

# North Lanarkshire Council Report

## Housing Committee

Does this report require to be approved?  Yes  No

Ref: SL/CB Date 07/05/25

## Transforming Places - Tower Strategy Update

From Stephen Llewellyn, Chief Officer (Housing)

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### Executive Summary

The purpose of this report is to update Housing Committee on current progress with the outcomes in the Tower Strategy, which sits within the Transforming Places Programme of Work, and key achievements in the last reporting period.

### Recommendations

It is recommended that Housing Committee:

- (1) Acknowledge the progress of the tower demolition programme (Ambition)
- (2) Acknowledge the progress of the sprinkler installation & fire safety programme
- (3) Acknowledge the progress of major refurbishment projects.

### The Plan for North Lanarkshire

Priority	Improve the health and wellbeing of our communities
Ambition statement	(1) Ensure a housing mix that supports social inclusion and economic growth
Programme of Work	Transforming Places

#### 1. Background

- 1.1 Committee will be aware that in 2017 as part of the HRA budget motion, the council announced its intention to commence consultation with stakeholders regarding the potential re-provisioning of its tower estate over the next 25 years, with phase 1 of the re-provisioning programme granted committee approval in May 2018 and activities are progressing well for this phase. Subsequently approval was given at August 2023 Housing Committee for the blocks identified for Phase 2 to be re-provisioned. Significant progress has been made to date on Phase 1 of the programme with several high/low-rise blocks now demolished.
- 1.2 Committee will also recall that in February 2018, the council approved proposals to develop and deliver a programme to introduce enhanced fire safety measures within high-rise towers that included retrofitting of sprinkler systems, improved fire compartmentation, emergency lighting and installation of fire doors to properties.

- 1.3 Following committee approval in 2016 to undertake condition surveys including external cladding assessment, internal fabric condition and structural integrity, the findings were assessed with a strategic approach to remedial action in line with government legislation developed.

## 2. Report

### Demolition/Ambition

- 2.1 Phase 1 of the programme is progressing with 1494 (1694 when including properties held for displaced citizens) properties identified within phase 1 having been made vacant, although 200 have subsequently been re-purposed to support the Ukraine resettlement programme and a further 31 properties remain tenanted within these blocks by pre-existing tenants. A detailed breakdown of the phase one programme as of April 2025 is provided in Table 1:

Table 1

Block	Vacant Properties	Status
Northburn Low-Rise, Airdrie	27 (100%)	Complete
Holehills, Airdrie	138 (100%)	Complete
Burnside Court, Coatbridge	44 (100%)	Complete
Gowkthrapple Low-Rise	304 (100%)	On Site
Shawhead Low-Rise	176 (100%)	Complete
Coursington, Allen, Draffen High-Rise	351 (100%)	On Site
Jackson High-Rise	192 (100%)	On Site
Allershaw High-rise	70 (100%)	Design Phase
Dunbeth High-rise	192 (100%)	Design Phase
High Coats	Ukraine Resettlement	Re-programmed
Birkshaw High-rise	Ukraine Resettlement	Re-programmed

- 2.2 The blocks included in the second phase of the reprogramming programme were approved at Housing Committee in August 2023. As noted in Table 2 the vacating of the properties in this phase of the works is underway. The information provided in Table 2 reflects the current programmed running order that the blocks will be demolished in.

Table 2

Block	Vacant Properties March 2025	Status
Low Rise – Maxton Crescent, Wishaw	18 (45%)	Being Vacated
Low Rise – Rennie Rd, Kilsyth	29 (49%)	Being Vacated
Low Rise – Glasgow Road, Wishaw	20 (48%)	Being Vacated
Low Rise – Greenfield Drive	24 (55%)	Being Vacated
McClurg Court, Motherwell	25 (45%)	Being Vacated
Witchwood Court, Coatbridge	84 (38%)	Being Vacated

Woodside Tower, Motherwell	37 (36%)	Being Vacated
Glen Tower, Motherwell	31 (30%)	Being Vacated
Anderson Tower, Motherwell	29 (43%)	Being Vacated
Oakfield Tower, Motherwell	13 (19%)	Being Vacated
Low Rise - GlenCraig Street, Airdrie	4 (40%)	Being Vacated
Low Rise - Kippen Street, Airdrie	22 (31%)	Being Vacated
Low Rise - Kennedy Drive, Airdrie	12 (30%)	Being Vacated
Albion Tower, Motherwell	14 (21%)	Being Vacated
Airbles Tower, Motherwell	15 (22%)	Being Vacated
Whammond Tower, Motherwell	10 (15%)	Being Vacated

### **Gowkthrapple Low Rise Demolition**

- 2.3 The contract to demolish the 19 low-rise blocks at Gowkthrapple, Wishaw was awarded in February 2023 and the contractor took possession in March 2023. Works are progressing, although the last remaining owner occupier who only recently sold their property to the council in January 2025 caused a significant delay to service disconnections for the site. Minor delays have also been apparent due to nesting birds within the vacant blocks; however, all blocks with the exception of the block containing the recently purchased owned property and its adjoining block, are now demolished on site and the remainder of the programme will be used to undertake site clean-up. The programmed completion date is in quarter 1 2025/26 and on completion the site will be handed over to the new supply team for development. The remaining two blocks will be demolished as part of the redevelopment and included in a future contract.

