

Report To: Environment & Regeneration Committee **Date:** 14 March 2024

Report By: Director Environment and Regeneration **Report No:** ENV029/24/EM

Contact Officer: Eddie Montgomery **Contact No:** 01475 714800

Subject: Former Clune Park Primary School / Clune Park Church

1.0 PURPOSE & SUMMARY

1.1 For Decision For Information/Noting

1.2 The purpose of this report is to update the Committee on the costs incurred to date following the extensive fire damage affecting the former Clune Park Primary School in Port Glasgow and advise on the projected future costs associated with demolition / retention. The report also provides an update on the adjacent Clune Park Church and associated risks / potential budget pressures linked to the current condition of the property.

2.0 RECOMMENDATIONS

2.1 That the Committee approve the progression of Option C and listed building consent applications for demolition of the remaining structure of the former Clune Park Primary School and former Clune Park Church.

Eddie Montgomery
Head of Physical Assets

3.0 BACKGROUND & CONTEXT

Clune Park Primary School

- 3.1 Clune Park Primary School closed in June 2008 as part of the Council's School Estate Management Plan and rationalisation. The building was declared surplus and has been vacant since that time. The property is a two storey traditional school built around 1890 and is Category B listed (see Appendix 1).
- 3.2 The Council engaged Narro Associates consulting Engineers to undertake an initial survey on the structural condition and recommendations for making safe following an extensive fire on the evening of 27 August 2023. The Council also engaged Burnfield Demolition to carry out emergency works utilising the Scotland Excel framework.
- 3.3 The fire left the building badly fire damaged. The roof, especially over the north and central wings, had entirely collapsed, with extensive debris left resting on the first floor below. The remnants included charred timbers, slate, and buckled metalwork. The timber header surrounding the perimeter was charred and fragile, and the large timber lintels behind the pilastrade windows at eaves level suffered significant charring and structural damage with lack of bearing on the masonry jambs. Two masonry triangular projections above eaves level were left unsupported and posed a potential hazard. Appendix 2 contains photographs that record the condition after the fire.
- 3.4 Burnfield Demolition have been on site since end August 2023 undertaking the essential safety critical works to stabilise the remaining structure. A summary of the works carried out to date is below:
- Exclusion zone created around Primary School and Resource Centre and security camera units installed;
 - Clear grounds around Primary School for access and treat all waste as Asbestos contaminated;
 - Removal of all loose debris along the wall head of the external and internal wall to reduce the risk of falling debris;
 - Removal of fire damaged timber wall plates;
 - Take down chimney;
 - Take down sections of roof support, freestanding brickwork;
 - Remove remaining trusses;
 - Removal of all internal waste (all wasted treated as Asbestos contaminated);
 - Removal of damaged sections of upper floors;
 - Removal of damaged/unstable sections of internal and external masonry walls;
 - Stabilise the upper floors at areas removed by installing temporary works;
 - Stabilise the internal and external walls by installing temporary works to restrain these at first floor and eaves level;
 - Protect upper floors with Visqueen Polyethylene to prevent further deterioration due to the building being open to the elements.
- 3.5 Work remaining to be completed as part of the short-term stabilisation work:
- Wall head protection works including forming haunching with lime mortar and/or installing a membrane across the windows.

This work has not been carried out due to the drop in temperatures towards the end of 2023 and beginning of 2024. There is a requirement for 3 degrees and rising for approx. 1 week to complete. After completion of these works, Burnfield will vacate site.

- 3.6 The table below provides a summary of costs incurred to date and estimated remaining costs to stabilise the fire damaged structure. The remaining structure requires monthly inspection of the temporary works (hired) and continued security (CCTV/fencing) resulting in a recurring cost liability until further action is taken.

