

---

<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>2 November 2023</b>
<b>Report By:</b>	<b>Director, Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV052/23/SJ/MM</b>
<b>Contact Officer:</b>	<b>Martin McNab</b>	<b>Contact No:</b>	<b>01574 714246</b>
<b>Subject:</b>	<b>Clune Park Masterplan</b>		

---

## **1.0 PURPOSE AND SUMMARY**

1.1  For Decision  For Information/Noting

1.2 To present the Clune Park Masterplan for approval.

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 presents the revised Masterplan to Committee for approval.

1.4 The Masterplan contains costed options for Phase 1, including proposals which are contingent on the final assessment of the safety of the remains of Clune Park Primary School. Two options for Phase 2 which comprises the bulk of the estate are included. Members are asked to approve the Masterplan with Option 1 for Phase 2 to allow for engagement with a partner RSL on the best course of action going forward. The process of engaging a partner RSL will proceed now that a Masterplan is in place.

## **2.0 RECOMMENDATIONS**

2.1 That Committee approves the Clune Park Masterplan specifically with Option 1 of Phase 2.

2.2 That Committee receives an update on progress on the appointment of a partner RSL in due course.

### 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 presents an updated Masterplan to Committee for approval.

### 4.0 PROPOSALS

- 4.1 Appendix 1 is the revised Clune Park Masterplan for members approval. The Masterplan contains development options for two stage development of the site. Stage 1 comprising the area of the school, church and resource centre. At this point the proposal involves the retention of the school façade although members will be aware that there are still issues to resolve around the safety of the remaining building following the fire. If it is the case that the building is not salvageable the Masterplan will be amended to take this into account. The current proposal contains 30 units.
- 4.2 Members will note that Phase 2 of the Masterplan contains two development options. Option 1 adopts the south carriageway into the site and consists of 105 units. Option 2 maintains the current site boundaries and delivers 79 units. Overall, therefore the two stagers deliver between 110 and 135 units.
- 4.3 At this point it is recommended that members approve the Masterplan. The Corporate Management Team specifically recommends approval of Option 1 of Phase 2 as this represents the greatest likelihood of affordability. Members will note that the Masterplan contains detailed costings to aid negotiations with the Scottish Government's More Homes division on funding going forward. More Homes were consulted by Hypostyle as part of the Masterplan development process.
- 4.4 The Masterplan will now be used as the basis for the appointment of a Registered Social Landlord as a partner to the Council take the development of Clune Park through to its conclusion. Members will be aware that this will involve the acquisition of the remaining 161 properties in the Clune Park Estate, at the time of this report the Council owns 269.
- 4.5 Members will note that the Masterplan indicates the area of housing immediately to the South-West of the site bounded by Montgomery Street, Robert Street and Ashgrove Lane as an area for future refurbishment/re-development. This is in recognition that further work will be required in this area following completion of the development of the primary Masterplan area, it does not form part of the recommendations for the Masterplan.

### 5.0 IMPLICATIONS

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

<b>SUBJECT</b>	<b>YES</b>	<b>NO</b>
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

The feasibility costs contained in the Masterplan do not include the costs of site assembly and demolition. This is covered by the current regeneration strategy for Clune Park with the site being provided as a cleared site. Budgetary allowances have been made for this within the Clune Park EMR although members will appreciate that there cannot be absolute certainty around costs.

It is not envisaged that the Council will bear any of the development costs and funding for these will be pursued through the Inverclyde Strategic Housing Investment Plan with the partner RSL and Scottish Government.

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

Members are aware of the legal issues surrounding the Clune Park Estate. The Masterplan is a key document in taking the process of redevelopment of Clune Park forward.

## 5.4 Human Resources

N/A

## 5.5 Strategic

Redevelopment of Clune Park will contribute to the objectives of the Local Housing Strategy in the removal of an area of unfit housing and its replacement with high quality affordable housing.

## 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 EqlA 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 EqlA is required. Provide any other relevant reasons why an EqlA is not necessary/screening statement.

(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**

It is recognised that the climate impact of demolition and new build is significant however detailed surveys and studies on the viability of the estate have all indicated that refurbishment is not a viable option.

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**

Clune Park Update, Environment & Regeneration Committee, 31 August 2023.  
**ENV040/23/SJ**



**CLUNE PARK**  
**HOUSING DEVELOPMENT OPTIONS**  
OCTOBER 2023





# CONTENTS 0.0

---

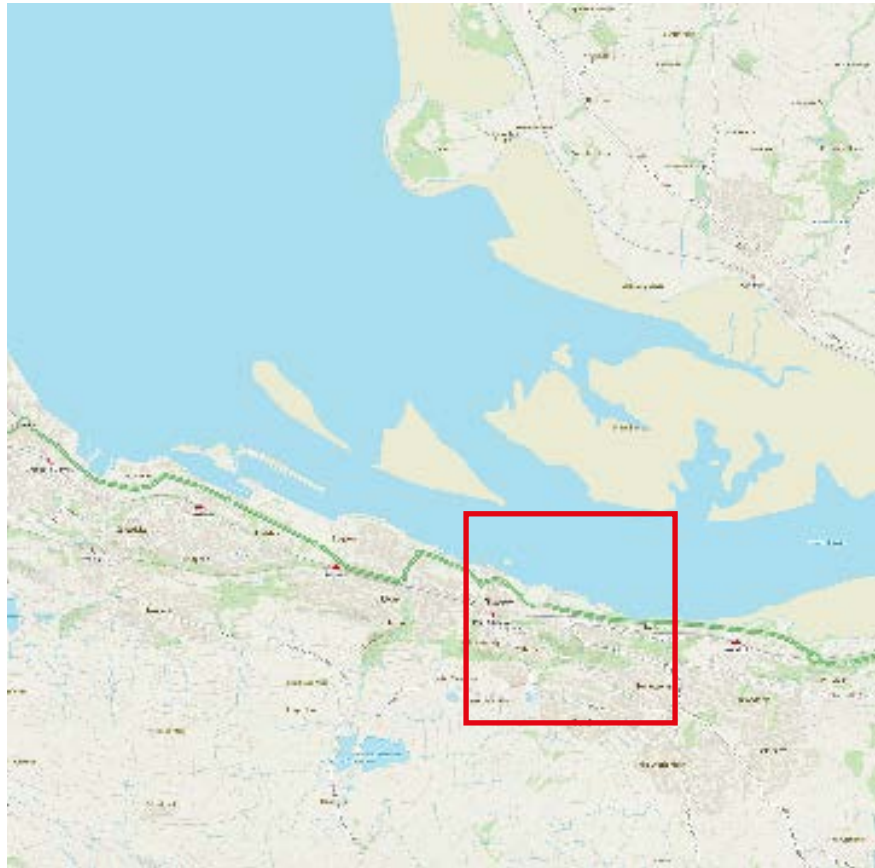
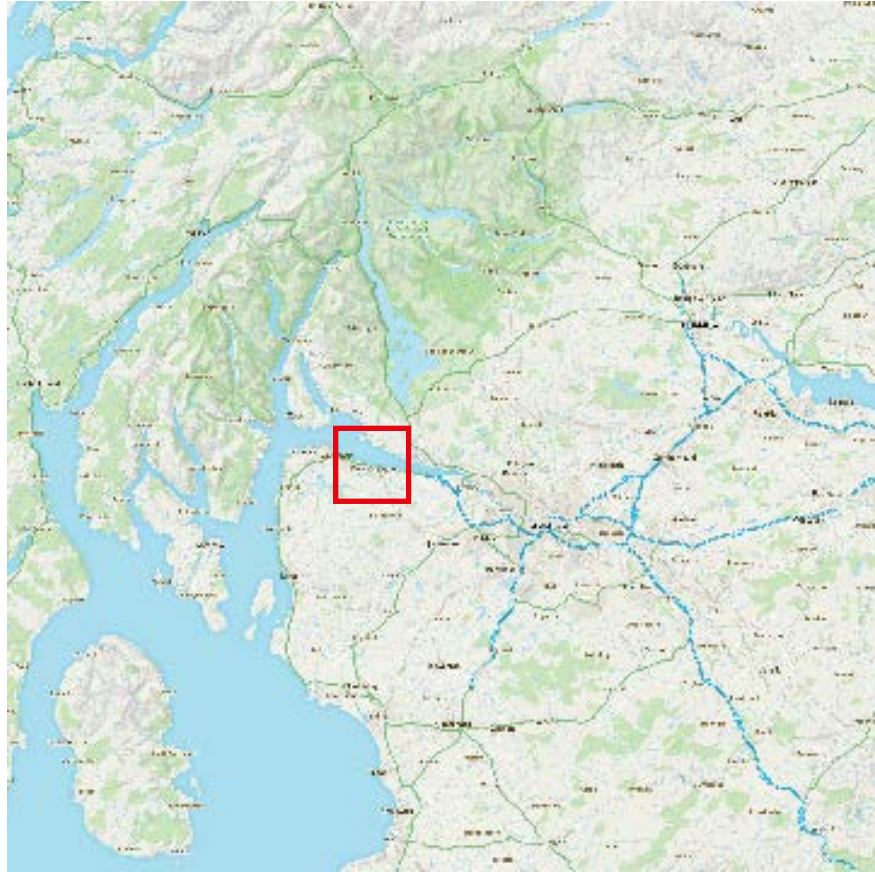
1.0	INTRODUCTION
2.0	EXECUTIVE SUMMARY
3.0	PREVIOUS REPORT AND ANALYSIS
4.0	FINAL PROPOSALS
	<i>Phase 1</i>
	<i>Phase 2 option 1</i>
	<i>Phase 2 option 2</i>
5.0	COMBINED PROPOSALS
6.0	REPORTS
	<i>indicative costs</i>
7.0	CONSULTANT TEAM
	APPENDICES



# 1.0 INTRODUCTION

## LOCATION

---





---

# CLUNE PARK \_ INTRODUCTION

Hypostyle Architects were tasked by Inverclyde Council in 2017, and on behalf of their partners, to carry out a master-plan study of the Clune Park area of Port Glasgow. That report was delivered in September 2018.

