


Millcroft Road Newsletter



WELCOME to the February 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 29th March 2023 for determination.

Following conclusion of the Scottish Government Inquiry process, in October 2024 the Scottish Government Reporter provided a report, which was passed to the Scottish Ministers (who ultimately make the final decision on the CPO).

The Scottish Ministers have considered the merits of the Order and have reviewed all of the evidence presented.

Taking these considerations into account, the Scottish Government Ministers are satisfied that the Compulsory Purchase Order should be confirmed.

What happens next?

You will receive a formal Notice (a Confirmation Notice) from the Council in letter form via recorded delivery or personal service which will include legal documents regarding the Confirmation of the Order and will also let you know how you can claim compensation in relation to the compulsory acquisition of your property.

In due course the Council will then 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.

The Council also 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.

North Lanarkshire Council will be in contact with relevant owners directly to discuss voluntary acquisition 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 re-housing in advance of the Vesting Date. 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. The District Valuer Service (DVS) will be appointed to act on the Council's behalf and will undertake property surveys and produce market value reports in relation to each relevant property.

The DVS will act on the Council's behalf in relation to all negotiations.

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>

The Council will be in contact with you directly in due course to discuss voluntary acquisitions and the rehousing process, on the basis of priority outlined within the Rehousing Strategy.

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

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



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 کرم 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