Post Fire Damage Stabilisation

Former Clune Park Primary School	Estimated Cost £000
<i>One-off Costs (covered by insurance fund)</i>	
Works undertaken to date as detailed in 3.4 above.	398
Works required to complete stabilisation as outlined in 3.5 above	30
Total	428

Option A – Façade Retention of Sandstone Elevations and Partial Demolition

- 3.7 Cost estimates have been obtained from the currently engaged contractor for the installation of façade retention to the sandstone elevations of the remaining primary school structure with partial demolition involving the gym hall section and the existing Resource Centre wing. It should be noted that the extent of façade retention has been assumed as outlined in Appendix 4 and the estimates obtained to date are based on these assumptions. A further detailed assessment of the remaining structure would be required through the consulting engineers (Narro) to inform a more detailed scope subject to a defined brief for retention being clarified.

Former Clune Park Primary School	Estimated Cost £000
<i>One-off Costs (not covered by insurance fund)</i>	
Provide façade retention to all sandstone elevations only, remove internal structures and dispose off site (see Appendix 4).	390
Demolish remainder of school building (link building) and Clune Park Resource Centre to ground level, grub up floor slabs and foundations and remove all arisings from site.	128
Total	518
<i>Recurring Costs (not covered by insurance fund)</i>	
Temporary works rental and inspection / security (undefined period subject to development partner engagement)	28/month 336/annum

The significant costs associated with façade retention above (one-off and recurring) also require to be considered in the context of the associated costs of bringing the retained structure back into use and reinstatement to meet modern building standards. The costs involved in that are likely to be similar to those involved in the current King George VI project and also comparable to those involved in a new build project. Those costs are subject to a number of variables including the extent of site specific abnormalities which vary from project to project, however, recent cost data from projects involving buildings of a similar scale indicates this could be in the range of £6,760 - £8,165 / m² when applied to the assumed retained footprint (over 2 storeys – see Appendix 4) which equates to circa £5.3 - £6.4m.

Option B – Monitor Following Completion of Stabilisation and Partial Demolition

- 3.8 The stabilisation works outlined in 3.4-3.6 above will be complete by the end of the current financial year, however, the remaining structure requires monthly inspection of the temporary works (hired) and continued security (CCTV/fencing) resulting in a recurring cost liability until further action is taken. Although the temporary works will offer a degree of protection, the structure will continue to deteriorate given the exposure to the elements and there is a risk that further stabilisation works will be required. It should also be noted that the existing Resource Centre wing will require to be demolished as soon as possible after the opening of the King George VI facility which is currently undergoing extensive refurbishment / retrofit.

Former Clune Park Primary School	Estimated Cost £000
<i>One-off Costs (not covered by insurance fund)</i>	
Demolish Resource Centre to ground level, grub up floor slabs and foundations and remove all arisings from site.	100
Further works required to stabilise primary school structures (dependent on duration of no action)	unknown
Total	100+
<i>Recurring Costs (not covered by insurance fund)</i>	
#Temporary works rental and inspection / security (undefined period subject to development partner engagement)	7.5/month 90/annum

The above option still requires a decision to be made on retention or otherwise of the extensively fire damaged structure with the significant costs of reinstatement as outlined in 3.6 above associated with any retained/re-used element.

Option C – Demolish Remaining Structure

- 3.9 This option involves the demolition of the remaining structures including the Resource Centre leaving a cleared site for future development. Listed building consent for demolition will be required subject to application and approval by Historic Environment Scotland.

Former Clune Park Primary School	Estimated Cost £000
<i>One-off Costs (part covered by insurance fund)</i>	
Demolish remainder of school building (link building) and Clune Park Resource Centre to ground level, grub up floor slabs and foundations and remove all arisings from site.	196
Total	196
<i>Recurring Costs (not covered by insurance fund)</i>	
Temporary works rental and inspection / security (min. 6 months subject to procurement and statutory approvals).	7.5/month 90/annum