In May 2023 Inverclyde Council provided a brief for the future development of housing at Clune Park and in support of this engaged Hypostyle to review the proposals from the previous study.

The larger site area is currently in multi ownership split between Inverclyde Council, Riverclyde Homes and various private landlords.

The area of the original study extended to the whole Clune Park area and it's environs. The current review would focus on two distinct site areas centred in Clune Park.





# INTRODUCTION \_ CLUNE PARK

## CLUNE PARK

Port Glasgow is a town in the Inverclyde area of Scotland, approximately 21 miles west of the City of Glasgow. The Inverclyde area is dominated by a conurbation of Gourock, Greenock and Port Glasgow running along the Southern bank of the Clyde Estuary.

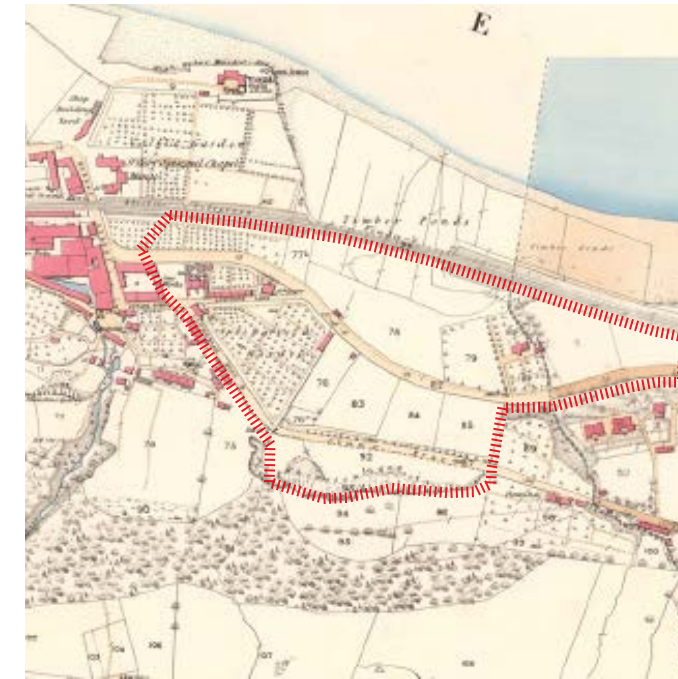
Port Glasgow, at the eastern most end of this settlement acts as the gateway to the wider area and enjoys a fine setting on the Clyde River with appreciable views across to Dunbartonshire.

The town has suffered from many of the familiar problems of post-industrial decline such as population loss, economic decline and other, contributing, social and health problems.

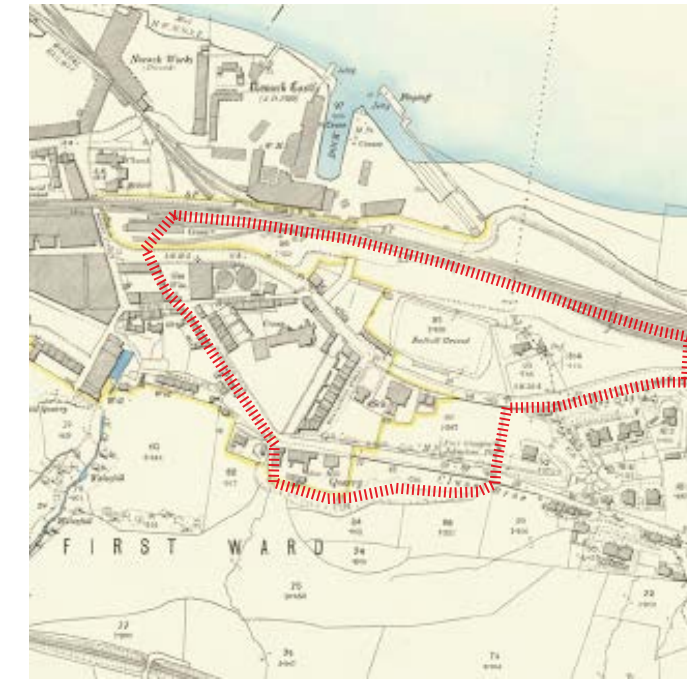
Clune Park is a neighbourhood to the immediate East of Port Glasgow town centre. Currently the area suffers from high rates of unoccupied dwellings, with many of the properties suffering from vandalism and neglect. Inverclyde Council and their partners recognise the potential that housing led re-generation can bring to Clune Park. The area has a strong history and identity, has close access to natural amenities and has the potential to be a desirable place to live.



1750



1856



1896



1911



1938



2017



# BRIEF / SUMMARY \_ INTRODUCTION

## BRIEF

The Client's brief (May 2023) was as follows:

- 1) Develop housing options for two distinct sites.

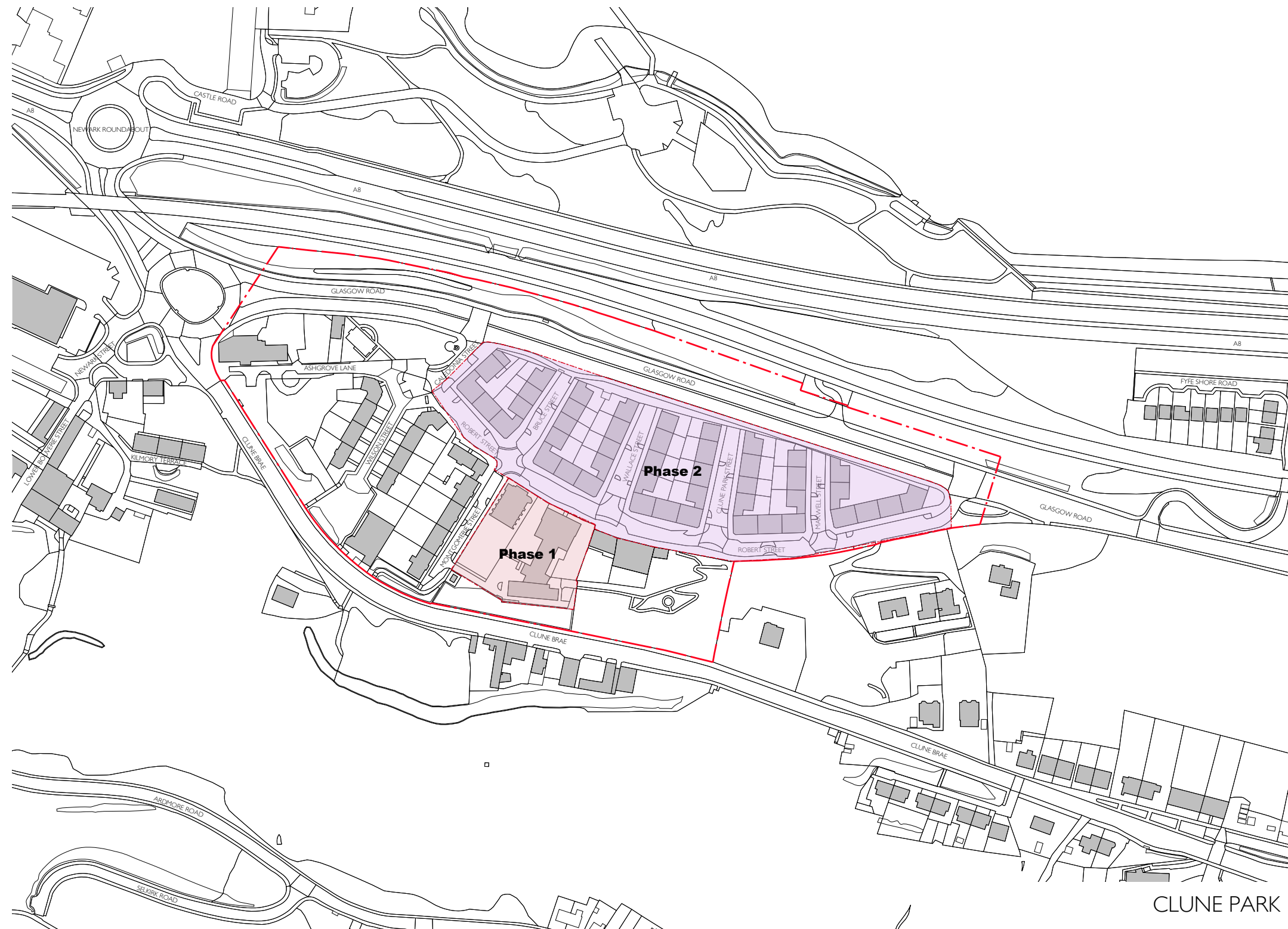
Phase 1, an area of land south of Robert Street and east of Montgomerie Street. This currently includes existing non-housing structures of school, church and IC Resource Centre. These buildings are no longer in use.

Phase 2, an area of land between Robert Street and Glasgow Road, currently occupied with 4-storey tenemental properties.

Options would provide a mix of housing types and possible tenures to meet current housing need and demand.

- 2) Cost analysis, taking account of housing needs/market analysis, costs for site clearance, assembly and development, and available funding streams.

- 3) The review should also acknowledge future opportunities for phasing of stock refurbishment and new-build out with the current site boundaries.







# EXECUTIVE SUMMARY 2.0

---

---

The Options appraisal brings forward proposals for the re-generation of the Clune Park area of Port Glasgow. The focus for the re-generation will be the housing led re-development of the School and Resource centre site at Robert Street, Montgomerie Street (Phase 1), and the existing tenement housing blocks bounded by and to the north of Robert Street, including Caledonia Street, Bruce Street, Wallace Street, Clune Park Street and Maxwell Street (Phase 2).

