



Building a Better Future: Regeneration proposals for your area **Information for residents: June 2023**

We are continuing with our ambitious plan to transform communities across North Lanarkshire and your homes are at the very heart of it.

Phase 1 of our reprovioning programme is well underway and already local communities are experiencing the benefits. 91% of properties in Phase 1 are now empty and building and regeneration work is taking place across North Lanarkshire.

Our ambition is to replace all tower blocks and some low-rise flats with quality modern homes that meet the needs of local people now and in the future.

Your block has been identified for the second phase of potential demolition and redevelopment.

This newsletter provides more information on our proposals and what they could mean for you.

A survey form is also included for your household.

You can complete this online at surveymonkey.co.uk/r/buildingabetterfutureP2 or complete and return the paper copy enclosed using the prepaid envelope by Friday 30 June.

A housing advisor will be visiting properties to collect paper copies.



Which flats are initially being considered for demolition?

Motherwell

Anderson Tower
Oakfield Tower
Albion Tower
Airbles Tower
Whamond Tower
Glen Tower
Woodside Tower
1 - 56 McClurg Court

Coatbridge/Kilsyth

Witchwood Court
24 - 32 Rennie Road
34 - 42 Rennie Road
44 - 50 Rennie Road
73 - 81 Rennie Road
83 - 91 Rennie Road
93 - 101 Rennie Road
103 - 111 Rennie Road
113 - 121 Rennie Road
123 - 131 Rennie Road
133 - 141 Rennie Road
143 - 151 Rennie Road
153 - 161 Rennie Road

Airdrie

53 - 62 Kennedy Drive
63 - 72 Kennedy Drive
73 - 82 Kennedy Drive
83 - 92 Kennedy Drive
1 - 19 Glencraig Street
22 - 40 Kippen Street
42 - 60 Kippen Street
3 - 21 Kippen Street
23 - 41 Kippen Street
43 - 61 Kippen Street
63 - 81 Kippen Street
83 - 101 Kippen Street

Wishaw

10 - 30 Greenfield Drive
32 - 52 Greenfield Drive
54 - 74 Greenfield Drive
76 - 96 Greenfield Drive
382 - 410 Glasgow Road
412 - 434 Glasgow Road
436 - 464 Glasgow Road
236 - 284a Main Street

OVERALL TOTAL 974



Why is demolition being considered for my block of flats?

A number of factors have been taken into account when identifying blocks for potential demolition including:

- waiting list demand
- stock turnover
- future investment requirements

Taking these factors into consideration it may be more effective to demolish these flats and build new homes in their place.

How long will it take?

There are almost 1,000 flats identified within this second phase and it is likely to take a number of years to re-house people and undertake the demolition programme.

Some blocks may be demolished within the next two years, however we estimate it could take five or six years

before all of the blocks in the phase would be demolished.

What does this mean for me/where would I be re-housed?

Understandably, the prospect of moving home can be unsettling and we want to re-assure you that at this stage no final decision has been made.

If it is decided to go ahead with the demolition of your block, then you will be contacted by a member of our staff as soon as possible to discuss your re-housing needs and options.

The size and type of housing you would be entitled to will be based on your individual circumstances, along with where you want to live. You could be considered for a range of housing including existing stock such as another tower/flat, retirement or amenity housing, a house or new build property.



What will happen to my block of flats in the meantime?

All necessary repairs and planned maintenance will continue as normal to keep your home in a good condition for you to live in.

Would I be entitled to compensation?

Yes, as long as you are a North Lanarkshire Council tenant and have lived in your current home for more than one year at the time you move you would be entitled to a 'Homeloss' payment of £1,500.

Everyone affected would also be entitled to a 'Disturbance' payment to cover reasonable expenses such as removal costs; re-laying of carpets; re-connection of phone, TV, cooker etc. You will be entitled to a one off payment of at least £726 (or more depending on the size of your property) to cover these expenses.

Is there any additional assistance to help me move?

If you need additional help we will be happy to discuss this with you.

Where can I get more information?

We are holding a series of open days where you can come along and speak to us about the proposals.

Meetings will also take place with tenants and residents groups in the affected areas.

If you can't attend the open day for your specific tower or block of flats and need more information, please visit:

northlanarkshire.gov.uk/building-better-future
Or email: **buildingabetterfuture@northlan.gov.uk**



What happens next?

Further updates will be provided via newsletters, our website, local press and social media.

Please contact us at: **buildingabetterfuture@northlan.gov.uk** if you have any further enquiries.

The dates for the open days are:

Area	Venue	Dates and Times
Airdrie	Coatdyke Congregational Church Hall	13 & 14 June, 3pm - 7 pm
Kilsyth	Garrell Vale Community Centre	13 June, 3pm - 7pm
Coatbridge	Witchwood Court Common Room	14 June, 3pm - 7pm
Motherwell	Anderson Tower - in Albion Tower Meeting Room	14 June, 3pm - 7pm
	Woodside Tower - in 2 Woodside Tower (Flat)	14 June, 3pm - 7pm
	Glen Tower - in 2 Woodside Tower (Flat)	15 June, 3pm - 7pm
	Oakfield Tower - Albion Tower Meeting Room	15 June, 3pm - 7pm
	Airbles Tower - in Airbles Tower Meeting Room	12 June, 3pm - 7pm
	Whamond Tower - in Whamond Tower Meeting Room	12 June, 3pm - 7pm
	Albion Tower - in Albion Tower Meeting Room	13 June, 3pm - 7pm
	McClurg Court - in Whamond Tower Meeting Room	13 June, 3pm - 7pm
Wishaw	Greenfield Drive - Made for U in ML2	15 June, 3pm - 7pm
	Glasgow Road - Jim Foley Centre	15 June, 3pm - 7pm
	Main St (Anvil Block) - Houldsworth Centre (Library)	13 June, 3pm - 7pm



This document can be made available in a range of languages and formats, including large print, braille, audio, electronic and accessible formats.

To make a request, please contact Corporate Communications at:
corporatecommunications@northlan.gov.uk

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Gus iarrtas a dhèanamh, cuir fios gu Conaltradh Corporra aig:
corporatecommunications@northlan.gov.uk

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corporatecommunications@northlan.gov.uk

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براہ کرم درخواست کے لیے کارپوریٹ کمیونیکیشنز سے اس پر رابطہ فرمائیں: corporatecommunications@northlan.gov.uk