### **Coursington, Allen, Draffen Towers Demolition**

- 2.4 Demolition of the three high-rise tower blocks at Coursington, Motherwell has recommenced following the cessation of works on site due to the discovery of the post tensioning system being used at the time of original construction.
- 2.5 The newly appointed contractor took possession of the site on 8<sup>th</sup> October 2024 and as noted at February 2025 Housing Committee the towers will be “blown down” via a controlled explosion. Preparations are underway to develop the plans for the “blow down” which are expected to take place in quarter 3 2025/26 followed by site clearance in preparation of handover to the new supply team for development in quarter 4 2025/26.

### **Jackson Court Demolition**

- 2.6 Demolition of the Jackson Court tower block in Coatbridge has recommenced following the cessation of works on site.
- 2.7 The newly appointed contractor took possession of the site on 10 October 2024 and works are progressing well. The programmed completion is quarter 4 2025/26.

### **Dunbeth Court Demolition**

- 2.8 A series of surveys have commenced in Dunbeth Court to inform the demolition package to be included in the tender documents. Liaison works with Scottish Power Energy Networks (SPEN) are underway and a diversion plan is in place to allow for the substation contained in the footprint of the block to be decommissioned to facilitate the demolition.
- 2.9 It is anticipated a contract award for the demolition will be recommended at Housing Committee in quarter 3 2025/26.

### **Allershaw Tower Demolition**

- 2.10 A tender package for the demolition of Allershaw Tower, Wishaw has been developed, and the procurement process is scheduled to commence in quarter 1 2025/26 with a contract being awarded in quarter 3 2025/26.

### **Sprinkler / Fire Safety Programme**

- 2.11 The initial design for Phase 3 of the sprinkler installation programme in Elvan and Calder Towers is complete. The procurement exercise is underway and is expected to be concluded imminently with works on site by the end quarter 1 2025/26.

### **Major Refurbishment Projects**

- 2.12 Specialist consultants have been appointed to provide design services in relation to the recladding and internal refurbishment of Whifflet and Calder towers, Coatbridge. Detailed surveys are now complete for the overall design proposals. A resident consultation meeting has been held, and the design team are now developing the tender package to commence procurement of the contract, as detailed in the later agenda paper.
- 2.13 Specialist lift design consultants have been appointed to prepare proposals for the upgrading and replacement of lifts in 5 multi storey tower blocks across the authority (totalling 10 lifts). A procurement process is underway with a contract award, also included in a later agenda item taken to this committee.

### **3. Measures of success**

- 3.1 The plans contained within this report will help to improve housing conditions and housing choice for our residents which contributes to addressing inequality.

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### **4. Supporting Documentation**

- 4.1 There are no supporting documents with this report.
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**Stephen Llewellyn**  
**Chief Officer (Housing)**

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## 5. Impacts

<p><b>5.1 Public Sector Equality Duty and Fairer Scotland Duty</b> Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>If Yes, has an assessment been carried out and published on the council's website? <a href="https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments">https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments</a> Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p><b>5.2 Financial impact</b> Does the report contain any financial impacts? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>Any financial impact of the measures implemented will be contained within the HRA Capital Investment budget and will be drawn down via borrowing/CFCR as required and reported to committee.</p>
<p><b>5.3 HR policy impact</b> Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p><b>5.4 Legal impact</b> Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>Statutory compliance with Building Standards and recent fire safety legislation.</p>
<p><b>5.5 Data protection impact</b> Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to <a href="mailto:dataprotection@northlan.gov.uk">dataprotection@northlan.gov.uk</a></p>

	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>5.6 Technology / Digital impact</b>	Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi?	
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	If Yes, please provide a brief summary of the impact?	
	Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)?	
	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>5.7 Environmental / Carbon impact</b>	Does the report / project / practice contain information that has an impact on any environmental or carbon matters?	
	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	If Yes, please provide a brief summary of the impact?	
	Upgrading of external building fabric to current energy standards.	
<b>5.8 Communications impact</b>	Does the report contain any information that has an impact on the council's communications activities?	
	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	If Yes, please provide a brief summary of the impact?	
	Reprovisioning of towers and low-rise blocks must be included in regular corporate communications.	
<b>5.9 Risk impact</b>	Is there a risk impact?	
	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?	
	Risks are considered, frequently reviewed and recorded on project-specific risk registers. Risks with an inherently high score are escalated to project board/service level.	
<b>5.10 Armed Forces Covenant Duty</b>	Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)?	
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.	
<b>5.11 Children's rights and wellbeing impact</b>	Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these?	

Yes  No

If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).

If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?

Yes  No