The condition of existing housing stock in the Robert Street area and the wider visual impact on Port Glasgow makes Clune Park a priority for re-generation.

The options appraisal has been prepared to harness the potential of the site and act as a guide for future development. The review will also inform and direct the activity of housing providers and their efforts to attract investment.

A mix of housing is envisaged from cottage flats through to larger family houses to promote a sustainable varied community profile.

The review seeks to integrate the proposed new-build housing with the wider area and to increase the potential of adjoining sites. Proposals envisage upgrading the current streetscape, the public park and also improve pedestrian

links to the shopping area to the West of Clune Brae.

The Phase 1 site development will comprise the conversion of the existing school fronts-piece for housing as the focal point for the Clune Park regeneration as a whole. Phase 1 will deliver 30 units in a mixture of flats, cottage flats and 2 storey housing with the majority to Amenity standard.

Two options have been prepared for Phase 2.

Option 1 adopts the south carriageway of Glasgow Road into the overall development area. This option would deliver 105 units in a mixture of flats, cottage flats, 2 and 3 storey houses. Mainstream housing is envisaged with approximately 12% of the units being to Amenity or Wheelchair standard.

Option 2 maintains the current site boundaries. Option 2 would deliver 79 units in a mixture of flats, cottage flats and, 2 and 3 storey houses. Mainstream housing is envisaged with approximately 20% of the units being to Amenity or Wheelchair standard.

All options have been tailored to local housing demand and demographics as set through the brief. Inverclyde Council provided information on the preferred mix of house type and sizes and these targets have been incorporated into the proposals. House types will be required to meet Housing for Varying Needs standards.

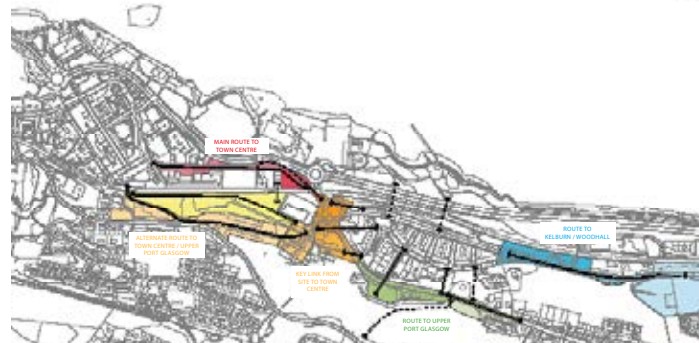
The layouts provide flexibility that will accommodate tenure models of Social Housing, Low cosy home ownership / shared equity, and Mid-Market rent.

It is proposed that any new housing will be built to a carbon zero approach to sustainability. It is envisaged that this will be delivered at the scale of the individual unit, however, the existing natural environment could provide innovative solutions to current and future low carbon fuel provision.

The appraisal recognises further interventions and development sites that have the potential to contribute in tandem with the overall re-generation of the Clune Park area.

# PREVIOUS REPORT AND ANALYSIS 3.0

KEY LINKS TO THE SITE \_ PROPOSALS



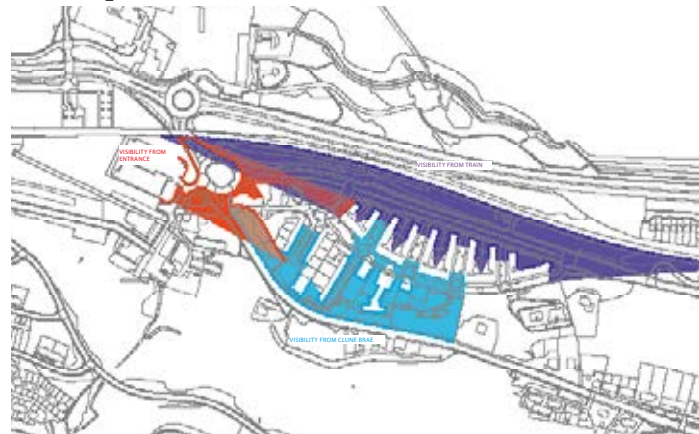
TRANSPORT ROUTES \_ ANALYSIS



BARRIERS \_ ANALYSIS



ANALYSIS \_ VISIBILITY OF SITE



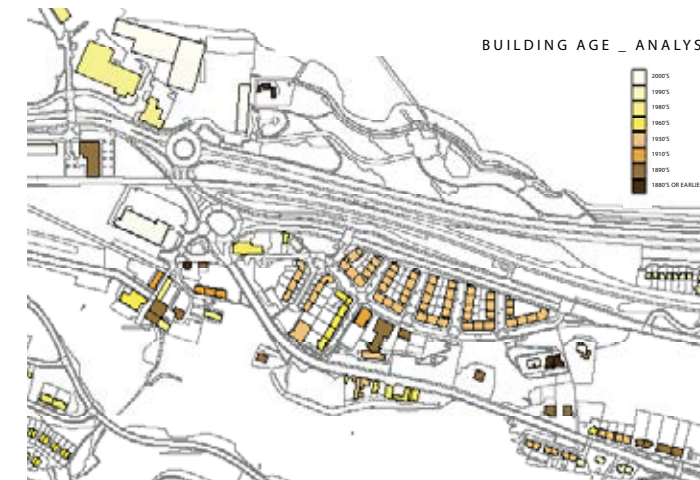
GREENSPACE \_ ANALYSIS



ANALYSIS \_ BUILDING HEIGHT



BUILDING AGE \_ ANALYSIS



The Clune Park Regeneration Report prepared by Hypostyle Architects in 2018 contained extensive site analysis of the Clune Park area and its immediate context.

This analysis extended to

- History and Geography
- Planning Context
- Neighbourhoods
- Transport
- Access and Isolation
- Barriers / Connections
- Natural Expansion
- Key Links
- Visibility
- Greenspace
- Urban realm

As part of the current exercise the analysis was reviewed in relation to the proposed options as still relevant.







---

# PHASE 1

Phase 1 site comprises an area of land between Clune Brae on the South and Robert Street to the North, bounded by Montgomerie Street to the west and private property / open greenspace to the east. The site falls sharply from the south and levels out, via existing masonry retention, to the north. Access is only possible from the North and West boundaries. The site currently contains three existing structures. The Clune Park School (1887 B listed), unoccupied, and an attached Resource Centre. The school recently suffered from a major fire outbreak. The former Clune Park Church (1905 B Listed), currently unoccupied and in a state of external disrepair. All three structures are in the possession of Inverclyde Council.

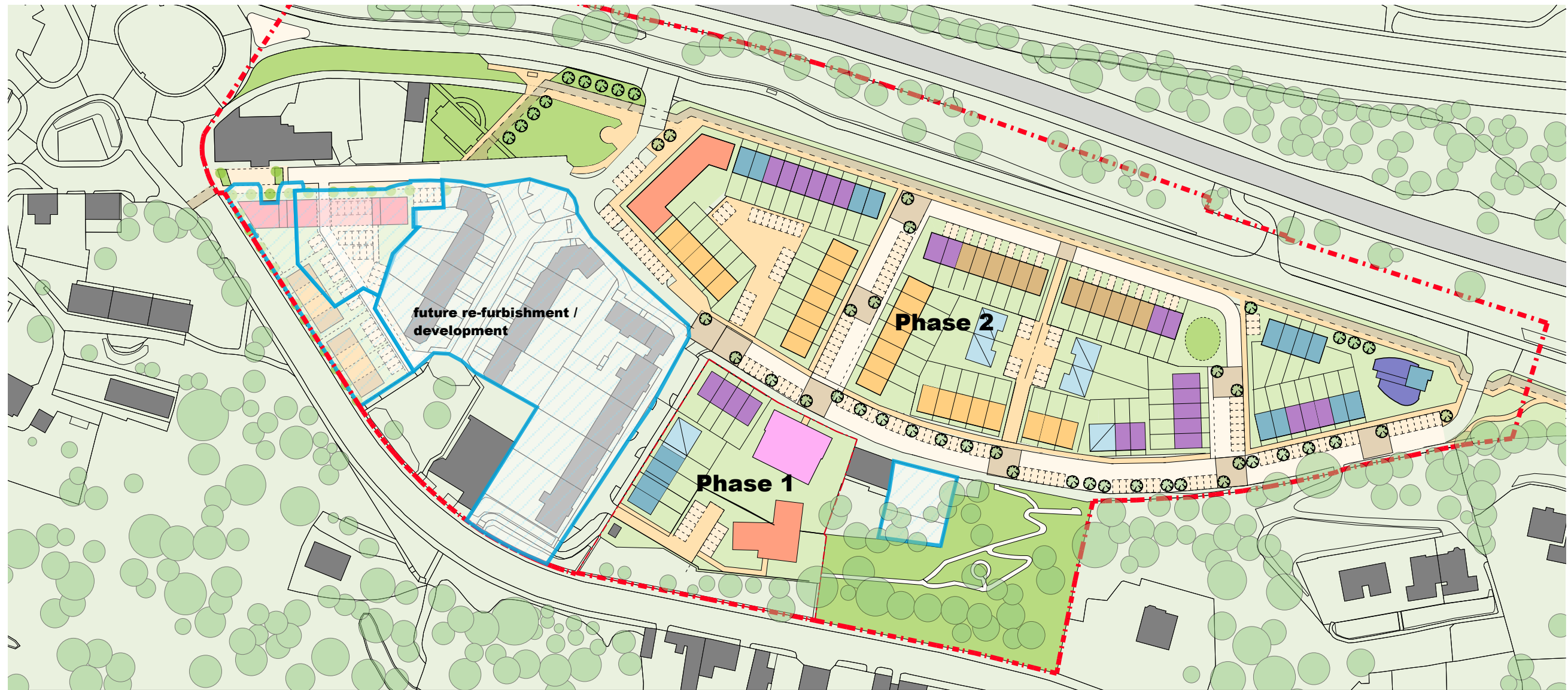
The Client's brief states that,

“Phase 1 of the development should focus on the delivery of amenity housing units which will provide housing for people with specialist needs”

The proposals envisage the development of the Clune Park school with conversion / façade retention of the fronts-piece to provide a continuing focal point for the Clune Park area regeneration. A four-storey flatted block is located on the plateau previously occupied by the south section of the Resource centre and accessed from Montgomerie Street. The main facades of this block will overlook Clune Brae and the adjoining greenspace.