Clune Park Church

- 3.10 The Clune Park Church was acquired in January 2019 as part of the on-going strategic asset acquisition across the Clune Park Estate. The property is a traditionally built church with red rubble sandstone walls and tower building and is Category B listed (see Appendix 1).
- 3.11 The Council engaged Narro Associates consulting Engineers to undertake an initial survey on the structural condition and report in October 2023.
- 3.12 The property is in very poor condition generally. The buildings at risk register lists the condition as very poor with field visits noted as follows: 01/09/1997, 01/07/2003, 01/10/2006, 16/12/2008, 22/01/2010, 14/8/2014. The building was noted as neglected in the initial 1997 visit with deterioration progressing over the years. Initial findings indicate extensive vegetation growth, water ingress, and structural deterioration in various parts of the building at roof level, including the tower, transepts, gables, and walls. Roof damage and sagging, missing flashings, and evidence of structural instability were observed, with the building's poor condition being consistently noted in previous assessments. Extensive rot due to the prolonged water ingress is also expected.
- 3.13 The building has deteriorated over 25 years and the partial roof collapse exacerbates the deterioration of some aspects of the building in particularly the north of the roof and transepts. The roof in this location would have also offered lateral support to the tower and transept wall heads which is now compromised. The active water ingress in multiple locations and the saturation of the entire structure is one which would need significant investment over a period to remediate. The exposure to the elements from the roof collapse will increase the rate of deterioration and will result in localised and progressive failure if no works are carried out. Appendix 3 contains photographs from the engineers report.

3.14 No costs are available for stabilising the on-going deterioration of this property as this would be subject to a more detailed structural survey and assessment. However, the costs experienced in addressing the Clune Park Primary School indicate that this is likely to be in six figure sums with a similar requirement for recurring temporary works rental and inspection. To demolish the church by machine to ground level, grub up floor slabs, foundations, paths, and hardstanding is estimated in the region of £70k.

Clune Park Masterplan

3.15 The Clune Park Masterplan approved by the November 2023 Committee contains development options for two stage development of the site. Stage 1 comprising the area of the school, church and resource centre. It was noted that the current proposal involves the retention of the school façade although members were advised that the remaining structure required to be assessed and if not economically viable to retain then the Masterplan would be amended to take this into account. The current Clune Park Masterplan proposals have been prepared on the assumption that the former Clune Park Church will be demolished.

3.16 The progression of the Masterplan and development of Clune Park is reliant on the appointment of a Registered Social Landlord partner, it should be noted that the burden of a requirement to incorporate a retained structure which would incur costs in the order of those as previously outlined in 3.7 above will be a significant barrier to the overall development affordability.

4.0 PROPOSALS

4.1 When considering the significant costs and risks involved in Option A and B above it is proposed that Option C is taken forward including progression of listed building consent applications to Historic Environment Scotland for the demolition of the remaining structure of the former Clune Park Primary School and the former Clune Park Church. This on the basis that both properties are not economically viable to repair, and that demolition of the buildings will assist in the delivery of the wider Clune Park Masterplan which will realise significant benefits to economic growth and the wider community.

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

One-off costs:

Cost Centre	Budget Heading	Budget Years	Proposed spend this report £000	Virement from	Other comments
Post Fire Damage Stabilisation					
Capital	Insurance Fund	2023/24	428		Clune Park PS Emergency Works.
Option C – Demolish Remaining Structure					
Capital	Insurance Fund / E&R Minor Demolitions	2024/25	196		Part recovery from insurance fund and part funded from E&R Minor Demolitions (Resource Centre)
Demolition of Former Clune Park Church					
Capital	Clune Park Regen	2024/25	70		Subject to tender and statutory consents

Clune Park Regeneration capital allocation within E&R is £2m with £0.888m in previous years and 2024/25 expenditure on acquisitions.

Annually recurring costs:

Cost Centre	Budget Heading	Budget Years	Proposed spend this report £000	Virement from	Other comments
Option C – Demolish Remaining Structure					
Capital	Clune Park Regen	2024/25	7.5/month		Minimum circa 6 months subject to tender and statutory consents.

