub HMA and the remainder were within the Motherwell sub HMA (40.4%).

Of the 1,477 new build completions in the year 2001/02, 64.2% were built on brownfield sites. This was particularly so within the Motherwell sub HMA, which encompasses the LHMA's of Motherwell, Wishaw, Viewpark, Bellshill and Shotts. The Monklands sub HMA, encompassing the LHMA's of Airdrie and Coatbridge, saw the highest proportion of new build within North Lanarkshire in 2001/02 with 571 units (38.7%). Less than a quarter (23.2%) of new build activity in the same year occurred in the Cumbernauld sub HMA containing the LHMA's of Cumbernauld, Kilsyth and Moodiesburn, and of this figure, only 47.2% of new stock was built on brownfield land.

Although the proportion of new build in the Cumbernauld sub HMA on Greenfield sites was high at 52.8% in 2001/02, the general trend of building on Greenfield land in the Cumbernauld sub HMA is reducing from the level in 1999/2000 (82.5%) and in 2000/01 (70.1%). In contrast, the proportion of new build completions in the Monklands sub HMA on Greenfield sites has increased over the three-year period from 17.5% in 1999/2000 to 30.7% in 2000/01 to its highest level of 49.6% in 2001/02.

SHMA	Cumbernauld		Monklands		Motherwell		Total	
	No.	%	No.	%	No.	%	No.	%
1999/2000	411	22.0	642	34.3	817	43.7	1,870	100
2000/01	461	32.7	428	30.4	520	36.9	1,409	100
2001/02	343	22.6	575	37.8	603	39.6	1,521	100
Total	1,215	25.3	1,645	34.3	1,940	40.4	4,800	100

Source: NLC Department of Planning & Environment, Finalised Housing Land Supply (2003). *Includes conversions

Year	Sub HMA	Brownfield		Greenfield		Total	
		Nos.	%	Nos.	%	Nos.	%
1999/2000	Cumbernauld	72	17.5	339	82.5	411	22.3
	Monklands	530	82.5	112	17.5	642	34.9
	Motherwell	688	87.2	101	12.8	789	42.8
	Total	1290	70.0	552	30.0	1842	100
2000/01	Cumbernauld	138	29.9	323	70.1	461	33.0
	Monklands	289	69.3	128	30.7	417	29.8
	Motherwell	469	90.2	51	9.8	520	37.2
	Total	896	64.1	502	35.9	1398	100
2001/02	Cumbernauld	162	47.2	181	52.8	343	23.2
	Monklands	288	50.4	283	49.6	571	38.7
	Motherwell	498	88.5	65	11.5	563	38.1
	Total	948	64.2	529	35.8	1477	100

Source: NLC Department of Planning & Environment, Finalised Housing Land Supply (2003).

*New build completions do not include conversions

Table 12 details housing completions across all tenures during the period 1999-2002 and includes conversions. In the Cumbernauld sub HMA during this period, of the 1,215 housing completions, only 0.4% (5 units) were within the social rented sector with the remaining proportion being in the owner occupied sector, spread relatively constantly over the three years.

SHMA	Year	Owner Occupation		Private Rented		Total Private		Housing Association		Local Authority		Total Social Rented		Total	
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
		Cumbernauld	99/00	411	100	0	0	411	100	0	0	0	0	0	0
	00/01	456	98.9	0	0	456	98.9	5	1.1	0	0	5	1.1	461	100
	01/02	343	100	0	0	343	100	0	0	0	0	0	0	343	100
Monklands	99/00	422	65.7	31	4.8	453	70.6	189	29.4	0	0	189	29.4	642	100
	00/01	306	71.5	0	0	306	71.5	122	28.5	0	0	122	28.5	428	100
	01/02	450	78.3	0	0	450	78.3	125	21.7	0	0	125	21.7	575	100
Motherwell	99/00	693	84.8	0	0	693	84.8	124	15.2	0	0	124	15.2	817	100
	00/01	438	84.2	0	0	438	84.2	82	15.8	0	0	82	15.8	520	100
	01/02	408	67.7	0	0	408	67.7	165	27.4	30	5.0	195	32.4	603	100

Source: NLC Department of Planning & Environment, Finalised Housing Land Supply (2003). *Includes conversions

In contrast, social rented sector housing completions in the Monklands SHMA accounted for 26.5% of the total activity with the remaining 73.5% being in the private sector, only a small proportion being in the private rented sector. The overwhelming majority was for the owner occupied sector. In the Motherwell SHMA, owner occupied sector completions accounted for 79.3% and social rented sector 20.7%

Only 25.3% of the 4,800 completions in North Lanarkshire between 1999-2002 were in the Cumbernauld sub HMA, with a negligible proportion in the social rented sector. This may contribute to 'pressured' demand for social rented sector housing in particular and other tenures in general.

Demolitions

In the three year period 1999-2002 there were 718 dwellings demolished across North Lanarkshire. The vast majority were in the social rented sector.

LHMA	1999/2000	2000/01	2001/02	Total
Airdrie	72	12	84	168
Bellshill	0	0	52	52
Coatbridge	0	22	0	22
Cumbernauld	136	1	1	138
Kilsyth	0	0	0	0
Moodiesburn	0	0	0	0
Motherwell	32	48	0	80
Shotts	4	0	2	6
Viewpark	0	0	0	0
Wishaw	80	32	140	252
North Lanarkshire	324	115	279	718

Land release programme

Table 14 shows that between 2003-2008, a total of 5,338 dwellings are programmed as part of the housing land supply as agreed by the Structure Plan. Motherwell sub HMA is estimated to have the largest number of programmed supply. Around 87% of this total is programmed for the private sector, with the remaining 13% from the social rented sector.

Table 14 Final 2002 Housing Land Supply Programme, 2003-2008							
SHMA	Tenure	2003/04	2004/05	2005/06	2006/07	2007/08	Total
Cumbernauld	Private	290	293	266	251	122	1222
	RSL	59	33	35	33	0	160
	Total	349	326	301	284	122	1382
Monklands	Private	500	379	299	219	198	1595
	RSL	94	59	74	59	17	303
	Total	594	438	373	278	215	1898
Motherwell	Private	388	418	367	364	299	1836
	RSL	33	95	94	0	0	222
	Total	421	513	461	364	299	2058
Total	Private	1178	1090	932	834	619	4653
	RSL	186	187	203	92	17	685
	Total	1364	1277	1135	926	636	5338

Source: NLC Department of Planning & Environment, Finalised Housing Land Supply (2003)

Source: North Lanarkshire Council and Scottish Homes (2000) North Lanarkshire Local Housing System Analysis/