Two-storey cottage flats and houses with on-street parking will front onto Robert St and Montgomerie St. This would require the demolition of the former Clune Park Church.

The development would realise 30 units. These would comprise flats, cottage flats and houses, 80% of which would be to an amenity standard.



## Phase 1

Phase 1 30 units

<b>M</b> General needs	23%
<b>W</b> Wheelchair	3%
<b>A</b> Amenity	74%

Type	Size	1 Bed	
		M	A
Common stair flat	53.7Msq	20	20
Ground floor cottage flat	52.8Msq	2	2
Upper floor cottage flat	61.5Msq	2	2
Sub-total		24(80%)	22

Type	Size	2 Bed	
		M	W
Wheelchair ground floor cottage flat	75.4Msq	1	1
Upper floor cottage flat	81.6Msq	1	1
House	86Msq	4	4
Sub-total		6 (20%)	5

Total 30 units

2\_storey

2\_storey

3\_storey

4\_storey

conversion of former school

- 1 bed cottage flat
- 2 bed cottage flat
- 2 bed house
- 3 bed house
- 4 bed house
- 2 bed flat
- 1 bed flat
- 1 bed flat



---

## PHASE 2 OPTION 1

The Phase 2 site comprises a crescent shaped area situated between Glasgow Road to the north and Robert Street to the south. Caledonia Street, Bruce Street, Wallace Street, Clune Park Street and Maxwell Street all run north / south within this area. There are two road connections between Glasgow Road and Robert Street at the East and West edges of the site.

The site currently comprises 'U' shaped blocks of 4-storey tenemental flats, faced in red sandstone, completed in the 1930s. The backcourts are visually open to Glasgow Road to the North.

The Client's brief states that,

"Phase 2 of the development should be focused on providing general needs housing for families and younger people. This phase of the development would welcome mixed tenure housing and approve alternative affordable housing delivery models as well as socially rented homes."

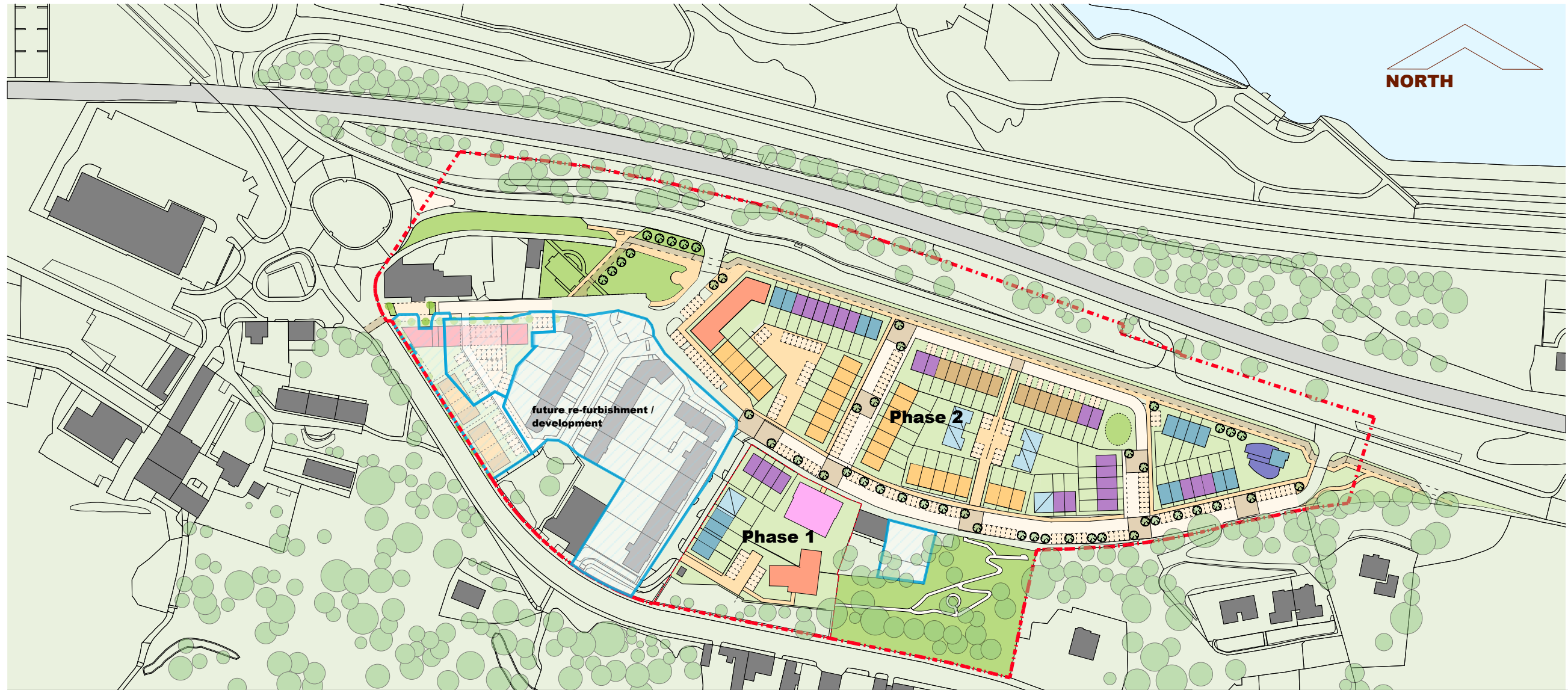
Option 1 proposal extends the site area to cover the south carriageway of Glasgow Road. The north carriageway would become two-way with re-configured entrances to Clune Park east and west.

Blocks of 3 and 4 storey flats are positioned at these entrances to Clune Park. New housing frontage of 2 and 3 storeys is provided to Glasgow Road with separate vehicle access from the site. New 2-storey housing re-enforces the street line along Robert Street. A new visual axis is provided North / South focused on the existing Clune Park School. Houses would have front and back doors and private garden areas. New roads will follow Designing for Streets guidance and on 'Homezone' principles. Parking is a mixture of on-street and backcourt.

A new cycle path is shown alongside Glasgow Road to create an active travel route from Fyfe Park Terrace in the east and connect to Clune Brae in the west. As part of the proposals, the existing park at the west entrance would be upgraded. A new pocket park would be provided at the east end of the site.

The development would realise 105 units. These would comprise flats, cottage flats and houses, 10% of which would be to an amenity or wheelchair standard.

# PHASE 2 OPTION 1



## Phase 2, Option 1

Phase 2, option 1 105 units

<b>M</b> General needs	88%
<b>W</b> Wheelchair	5%
<b>A</b> Amenity	7%

Type	Size	1 Bed	
Common stair flat	53.5Msq.	16	16
Ground floor cottage flat	52.8Msq.	7	7
Upper floor cottage flat	61.5Msq.	7	7
<b>Sub-total</b>		30 (29%)	23 7

Type	Size	2 Bed		
Wheelchair ground floor cottage flat	75.4Msq.	5		5
Upper floor cottage flat	81.6Msq.	5		5
House	86Msq.	20	20	
Common stair flat	73Msq.	6	6	
<b>Sub-total</b>		36 (34%)	31	5

Type	Size	3 Bed
House	97Msq.	27
<b>Sub-total</b>		27 (26%) 27

Type	Size	4 Bed
Townhouse	138Msq.	12
<b>Sub-total</b>		12 (11%) 12
<b>Total</b>		<b>105 units</b>

28.09.23

- 2\_storey 1 bed cottage flat
- 2\_storey 2 bed cottage flat
- 2\_storey 2 bed house
- 3\_storey 3 bed house
- 4\_storey 4 bed house
- 2 bed flat
- 1 bed flat
- conversion of former school
- 1 bed flat

---

## PHASE 2 OPTION 2

Option 2 proposal retains the existing site boundaries.

A three-storey flatted block sits at the site entrance from the East.

A new housing layout is created using a more rigid 'grid-iron' layout with a prioritization of north-south oriented streets using predominately 2-storey terraced forms. On Robert St, two-storey terraces are used in a staggered form to create areas of public realm and parking zones. Three-storey townhouses are used adjacent to the Clune Park school as recognition of the new 'centre' of Clune Park.