5.3 Legal/Risk

Members are aware of the legal issues surrounding the Clune Park Estate. Any proposals to demolish the existing properties will require the necessary consents including that of Historic Environment Scotland which will be subject to application and assessment. The buildings within the estate continue to be subjected to arson attack with the most recent incident on Saturday 24th February and there remains a significant risk that the church will also be targeted.

5.4 Human Resources

None.

5.5 Strategic

The Clune Park Masterplan approved by the November 2023 Committee contains development options for the site and is a key document in taking the process of redevelopment of Clune Park forward. 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 and Fairer Scotland Duty

(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

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: Does not affect or propose any major strategic decision.

(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 The Chief Financial Officer has been consulted on this report.

7.0 BACKGROUND PAPERS

7.1 None.

PORT GLASGOW

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Address: (former) Clune Park Church of Scotland, Robert Street

Category: B

Listed on: 10th September 1979

Full Description:

Red rubble 'Modern Movement' late gothic: small tower and wooden verandah porch between buttresses. Boston Menzies and Morton Architects, 1905.

Notes:

Ecclesiastical building, no longer in use as such.



Buildings at Risk
Register for Scotland

At Risk

<http://www.buildingsatrisk.org.uk/>

Inverclyde
council

PORT GLASGOW

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Address: Clune Park School, Robert Street

Category: B

Listed on: 10th September 1979

Full Description:

2-storey rubble classic; pilastrade treatment of 1st floor windows. Roundel busts of Victoria and Albert. Dated 1887: H. & D. Barclay, architects.

References:

British Architect December 3, 1886.



