# Airdrie homeowner challenges council over regeneration plans and compensation offer



Airdrie resident, Nicole Ctoelay, 31, is facing significant distress following North Lanarkshire Council’s plans to demolish her flat in Kippen Street, just three years after she purchased the property for £75,000. Nicole says she was not informed about the council’s long-term regeneration plans for the area at the time of sale, leaving her feeling blindsided by the decision.

Nicole rejected an initial offer from the council of £55,000 for her flat, which she considered substantially less than her purchase price. Although the council subsequently raised the offer to £67,500, she says this amount is still insufficient to cover her outstanding mortgage, especially when factoring in the investments she has made to improve the flat since acquiring it in August 2022. Nicole said: “It has been emotionally draining knowing that at some point I could lose my home, so to then know I could still be left owing thousands on a mortgage for a flat that won’t exist is just heart-breaking.”

The council’s regeneration plan is ambitious, involving the demolition of around 974 flats over the next five years across North Lanarkshire. This programme aims to replace outdated housing stock with new, modern homes to rejuvenate local communities, including locations such as Glencraig Street, Kennedy Drive, and Kippen Street in Airdrie; Rennie Road and Witchwood Court in Coatbridge; as well as several areas in Motherwell and Wishaw.

Correspondence from North Lanarkshire Council explains that the flat where Nicole lives is included in the second phase of the regeneration scheme, which was approved by the housing committee in August 2023. However, Nicole claims she only received official written notification of the demolition plans six months after some of her neighbours were informed, and after months of attempting to obtain clear information. She said: “I only found out about the plans from those living near me and I then had to call the council to find out exactly was going on. It took months before I received anything in writing. To learn that renters were informed while I, as a new homeowner, had been left completely in the dark was upsetting.”

Nicole highlighted the personal and financial impact of the situation, pointing out that she is not a voluntary seller and purchased her flat with the expectation it would be her long-term home. She stated: “I am not asking for special treatment, only for fairness. The current offer doesn’t reflect the financial reality of what the flat is worth or the emotional toll this process has taken on me. I am now at risk of being left in debt to the bank through no fault of my own.”

A spokesperson for North Lanarkshire Council responded by confirming that Nicole is under no obligation to sell her property at present, emphasising that no Compulsory Purchase Order has been served. They added: “The council is seeking to purchase the property on a voluntary basis. When purchasing properties, the council must demonstrate best value and is unable to pay significantly above market value. We have obtained an independent valuation from the District Valuer, which confirmed our initial offer to be reasonable. We have made a revised offer, which also includes home loss and disturbance payments.”

The council further stated that the demolition proposals are still several years away and that a recent consultation showed strong support, with over 80 per cent of residents favouring the regeneration plans aimed at providing modern, affordable homes. They assured that communication with tenants and residents will continue as the programme progresses.

Nicole has expressed how the situation has taken an “emotional toll” on her, highlighting the complexity faced by homeowners in regeneration areas where their investment and future security may be uncertain due to long-term council strategies.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.northlanarkshire.gov.uk/sites/default/files/2023-10/Tower%20Regeneration%20Accessible%20Newsletter%202023.pdf> - This PDF document contains information about North Lanarkshire Council's tower regeneration plans, including the second phase which includes flats in Kippen Street, Airdrie. The document also mentions that over 80% of residents supported the regeneration proposals during the consultation.
* <https://www.northlanarkshire.gov.uk/regeneration-and-investment/investing-housing/tower-re-provisioning> - This webpage discusses North Lanarkshire Council's regeneration plans, including the demolition of tower blocks to be replaced with modern homes. It mentions the progress of Phase 1 and the commencement of Phase 2 in areas like Motherwell, Coatbridge, Airdrie, Kilsyth, and Wishaw.
* <https://www.northlanarkshire.gov.uk/sites/default/files/2023-09/2023-2028%20Economic%20regeneration%20delivery%20plan.pdf> - This document outlines North Lanarkshire Council's Economic Regeneration Delivery Plan 2023-2028, focusing on improving economic opportunities and delivering new homes across the region. It includes targets for providing affordable housing and revitalizing town centers.
* <https://www.northlanarkshire.gov.uk/sites/default/files/2023-05/Tower%20Regeneration%20Newsletter.pdf> - This newsletter details the council's ambitious plan to transform communities by replacing tower blocks and low-rise flats with modern homes. It lists specific locations for Phase 2, including Kippen Street in Airdrie, and mentions ongoing consultations and resident engagement.
* <https://www.northlanarkshire.gov.uk/sites/default/files/2024-01/CC_2023_00011%20Town%20Action%20Plan%20Airdrie%20October%2023%20Revised.pdf> - This document presents Airdrie's Town Action Plan, which includes the regeneration of town centers and housing areas. It discusses how the council seeks to improve community living conditions through housing development and infrastructure enhancement.