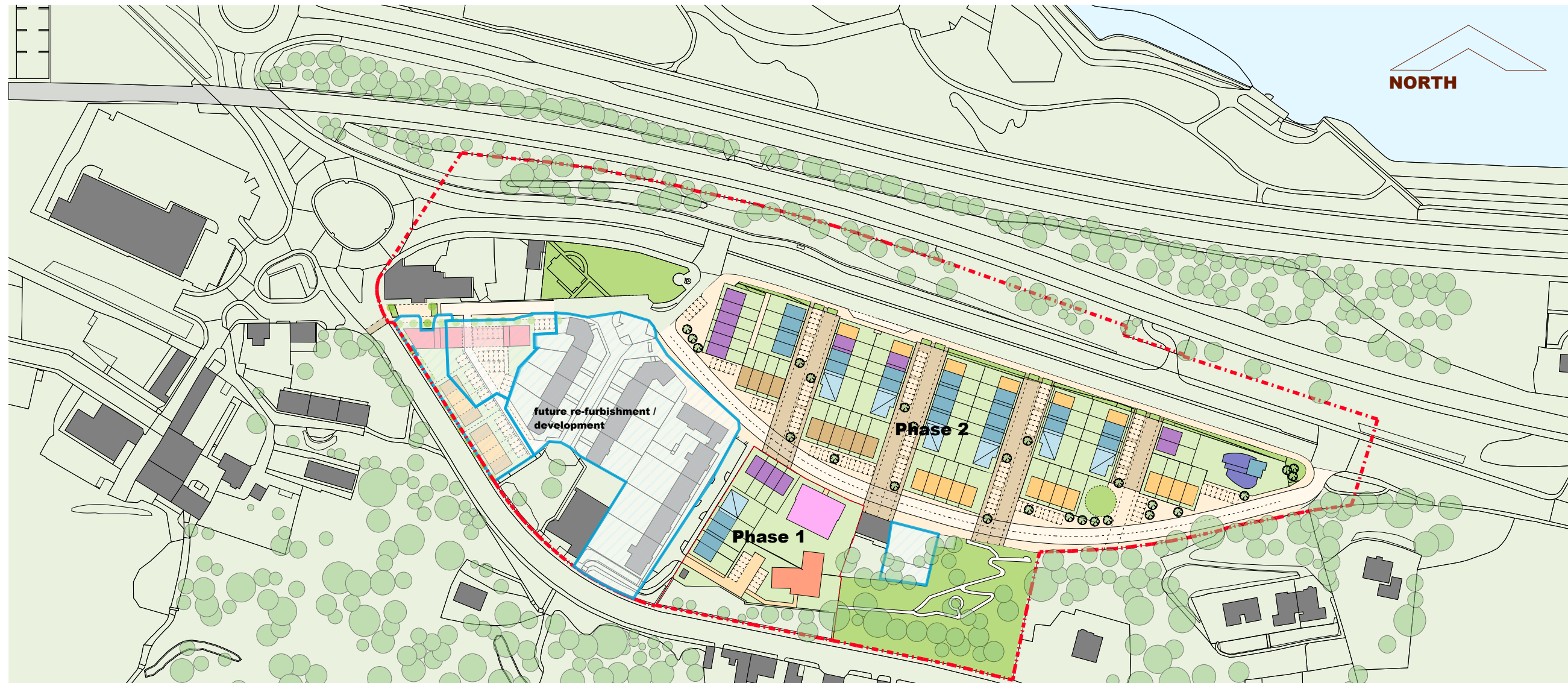
The housing types will use 'active' gables to provide visual interest and security at Glasgow Road frontage and at the public realm intersections within the site.

Houses would have front and back doors and private garden areas. New roads will follow Designing for Streets guidance and on 'Homezone' principles. Parking is on-street.

As part of the proposals, the existing park at the west entrance would be upgraded. A new pocket park would be provided at the east end of the site.

The development would realise 79 units. These would comprise flats, cottage flats and houses, 20% of which would be to an amenity or wheelchair standard.

# PHASE 2 OPTION 2



## Phase 2, Option 2

Phase 2, option 2 79 units

<b>M</b> General needs	78%
<b>W</b> Wheelchair	8%
<b>A</b> Amenity	14%

Type	Size	1 Bed	
		M	A
Ground floor cottage flat	52.8Msq	11	11
Upper floor cottage flat	61.5Msq	11	11
<b>Sub-total</b>		<b>22 (28%)</b>	<b>11</b>

Type	Size	2 Bed		
		M	W	
Wheelchair ground floor cottage flat	75.4Msq	6	6	
Upper floor cottage flat	81.6Msq	6	6	
House	86Msq	10	10	
Common stair flat	73Msq	6	6	
<b>Sub-total</b>		<b>28 (35%)</b>	<b>22</b>	<b>6</b>

Type	Size	3 Bed	
		M	
House	97Msq	19	19
<b>Sub-total</b>		<b>19 (24%)</b>	<b>19</b>

Type	Size	4 Bed	
		M	
Townhouse	138Msq	10	10
<b>Sub-total</b>		<b>10 (13%)</b>	<b>10</b>
<b>Total</b>		<b>79 units</b>	

- 2\_storey 1 bed cottage flat
- 2\_storey 2 bed cottage flat
- 2\_storey 2 bed house
- 3\_storey 3 bed house
- 4\_storey 4 bed house
- 2 bed flat
- 1 bed flat
- conversion of former school 1 bed flat

28.09.23





# COMBINED PROPOSAL 5.0

---

There are two combined proposals shown

Phase 1 with Phase 2 option 1 (total 135 units) and

Phase 1 with Phase 2 option 2 (total 109 units)

Both proposals show boundaries for possible future phases of regeneration.

The refurbishment of existing tenemental properties on Montgomerie Street and Wilson Street.

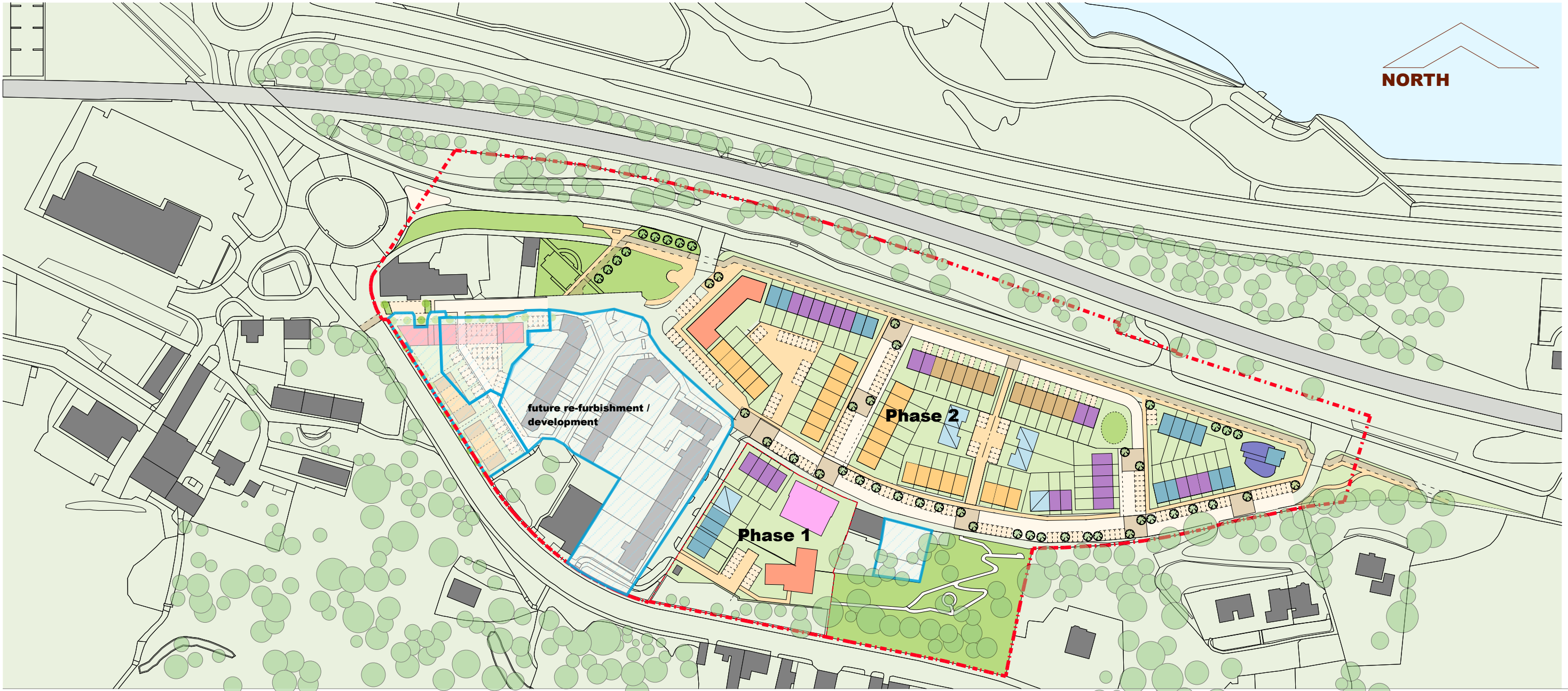
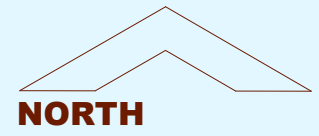
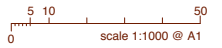
In addition, two possible development sites suitable for new-build housing are indicated.

A currently vacant site, centrally located on the south side of Robert Street.

A currently vacant site on the western edge of Clune Park between Ashgrove Lane and Clune Brae.



# CLUNE PARK, Port Glasgow Masterplan



## Option 1

Phase 1, 30 units  
Phase 2, option I 105 units  
**Overall:** 135 units

<b>M</b> General needs	75%
<b>W</b> Wheelchair	4%
<b>A</b> Amenity	21%

Type	Size	1 Bed	M	A	of which Phase I
Common stair flat	53.5Msq.	20		20	20
Ground floor cottage flat	52.8Msq.	9		9	2
Upper floor cottage flat	61.5Msq.	9		9	2
Common stair flat	53.5Msq.	16		16	
<b>Sub-total</b>		54 (40%)	25	29	16

Type	Size	2 Bed	M	W	A	of which Phase I
Wheelchair ground floor cottage flat	75.4Msq.	6		6		1
Upper floor cottage flat	81.6Msq.	6		6		1
House	86Msq.	24	21	3		4
Common stair flat	73Msq.	6		6		
<b>Sub-total</b>		42 (31%)	33	6	3	6

Type	Size	3 Bed	M	Type	Size	4 Bed	M
House	97Msq.	27	27	Townhouse	138Msq.	12	12
<b>Sub-total</b>		27 (20%)	27	<b>Sub-total</b>		12 (9%)	12
		<b>Total</b>				<b>135 units</b>	

