
Report To:	Environment & Regeneration Committee	Date:	31 August 2023
Report By:	Director, Environment & Regeneration	Report No:	ENV040/23/SJ
Contact Officer:	Martin McNab	Contact No:	01475 714246
Subject:	Clune Park Masterplan		

1.0 PURPOSE AND SUMMARY

- 1.1 For Decision For Information/Noting
- 1.2 To update Committee on progress with the Clune Park Regeneration Masterplan.
- 1.3 As part of the progression to a future housing solution for the Clune Park area the Council previously commissioned a Masterplan which was brought to Committee in 2018. That plan requires to be updated in light of changes in affordability and the changing housing need in Inverclyde. This report updates on progress and a timescale for bringing a revised masterplan to Committee.

2.0 RECOMMENDATIONS

- 2.1 That Committee notes the progress on the Masterplan and receives an update on the final plan for approval in November 2023.

3.0 BACKGROUND AND CONTEXT

- 3.1 A masterplan for the development of Clune Park was brought before members in October 2018. That masterplan was intended to provide the basis for the regeneration of Clune Park with social housing. That plan had some issues over affordability if it were to be supported by the Affordable Housing Supply Fund and obviously there have been significant changes in market conditions in the period since then. The development of the Local Housing Strategy has also given us a better picture of housing need in Inverclyde.
- 3.2 It was decided therefore to revisit and refresh the masterplan in light of the above and this report seeks to update members on that process.

4.0 PROPOSALS

- 4.1 Initial drafts of potential layouts are included at Appendices 1 and 2. Appendix 1 includes part of the carriageway of Glasgow Road whereas Appendix 2 stays closer to the current site footprint. At the time of writing these potential layouts were being consulted on with More Homes, potential development partners and planning.
- 4.2 Following initial consultation the initial outlines will be developed further and cost appraisals carried out to assess affordability under different ownership and tenancy options. It is our intention to bring the final masterplan to the next meeting of the Environment and Regeneration Committee.

5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO
Financial		X
Legal/Risk		X
Human Resources		X
Strategic (Partnership Plan/Council Plan)		X
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		X
Environmental & Sustainability		X
Data Protection		X

5.2 Finance

None

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

5.3 Legal/Risk

N/A

5.4 Human Resources

N/A

5.5 Strategic

N/A

5.6 Equalities, Fairer Scotland Duty & Children/Young People

N/A

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, assessed as not relevant and no EqIA is required.

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: Provide reasons why the report has been assessed as not relevant.

(c) Children and Young People

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children’s rights.

