



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

We continue to make good progress with our ambitious and exciting plans to transform communities across North Lanarkshire. We are changing the skyline of our towns by replacing tower blocks and some low rise flats with modern homes that meet the needs of local people now and in the future.



Our consultation, carried out in May this year with residents in the proposed second phase of the programme, found that overwhelmingly residents were 80% in favour of plans to demolish the flats and re-develop the sites.

Following this consultation, which included open days and individual surveys, a report was submitted to Housing Committee in August 2023 where the proposals for the next phase were approved.

This newsletter provides you with further information about the proposals and what this could mean for you.

Which flats are going to be demolished?



A number of factors including waiting list demand, how often flats are being re-let annually and the future investment needs were taken into account when identifying the blocks to be

included in the second phase of our demolition program.

After consideration the flats identified for Phase 2 demolition are:

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

- Witchwood Court, Coatbridge
- Rennie Road, Kilsyth 24-32, 34-42, 44-50, 73-81, 83-91, 93-101, 103-111, 113-121, 123-131, 133-141, 142-151 & 153-161
- Kennedy Drive, Airdrie 53-62, 63-72, 73-82 & 83-92
- Kippen Street, Airdrie 22-40, 42-60, 3-21, 23-41, 43-61, 63-81 & 83-101
- Glencairn Street, Airdrie 1-19
- Greenfield Drive, Wishaw 10-30, 32-52, 54-74 & 76-96
- Glasgow Road, Wishaw 382-410, 412-434 & 436-464
- Main Street, Wishaw 236-284a

Plans to develop new build homes on these vacant sites and other sites across North Lanarkshire will be developed as part of our new build programme, which aims to deliver 5,000 new homes by 2035.

You can find details of completed sites, sites under development and proposed sites on northlanarkshire.gov.uk/regeneration-and-investment/investing-housing/new-build-housing



How long will it take?

There are over 900 flats identified within the new phase and it is likely to take a number of years to rehouse people and undertake the demolition programme.

Some blocks may be demolished within the next three years, however we anticipate it could take at least seven years before all of the blocks in this phase will be demolished.

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 safe and secure and in a good condition for you to live in.

What will happen as the home I live in becomes empty?

As flats become vacant we will immediately secure the empty properties, disconnect utilities and remove items such as boilers from inside.

Our concierge and estate officers will continue to monitor safety and security within the blocks right up until the whole block has been emptied.

You should never leave any rubbish in the common areas or where it could block access. In the event of a fire, rubbish could catch alight, preventing your escape as well as other residents. If you have a large amount of rubbish please do not place this down the communal bin chute.

Arrange a special uplift by calling the council's contact centre on 0345 1430015



Would I be entitled to compensation?

Yes, as long as you have lived in your current home for more than one year you would be entitled to a 'home loss' payment of £1,500. You will also be entitled to a 'disturbance' payment to cover reasonable expenses such as removal costs; re-laying of



carpets; reconnection of phone, TV, cooker etc. The minimum disturbance payment will be £825. You are entitled to this payment whether you are rehoused by the council or whether you make your own rehousing arrangements.

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

We know the prospect of moving home can be unsettling and we want to assure you that we will provide all the help and support we can.

For residents in Phase 2 who do not have a current application for housing registered on the Common Housing Register, we have enclosed an application form for you to complete and return to your local housing office. It's vital you complete and return this as soon as possible so we can assess your individual housing needs.

Housing Advisors will begin contacting all current and new applicants in the coming weeks to

undertake a housing options interview.

At this meeting you can discuss your individual circumstances.

The size and type of housing you would be entitled to will be based on your individual circumstances and housing need, along with where you want to live.

To make sure we can help you quickly and easily you should not be too restrictive in your choice of future housing.



Where can I get more information?

You can find the most up to date information on our website northlanarkshire.gov.uk/building-better-future and we will also regularly update you with further copies of this newsletter.

If you have specific questions and want to discuss your individual circumstances then you can e-mail:

BusinessDevelopment&Support@northlan.gov.uk

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