## 3952\_AL(0)100\_revD

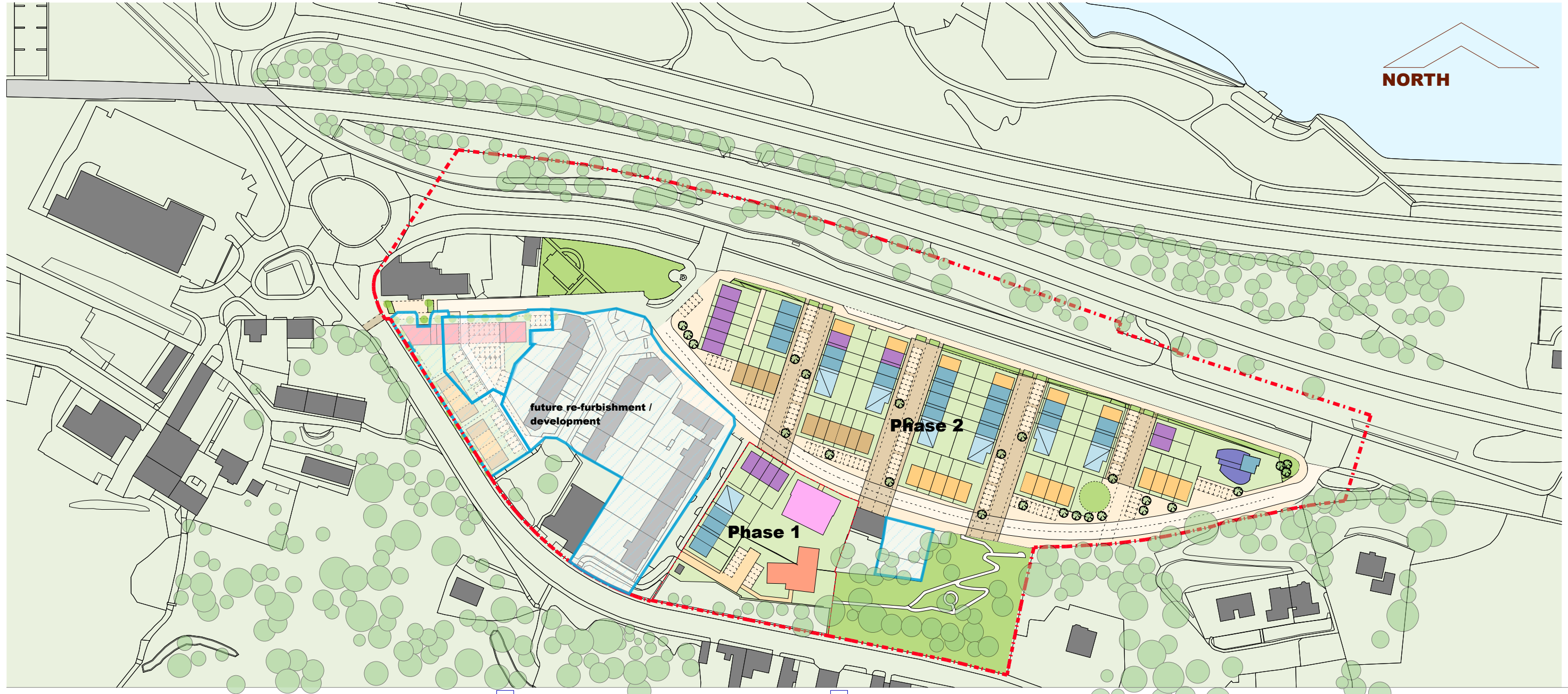
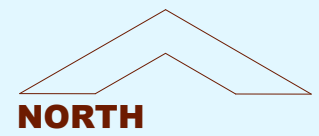
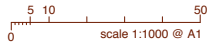
- 2\_storey 1 bed cottage flat
- 2\_storey 2 bed cottage flat
- 2\_storey 2 bed house
- 3\_storey 3 bed house
- 3\_storey 4 bed house
- 4\_storey 2 bed flat
- 4\_storey 1 bed flat
- conversion of former school 1 bed flat

28.09.23



# CLUNE PARK, Port Glasgow Masterplan

This drawing is the property of Hypostyle Design Ltd - no copying or distribution of this drawing or any part thereof is permitted without prior written permission.  
Glasgow 49 St. Vincent Crescent G3 8NG  
T: 0141 204 4441 F: 0141 204 4897 E: glasgow@hypostyle.co.uk  
Edinburgh 4 Sandport Place EH6 6EU  
T: 0131 555 0688 F: 0131 553 4450 E: edinburgh@hypostyle.co.uk



## Option 2

Phase 1 30 units  
Phase 2, option 2 79 units  
**Overall:** 109 units

<b>M</b> General needs	65%
<b>W</b> Wheelchair	6%
<b>A</b> Amenity	29%

Type	Size	1 Bed	M	A	of which Phase 1
Common stair flat	53.7Msq	20			20
Ground floor cottage flat	52.8Msq	13			13
Upper floor cottage flat	61.5Msq	13			2
<b>Sub-total</b>		<b>46 (42%)</b>	<b>12</b>	<b>32</b>	<b>24</b>

Type	Size	2 Bed	M	W	of which Phase 1
Wheelchair ground floor cottage flat	75.4Msq	7			7
Upper floor cottage flat	81.6Msq	7			7
House	86Msq	14			14
Common stair flat	73Msq	6			6
<b>Sub-total</b>		<b>34 (31%)</b>	<b>27</b>	<b>7</b>	<b>6</b>

Type	Size	3 Bed	M	Type	Size	4 Bed	M
House	97Msq	19	19	Townhouse	138Msq	10	10
<b>Sub-total</b>		<b>19 (18%)</b>	<b>19</b>	<b>Sub-total</b>		<b>10 (9%)</b>	<b>10</b>
				<b>Total</b>	<b>109 units</b>		

## 3952\_AL(0)101\_revD

- 2\_storey 1 bed cottage flat
- 2\_storey 2 bed cottage flat
- 2\_storey 2 bed house
- 3\_storey 3 bed house
- 3\_storey 4 bed house
- 4\_storey 2 bed flat
- 4\_storey 1 bed flat
- conversion of former school 1 bed flat

28.09.23





## 6.1 INDICATIVE COSTS

## 1. INTRODUCTION

Armour Construction Consultants have prepared the following Feasibility Cost Study in support of the Hypostyle Architects Masterplan in respect of the proposed re-development of the Clune Park area in Port Glasgow. The content of the additional information therefore reflects the development outline, as illustrated within the Hypostyle Masterplan.



**INVERCLYDE COUNCIL  
CLUNE PARK MASTERPLAN  
PROPOSED NEW BUILD HOUSING DEVELOPMENT  
RIBA STAGE 1 FEASIBILITY COST**



Chartered Quantity Surveyors  
111 Bell Street  
GLASGOW G4 0TQ  
T: 0141 332 4311  
F: 0141 332 5311  
E: [glasgow@armour.co.uk](mailto:glasgow@armour.co.uk)  
W [www.armour.co.uk](http://www.armour.co.uk)

ACC Ref. 8261

16 October 2023



**INVERCLYDE COUNCIL  
CLUNE PARK MASTERPLAN  
PROPOSED NEW BUILD HOUSING DEVELOPMENT**



**FEASIBILITY COST**

**DEVELOPMENT COST SUMMARY - OPTION 1**

<b>Site</b>	<b>Nr units</b>	<b>Total Cost</b>	<b>Cost per house/ flat</b>
1 Demolition Works (Excluded)	-	£ -	-
2 Housing Construction Costs	135	£ 27,265,068	£ 201,963
3 Allowance for disbursements fees and VAT		£ 3,993,670	£ 29,583
<b>TOTAL DEVELOPMENT COST</b>	<b>135</b>	<b>£ 31,258,738</b>	<b>£ 231,546</b>

**Housing Tender Return outcome (Refer Note 7)**

	<u>Current</u>	<u>Target</u>
Ad-Hocs	15.93%	15.00%
Design Excess	37.68%	10.00%
	<u>53.61%</u>	<u>25.00%</u>

**DEVELOPMENT COST SUMMARY - OPTION 2**

<b>Site</b>	<b>Nr units</b>	<b>Total Cost</b>	<b>Cost per house/ flat</b>
1 Demolition Works (Excluded)	-	£ -	-
2 Housing Construction Costs	109	£ 22,055,254	£ 202,342
3 Allowance for disbursements fees and VAT		£ 3,230,457	£ 29,637
<b>TOTAL DEVELOPMENT COST</b>	<b>109</b>	<b>£ 25,285,711</b>	<b>£ 231,979</b>

**Housing Tender Return outcome (Refer Note 7)**

	<u>Current</u>	<u>Target</u>
Ad-Hocs	16.96%	15.00%
Design Excess	36.43%	10.00%
	<u>53.38%</u>	<u>25.00%</u>

## **FEASIBILITY COST**

### **NOTES**

- 1 The Costs are based upon:
  - a) Drawings and documents as listed below
  - b) Scope of work and notes detailed within cost breakdown
  - c) Assumption that existing utility systems can cope with scope of new development and no significant upgrades will be required
  - d) Standard timber kit construction with pitched, concrete tiled roofs
  - e) Demolition of existing school in its entirety
  - f) Certain assumptions on scope / specifications / extent of certain works
  - g) Works being carried out as one unphased project, primarily during normal working hours and with relatively unrestricted access
  - h) Rates and costs from other previous similar projects
  - i) Provisional lump sum allowances where scope unknown
  - j) Procurement route has yet to be established / discussed - traditional procurement route assumed meantime for purposes of costing
  - k) Base date of 1st Quarter 2024
  
- 2 The Costs **EXCLUDE**:
  - a) Items noted within cost breakdown as Excluded or Not Applicable
  - b) All demolition works
  - c) Removal of any contaminated material
  - d) Removal of any asbestos found within tenements or school as part of demolition works
  - e) Removal of any internal contents from tenements or school prior to demolition works commencing
  - f) Gas membrane
  - g) Construction of, or works to, any commercial units / buildings
  - h) Construction of, or any works to, any community centre buildings
  - i) New substation (s)
  - j) Any retaining walls or ground retention
  - k) Any diversion or rerouting of existing utilities or other external services
  - l) Decanting or removal / relocating costs / any temporary accommodation
  - m) Variation in labour and material costs
  - n) Any site surveys / investigations
  - o) Statutory Fees / Approvals
  - p) Inflation beyond that noted / Fluctuations in labour and materials
  
- 3 Significant Risks that could potentially affect the above costs include:
  - a) Development of Architectural scope of works
  - b) Development of Mechanical & Electrical services scope of works
  - c) Development of Structural scope of works
  - d) Review of provisional allowances included within cost and establishing scope for Tender
  - e) Extent of Asbestos / Contamination
  - f) Subsequent findings of professional surveys and reports
  - g) Contractors site set-up, temporary works and nature and extent of work out with the site
  - h) Programme / Phasing
  - i) Statutory requirements / approvals
  - j) Inflation / Market conditions

#### 4) Benchmarking

Throughout the preparation of this cost plan we have, where possible:

- a) used rates and costs from other projects of a similar scope and nature
- b) benchmarked costs and elemental rates/m2 to other projects of a similar scope and nature

#### 5) Inflation

Inflation to 1Q 2024 is included in the costs. Following receipt of indicative programme dates this can be reviewed and any required additional allowances for inflation can be included.