5.7 Environmental/Sustainability

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

5.8 Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

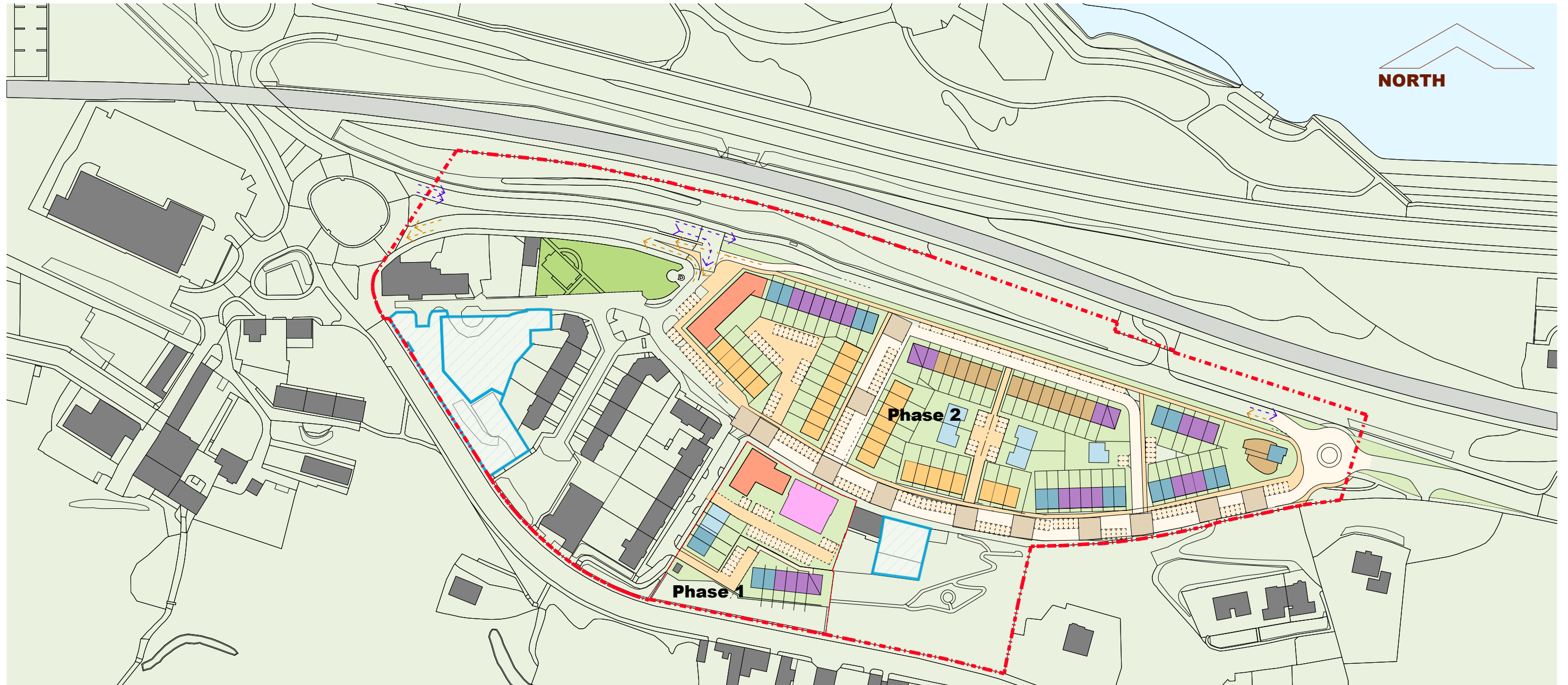
6.0 CONSULTATION

6.1 N/A

7.0 BACKGROUND PAPERS

7.1 Clune Park Masterplan, Environment and Regeneration Committee, 25 October 2018, ENV042/18/SJ

Appendix 1



Option 1

Phase 1, option I 30 units
 Phase 2, option I 110 units
Overall: 140 units

M General needs	72%
W Wheelchair	4%
A Amenity	24%

Type	Size	1 Bed	M	A
Common stair flat	20		20	
Ground floor cottage flat	10		10	
upper floor cottage flat	10	10		
Common stair flat	16	16		
Sub-total	56 (40%)	26	30	

Type	Size	2 Bed	M	W	A
Wheelchair ground floor cottage flat	6			6	
Upper floor cottage flat	6	6			
House	24	21		3	
Common stair flat	6	6			
Sub-total	42 (30%)	33	6	3	

Type	Size	3 Bed	M	Type	Size	4 Bed	M
House	28	28		Townhouse	14	14	
Sub-total	28 (20%)	28		Sub-total	14 (10%)	14	
		Total				140 units	

