

# Millcroft Road Newsletter



**WELCOME** to the May 2025 Millcroft Road Newsletter, updating owner occupiers, residents and landlords on the progress being made with the Millcroft Road Regeneration Project.

## Compulsory Purchase Order Progress Update

The CPO was submitted to the Scottish Government on 29<sup>th</sup> March 2023 for determination.

Following conclusion of the Scottish Government Inquiry process in 2024, the Scottish Ministers have considered the merits of the Order and have reviewed all of the evidence presented.

The Scottish Government Ministers confirmed the Order on 29<sup>th</sup> January 2025.

A formal Notice (a Confirmation Notice) was issued to you in March 2025 in letter form via recorded delivery or personal service. This included legal documents regarding the Confirmation of the Order and also details of how you can claim compensation in relation to the compulsory acquisition of your property.

In due course the Council will decide the Vesting Date which is the date on which the Council will take over the ownership and title of the property following Confirmation of the CPO.

The Vesting Date will be set at an appropriate point in the future which will allow sufficient time for preparations to be made, taking account of the rehousing requirements of existing occupants as well as the large number of properties to be acquired.

Once the Vesting Date has been decided a subsequent Notice will be sent out to all parties advising that North Lanarkshire Council will take title to your property by serving a General Vesting Declaration (GVD). This Notice (the GVD Notice) will specify clearly the date that the Council intend to take possession of your property.

## What happens next?

The Council has Committee approval to progress with voluntary acquisition of the properties now that the Order is Confirmed. Voluntary acquisitions can take place in advance of the Vesting Date. This will allow interested owners to sell on their property to the Council in advance of the Vesting Date, in line with the same level of compensation which would be available via the CPO process.

The District Valuer Service (DVS) Glasgow has been appointed to act on the Council's behalf and will be in contact with owners over the coming months. All owners should liaise with the DVS directly when approached to allow access for the valuation survey to take place at the property.

The DVS will then produce a market value report in relation to each property and will liaise directly with all owners in relation to the offer made to purchase the property a voluntary basis.

The DVS will act on behalf of the Council in relation to all future valuations, both at voluntary acquisition and GVD stage.

Voluntary acquisition will take place in line with the priority categories identified within the NLC Rehousing Strategy (please see following link):

<https://www.northlanarkshire.gov.uk/sites/default/files/2023-03/Appendix%20E%20-%20Rehousing%20Strategy.pdf>

Owner occupiers and eligible tenants of private landlords will be given full housing options advice regarding rehousing in advance of the Vesting Date. NLC are not obliged to directly rehouse any new tenants resident after the date Notice was served (11<sup>th</sup> of March 2025). However, signposting advice to alternative housing options is available for those in this scenario. All owners and residents will be kept updated regarding the timescales throughout this process.

## What compensation am I entitled to?

The same categories of compensation are available whether the Council acquires your property by voluntary acquisition or by means of the GVD at the Vesting Date.

If the Council does not acquire your property on a voluntary basis then in order to claim the CPO compensation at the Vesting Date you will be required to complete a Form 9 Compensation claim form. A Form 9 will be included with the Confirmation Notice and also with the GVD Notice.

You will be entitled to a package of financial compensation based upon your interest in the property.

All property owners subject to the compulsory purchase are entitled to the following elements of compensation, which are also applicable in the event of agreement to a voluntary acquisition:

- *Market Value*
- *Disturbance*

In addition, depending on your circumstances and the impact on your property, you **may** be entitled to the following type of compensation:

- *Home loss payment*

A guide on compulsory purchase and compensation for property owners and occupiers is available from the Scottish Government and can be found at: -

<https://www.gov.scot/binaries/content/document/govscot/publications/advice-and-guidance/2019/02/compulsory-purchase-scotland-guide-property-owners-occupiers/documents/compulsory-purchase-scotland-guide-property-owners-occupiers/compulsory-purchase-scotland-guide-property-owners-occupiers/govscot%3Adocument/00545673.pdf>

**There is no requirement to contact the Council directly at this time, unless you have not yet made yourself known to the project team or have recently changed address.**

However, if you have any specific questions about this newsletter or the CPO process then please contact the Millcroft Road Project Team.

Any tenant who has not yet been in touch with a member of the Millcroft project team to discuss their rehousing options should contact us as soon as possible by contacting:

[millcroftresidentsenquiries@northlan.gov.uk](mailto:millcroftresidentsenquiries@northlan.gov.uk)

or call a member of the team on:



**07581 028 451**  
**07976 851 581**

If you need this information in large print, on audio tape, in Braille or in another language, please contact:

t: 01698 274139 t: 01698 403005

e: [housing\\_services@northlan.gov.uk](mailto:housing_services@northlan.gov.uk)



MANDARIN

如果你需要用其他语言或者其他格式表示这些信息，请与我们联系以便讨论你的要求。

POLISH

Jeżeli potrzebujesz tą informację w innym języku lub formacie, proszę, skontaktuj się z nami, żeby przedyskutować Twoją potrzebę.

URDU

اگر آپ کو دوسری زبان میں یہ معلومات درکار ہو تو براہ مہربانی ہم سے مندرجہ ذیل پتہ پر رابطہ کریں

ARABIC

إذا كنت بحاجة إلى هذه المعلومات في لغة أخرى أو على شكل آخر، يرجى الاتصال بنا لمناقشة الاحتياجات الخاصة بك