#### 6) List of drawings and documents used for costs:

Architect's Drawings and Specifications / Report

3952_AL(0) 100	Site Plan Sketch Option 1
3952_AL(0) 101	Site Plan Sketch Option 2

#### 7) Housing Tender Return spreadsheets (c/o the Scottish Government) have been prepared based on the July 2023 update.

HTR spreadsheets are generally prepared for a tender submission and are not designed to be used for Stage 1 Feasibility costs. However we have made allowances within the HTR spreadsheet to demonstrate what the HAG Tender Return may produce. There is insufficient detail at this point in the design process to accurately complete the HTR forms.

The combined Ad-Hocs and Design Excess should not exceed 25% without additional justification.

**INVERCLYDE COUNCIL  
CLUNE PARK MASTERPLAN  
PROPOSED NEW BUILD HOUSING DEVELOPMENT**



**FEASIBILITY COST**

<b>HOUSING COST BREAKDOWN - OPTION 1</b>				
<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Total</b>
Overall site area; site prep & levelling	m2	30,902	20	618,040
<b>Housing</b>				
1 Common stair flat 1 bed Amenity	Nr	20	146,000	2,920,000
2 Ground floor cottage flat 1 bed Amenity	Nr	9	105,000	945,000
3 Upper floor cottage flat 1 bed Mainstream	Nr	9	123,000	1,107,000
4 Common stair flat 1 bed Mainstream	Nr	16	146,000	2,336,000
5 Wheelchair GF cottage flat 2 bed Wheelchair	Nr	6	150,000	900,000
6 Upper floor cottage flat 2 bed Mainstream	Nr	6	163,000	978,000
7 Terraced house 2 bed Mainstream	Nr	21	171,000	3,591,000
8 Terraced house 2 bed Amenity	Nr	3	171,000	513,000
9 Common stair flat 2 bed Mainstream	Nr	6	198,000	1,188,000
10 Terraced house 3 bed Mainstream	Nr	27	193,000	5,211,000
11 Terraced townhouse 4 bed Mainstream	Nr	12	275,000	3,300,000
		135		
4 storey lift	Nr	1	60,000	60,000
3 storey lift	Nr	1	50,000	50,000
Hard landscaping / Roads	m2	9,080	90	817,200
Kerbs	m	3,448	35	120,680
Soft landscaping	m2	18,912	40	756,480
Perimeter fencing (allow)	m	1,252	60	75,120
				-
<b>Abnormals</b>				
Foundations - piling	m2	11,034	110	1,213,707
Foundations - gas venting	m2			Excl.
Services diversions				Excl.
	Electrical	Sum		Excl.
	Gas	Sum		Excl.
	BT/Cable	Sum		Excl.
	Water	Sum		Excl.
	Foul Sewers	Sum		Excl.
	Surface Water	Sum		Excl.
	Others	Sum		Excl.
Amenity space compensation	Sum			Excl.
Capping layer to garden areas (600 thick)	m2	18,912	20	378,240
Capping layer to new roads	m2	9,080	20	181,601
Retaining walls	m			Excl.
SUDS system	Sum			Excl.
Mine working remediation	Sum			Excl.
Flood risk assessment required	Sum	1	5,000	5,000
Steeply sloping site	m2			Excl.
Demolition Costs	Sum			Excl.
Asbestos removal	Sum			Excl.
Ground contamination	Sum			Excl.
Removal of hardstandings	m2	Incl Site Prep		Incl
Upgrade existing retaining walls	m2			Excl.



**INVERCLYDE COUNCIL  
CLUNE PARK MASTERPLAN  
PROPOSED NEW BUILD HOUSING DEVELOPMENT**



**FEASIBILITY COST**

<b>HOUSING COST BREAKDOWN - OPTION 1</b>				
<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Total</b>
Compensation to existing owners	Nr			Excl.
Archaeological Investigations	Sum			Excl.
Site Investigation	Sum			Excl.
Topographical Survey	Sum			Excl.
		Sub-Total		-
				27,265,068
<u>Additional costs</u>				
Professional Fees			12%	3,271,808
VAT on Fees			20%	654,362
Disbursements (allow £500 per unit)	Nr	135	500	67,500
		<b>Development Cost</b>		<b>31,258,738</b>
		<b>Development Cost per unit</b>		<b>231,546</b>

**INVERCLYDE COUNCIL  
CLUNE PARK MASTERPLAN  
PROPOSED NEW BUILD HOUSING DEVELOPMENT**

**FEASIBILITY COST**

<b>HOUSING COST BREAKDOWN - OPTION 2</b>				
<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Total</b>
Overall site area; site prep & levelling	m2	28,182	20	563,640
<b>Housing</b>				
1 Common stair flat 1 bed Amenity	Nr	20	146,000	2,920,000
2 Ground floor cottage flat 1 bed Amenity	Nr	13	105,000	1,365,000
3 Upper floor cottage flat 1 bed Mainstream	Nr	13	123,000	1,599,000
4 Common stair flat 1 bed Mainstream	Nr	-	-	-
5 Wheelchair GF cottage flat 2 bed Wheelchair	Nr	7	150,000	1,050,000
6 Upper floor cottage flat 2 bed Mainstream	Nr	7	163,000	1,141,000
7 Terraced house 2 bed Mainstream	Nr	14	171,000	2,394,000
8 Terraced house 2 bed Amenity	Nr	-	-	-
9 Common stair flat 2 bed Mainstream	Nr	6	198,000	1,188,000
10 Terraced house 3 bed Mainstream	Nr	19	193,000	3,667,000
11 Terraced townhouse 4 bed Mainstream	Nr	10	275,000	2,750,000
		109		
4 storey lift	Nr	1	60,000	60,000
3 storey lift	Nr	1	50,000	50,000
Hard landscaping / Roads	m2	12,107	90	1,089,630
Kerbs	m	2,433	35	85,155
Soft landscaping	m2	14,581	40	583,240
Perimeter fencing (allow)	m	1,220	60	73,200
				-
<b>Abnormals</b>				-
Foundations - piling	m2	8,524	110	937,629
Foundations - gas venting	m2			Excl.
Services diversions				Excl.
	Electrical	Sum		Excl.
	Gas	Sum		Excl.
	BT/Cable	Sum		Excl.
	Water	Sum		Excl.
	Foul Sewers	Sum		Excl.
	Surface Water	Sum		Excl.
	Others	Sum		Excl.
Amenity space compensation	Sum			Excl.
Capping layer to garden areas (600 thick)	m2	14,581	20	291,620
Capping layer to new roads	m2	12,107	20	242,140
Retaining walls	m			Excl.
SUDS system	Sum			Excl.
Mine working remediation	Sum			Excl.
Flood risk assessment required	Sum	1	5,000	5,000
Steeply sloping site	m2			Excl.
Demolition Costs	Sum			Excl.
Asbestos removal	Sum			Excl.
Ground contamination	Sum			Excl.
Removal of hardstandings	m2	Incl Site Prep		Incl
Upgrade existing retaining walls	m2			Excl.

**INVERCLYDE COUNCIL  
CLUNE PARK MASTERPLAN  
PROPOSED NEW BUILD HOUSING DEVELOPMENT**



**FEASIBILITY COST**

<b>HOUSING COST BREAKDOWN - OPTION 2</b>				
<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Total</b>
Compensation to existing owners	Nr			Excl.
Archaeological Investigations	Sum			Excl.
Site Investigation	Sum			Excl.
Topographical Survey	Sum			Excl.
		Sub-Total		-
				22,055,254
<u>Additional costs</u>				
Professional Fees			12%	2,646,630
VAT on Fees			20%	529,326
Disbursements (allow £500 per unit)	Nr	109	500	54,500
		<b>Development Cost</b>		<b>25,285,711</b>
		<b>Development Cost per unit</b>		<b>231,979</b>