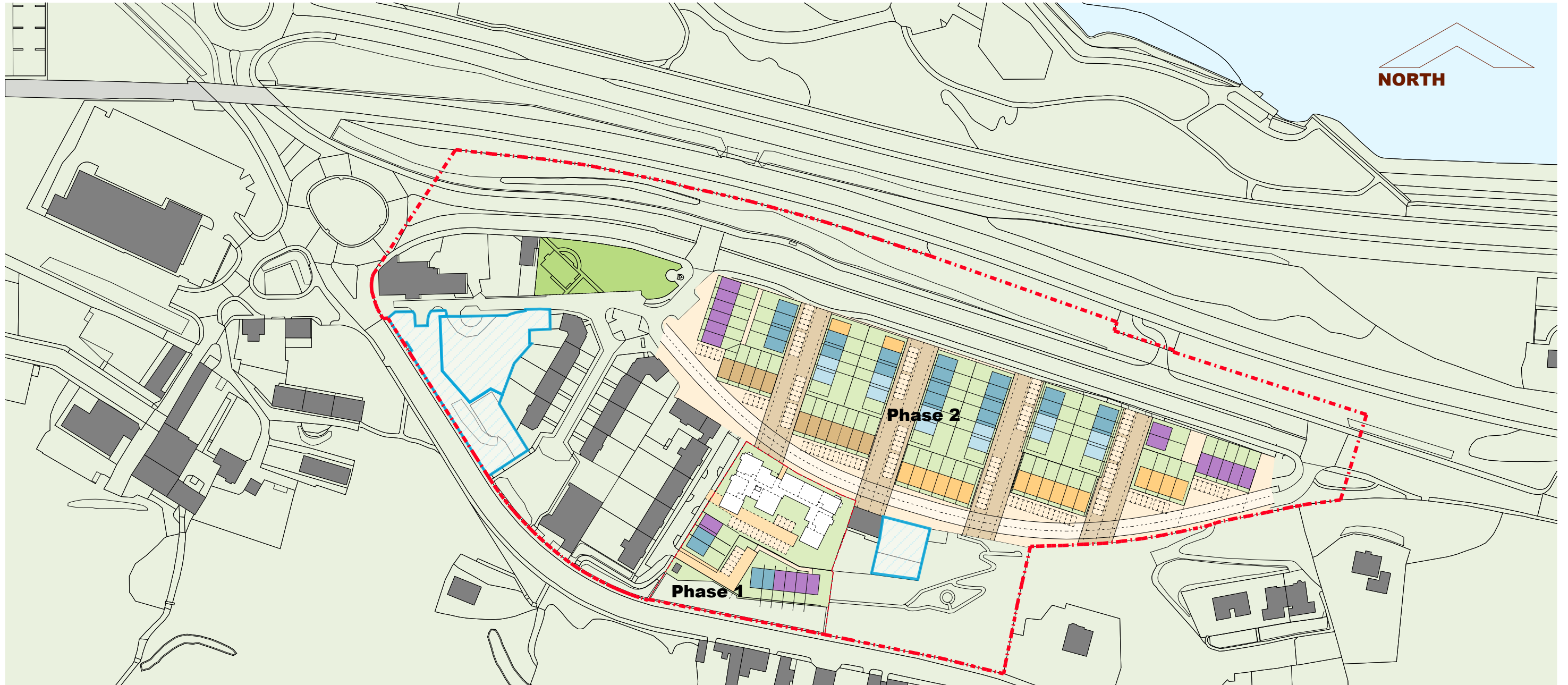
3952_AL(0)100_revB

9.08.23

- 2_storey
- 2_storey
- 2/3_storey
- 3_storey
- 4_storey
- conversion of former school

Appendix 2

Inverclyde
council



Option 2

Phase 1, option 2 26 units
Phase 2, option 2 75 units
Overall: 101 units

M General needs	66%
W Wheelchair	6%
A Amenity	28%

Size	1 Bed	
Type	M	A
Common stair flat	17	17
Ground floor cottage flat	12	12
upper floor cottage flat	12	12
Sub-total	41 (40%)	12 29

Size	2 Bed	
Type	M	W
Wheelchair ground floor cottage flat	6	6
Upper floor cottage flat	6	6
House	18	18
Sub-total	30 (30%)	24 6

Size	3 Bed	
Type	M	
House	18	18
Sub-total	18 (18%)	18

Size	4 Bed	
Type	M	
Townhouse	12	12
Sub-total	12 (12%)	12
Total	101 units	

3952_AL(0)101_revB

9.08.23

- 2_storey
- 2_storey
- 2/3_storey
- 3_storey
- 4_storey
- conversion of former school