**OPTION 1 HTR**

**HOUSING TENDER RETURN (HTR) - JULY 2023 UPDATE**

**INDICATIVE COSTS**

INDICATIVE COSTS		SUBSTRCT	SUPERSTR	EXT WKS	R.P.F.	TOTAL	/Unit
1 Person Units	0	-	-	-	-	-	#DIV/0!
2 Person Units	54	164,949	1,663,343	209,929	193,246	2,231,467	41,323
3 Person Units	6	23,105	194,203	27,129	21,472	265,908	44,318
4 Person Units	36	152,485	1,212,965	177,156	128,830	1,671,436	46,429
5 Person Units	0	-	-	-	-	-	#DIV/0!
6 Person Units	27	143,144	1,042,876	151,225	96,623	1,433,867	53,106
7 Person Units	12	71,442	501,756	71,604	42,943	687,746	57,312
Site Slope Allowance		19,065	25,420	19,065	-	63,549	471
HfVN Pt 1-General-Desirable		37,025	213,872	6,941	-	257,838	
-Older/Disabled- Basic	32	13,763	82,310	4,639	-	100,712	3,147
-Older/Disabled-Desirable		900	24,964	520	-	26,384	825
-Wheelchair-Basic	6	8,241	73,599	1,362	-	83,202	13,867
-Wheelchair-Desirable		-	1,152	192	-	1,344	224
Add'l Area - Larger Rooms	48	1,872	15,168	-	-	17,040	
Add'l Area - Addtl Rooms	0	-	-	-	-	-	
Add'l Area - Serviced Rooms	0	-	-	-	-	-	
<b>TABLE ALLOWANCES TOTAL</b>		<b>635,991</b>	<b>5,051,627</b>	<b>669,762</b>	<b>483,114</b>	<b>6,840,494</b>	<b>50,670</b>
Small Contract Factor	100.00%	635,991	5,051,627	669,762	483,114	6,840,494	50,670
Location Factor	102.00%	648,711	5,152,660	683,157	492,776	6,977,304	51,684
Add'l Regional Variation	100.00%	648,711	5,152,660	683,157	492,776	6,977,304	51,684
HTPI Factor => <b>B.I.C.</b>	201.65%	1,308,114	10,390,254	1,377,575	993,676	14,069,619	104,219
Self Financing Sustainability Features		-	2,521,978	148,352	-	2,670,330	19,780
Lift		19,231	120,879	-	-	140,110	1,038
Play/Recreation Areas		-	-	-	-	-	-
Specialist Equipment		-	-	-	-	-	-
Secured by Design		-	534,066	74,176	74,176	682,418	5,055
		1,327,345	13,567,177	1,600,103	1,067,851	17,562,476	130,092
Demolition/Site Clearance		-	-	-	-	-	-
Ground Conditions		1,079,912	-	439,560	-	1,519,473	11,255
Planning Etc Conditions		-	472,527	-	-	472,527	3,500
Existing Services		-	-	219,780	-	219,780	1,628
Utilities Charges		-	-	-	-	-	-
Boundary Retaining Walls		-	-	-	-	-	-
Off Site/Future Development		-	-	-	-	-	-
Sustainability Features		-	29,670	-	-	29,670	220
Other		-	-	-	-	-	-
<b>Ad Hoc Total</b>		<b>1,079,912</b>	<b>502,198</b>	<b>659,341</b>	<b>-</b>	<b>2,241,451</b>	<b>16,603</b>
P.G.I.C.		2,407,257	14,069,375	2,259,443	1,067,851	19,803,927	146,696
<b>WORKS COSTS</b>		<b>3,295,777</b>	<b>17,377,736</b>	<b>2,745,401</b>	<b>3,846,154</b>	<b>27,265,068</b>	<b>201,963</b>
<b>COMPARISON</b>		<b>888,520</b>	<b>3,308,361</b>	<b>485,958</b>	<b>2,778,302</b>	<b>7,461,141</b>	<b>55,268</b>
Ad Hoc Restrictions		-	-	-	-	-	-
G.I.C. Restrictions		-	-	-	-	-	-
<b>REVISED AD HOCS</b>	<b>15.93%</b>	<b>1,079,912</b>	<b>502,198</b>	<b>659,341</b>	<b>-</b>	<b>2,241,451</b>	<b>16,603</b>
G.I.C.		2,407,257	14,069,375	2,259,443	1,067,851	19,803,927	146,696
<b>WORKS COSTS</b>		<b>3,295,777</b>	<b>17,377,736</b>	<b>2,745,401</b>	<b>3,846,154</b>	<b>27,265,068</b>	<b>201,963</b>
<b>G.I.C. COMPARISON</b>		<b>888,520</b>	<b>3,308,361</b>	<b>485,958</b>	<b>2,778,302</b>	<b>7,461,141</b>	<b>55,268</b>
		<b>36.91%</b>	<b>23.51%</b>	<b>21.51%</b>	<b>260.18%</b>	<b>37.68%</b>	

Inverclyde Council  
Clune Park - Option 1



**OPTION 2 HTR**

**HOUSING TENDER RETURN (HTR) - JULY 2023 UPDATE**

**INDICATIVE COSTS**

INDICATIVE COSTS		SUBSTRCT	SUPERSTR	EXT WKS	R.P.F.	TOTAL	/Unit
1 Person Units	0	-	-	-	-	-	#DIV/0!
2 Person Units	46	175,925	1,356,586	182,774	170,549	1,885,834	40,996
3 Person Units	7	29,857	214,553	31,941	25,953	302,304	43,186
4 Person Units	27	117,951	892,767	136,644	100,105	1,247,467	46,202
5 Person Units	0	-	-	-	-	-	#DIV/0!
6 Person Units	19	101,883	742,978	108,842	70,444	1,024,147	53,902
7 Person Units	10	60,267	423,402	61,114	37,076	581,859	58,186
Site Slope Allowance		16,293	21,725	16,293	-	54,311	498
HfVN Pt 1-General-Desirable		28,106	156,704	5,206	-	190,016	
-Older/Disabled- Basic	33	14,135	85,038	5,026	-	104,198	3,158
-Older/Disabled-Desirable		900	25,381	520	-	26,801	812
-Wheelchair-Basic	7	9,614	85,866	1,589	-	97,069	13,867
-Wheelchair-Desirable		-	1,344	224	-	1,568	224
Add'l Area - Larger Rooms	60	2,340	18,960	-	-	21,300	
Add'l Area - Addt'l Rooms	0	-	-	-	-	-	
Add'l Area - Serviced Rooms	0	-	-	-	-	-	
<b>TABLE ALLOWANCES TOTAL</b>		<b>557,272</b>	<b>4,025,302</b>	<b>550,173</b>	<b>404,127</b>	<b>5,536,874</b>	<b>50,797</b>
Small Contract Factor	100.00%	557,272	4,025,302	550,173	404,127	5,536,874	50,797
Location Factor	102.00%	568,418	4,105,808	561,176	412,209	5,647,611	51,813
Add'l Regional Variation	100.00%	568,418	4,105,808	561,176	412,209	5,647,611	51,813
HTPI Factor => <b>B.I.C.</b>	201.65%	1,146,205	8,279,294	1,131,603	831,213	11,388,315	104,480
Self Financing Sustainability Features		-	2,036,264	119,780	-	2,156,044	19,780
Lift		19,231	120,879	-	-	140,110	1,285
Play/Recreation Areas		-	-	-	-	-	-
Specialist Equipment		-	-	-	-	-	-
Secured by Design		-	431,209	59,890	59,890	550,989	5,055
		1,165,436	10,867,646	1,311,273	891,103	14,235,458	130,601
Demolition/Site Clearance		-	-	-	-	-	-
Ground Conditions		874,022	-	439,560	-	1,313,582	12,051
Planning Etc Conditions		-	373,626	-	-	373,626	3,428
Existing Services		-	-	219,780	-	219,780	2,016
Utilities Charges		-	-	-	-	-	-
Boundary Retaining Walls		-	-	-	-	-	-
Off Site/Future Development		-	-	-	-	-	-
Sustainability Features		-	23,956	-	-	23,956	220
Other		-	-	-	-	-	-
<b>Ad Hoc Total</b>		<b>874,022</b>	<b>397,582</b>	<b>659,341</b>	<b>-</b>	<b>1,930,945</b>	<b>17,715</b>
P.G.I.C.		2,039,458	11,265,229	1,970,613	891,103	16,166,403	148,316
<b>WORKS COSTS</b>		<b>2,666,020</b>	<b>14,057,195</b>	<b>2,584,787</b>	<b>2,747,253</b>	<b>22,055,254</b>	<b>202,342</b>
<b>COMPARISON</b>		<b>626,562</b>	<b>2,791,966</b>	<b>614,173</b>	<b>1,856,150</b>	<b>5,888,851</b>	<b>54,026</b>
Ad Hoc Restrictions		-	-	-	-	-	-
G.I.C. Restrictions		-	-	-	-	-	-
<b>REVISED AD HOCS</b>	<b>16.96%</b>	<b>874,022</b>	<b>397,582</b>	<b>659,341</b>	<b>-</b>	<b>1,930,945</b>	<b>17,715</b>
G.I.C.		2,039,458	11,265,229	1,970,613	891,103	16,166,403	148,316
<b>WORKS COSTS</b>		<b>2,666,020</b>	<b>14,057,195</b>	<b>2,584,787</b>	<b>2,747,253</b>	<b>22,055,254</b>	<b>202,342</b>
<b>G.I.C. COMPARISON</b>		<b>626,562</b>	<b>2,791,966</b>	<b>614,173</b>	<b>1,856,150</b>	<b>5,888,851</b>	<b>54,026</b>
		<b>30.72%</b>	<b>24.78%</b>	<b>31.17%</b>	<b>208.30%</b>	<b>36.43%</b>	

Inverclyde Council  
Clune Park - Option 2





Hypostyle Architects

49 St Vincent Crescent  
Glasgow G3 8NG  
T: 0141 204 4441  
[www.hypostyle.co.uk](http://www.hypostyle.co.uk)



Armour Construction Consultants

111 Bell Street,  
Glasgow G4 0TQ  
0141 332 4311  
[www.armour.co.uk](http://www.armour.co.uk)



DM Hall

12 Bothwell Street  
Glasgow G2 6LU  
T: 0141 332 8615  
[www.dmhall.co.uk](http://www.dmhall.co.uk)





# APPENDICES

---

Appendix i  
Existing Site Plan  
*Hypostyle Architects*

# APPENDIX I

## EXISTING SITE PLAN