Buildings at Risk
Register for Scotland

At Risk

<http://www.buildingsatrisk.org.uk/>

Inverclyde
council

Project Number: 23.1190
Project Title: Clune Park School, Port Glasgow

5. Photographs



View on Northwest Corner



View on Northeast Corner



West Elevation of Central Wing



East Elevation of Central Wing

Project Number: 23.1190
Project Title: Clune Park School, Port Glasgow



North Elevation



Wall Head of North Elevation



Wall Head of East Elevation



First Floor East

Project Number: 23.1190
Project Title: Clune Park School, Port Glasgow



Looking South onto Stair Core



First Floor Collapse in Southeast of North Wing



Roof Debris on First Floor



First Floor from Below

Project Number: 23.1190
Project Title: Clune Park School, Port Glasgow



North Wallhead Cleared



Northwest Return Corner



Charing to Lintel



Debris and Loose Masonry to Internal Wall

Project Number: 23.1190
Project Title: Clune Park School, Port Glasgow



Stair Core from Above



Internal Wall Construction



Corridor Looking South Showing Movement



Cellular Walls With Lateral Movement

Project Number: 23.1190
Project Title: Clune Park School, Port Glasgow



Movement and Cracking of Cross Wall



Damaged Floor



Roof Debris in North Wing



Floor Damage from Below

Project Number: 23.1190
Project Title: Clune Park Church, Port Glasgow

5. Photographs



View on South Tower Elevation



View on North Tower Elevation



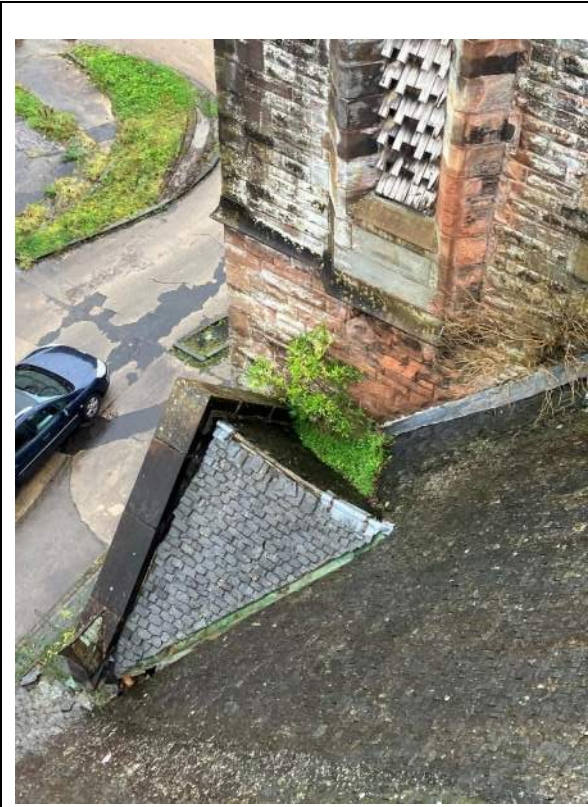
View on Tower



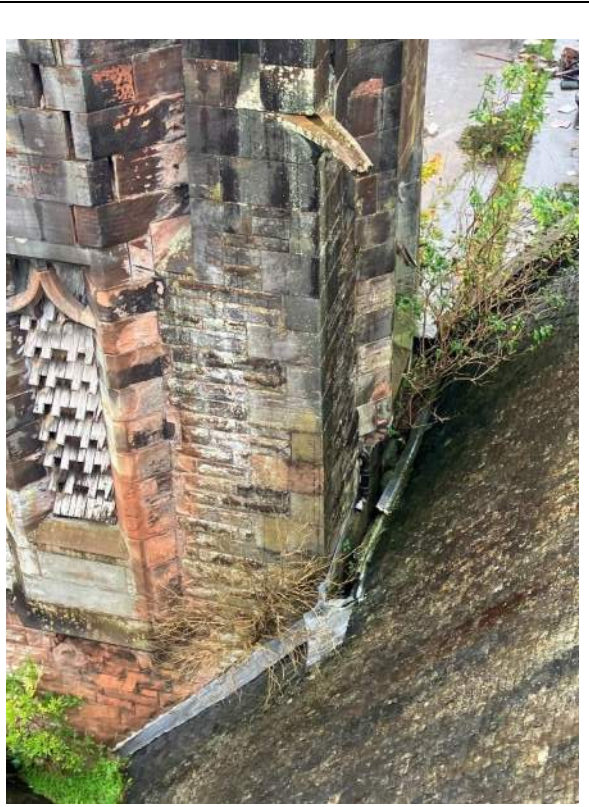
Movement of Stone Parapet



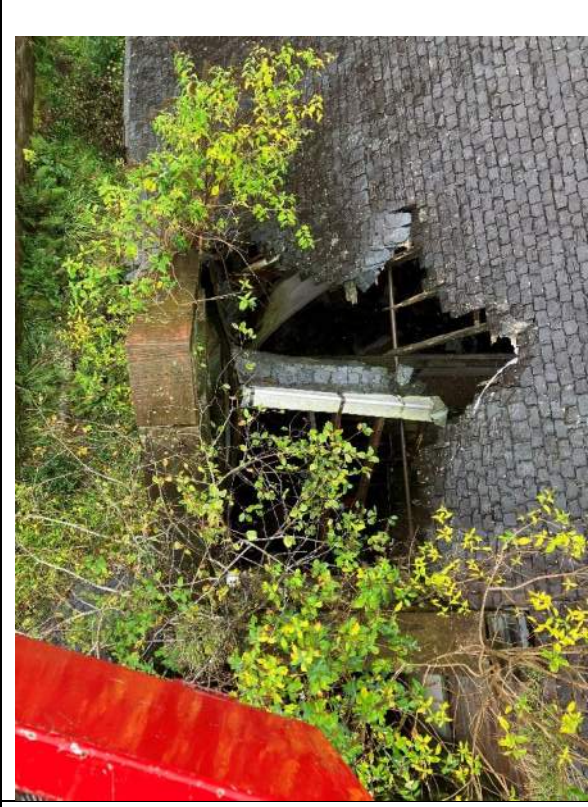
Project Number: 23.1190
Project Title: Clune Park Church, Port Glasgow



West Transept Roof



Roof and Tower Intersection



East Transept roof



Northeast Elevation



Project Number: 23.1190
Project Title: Clune Park Church, Port Glasgow



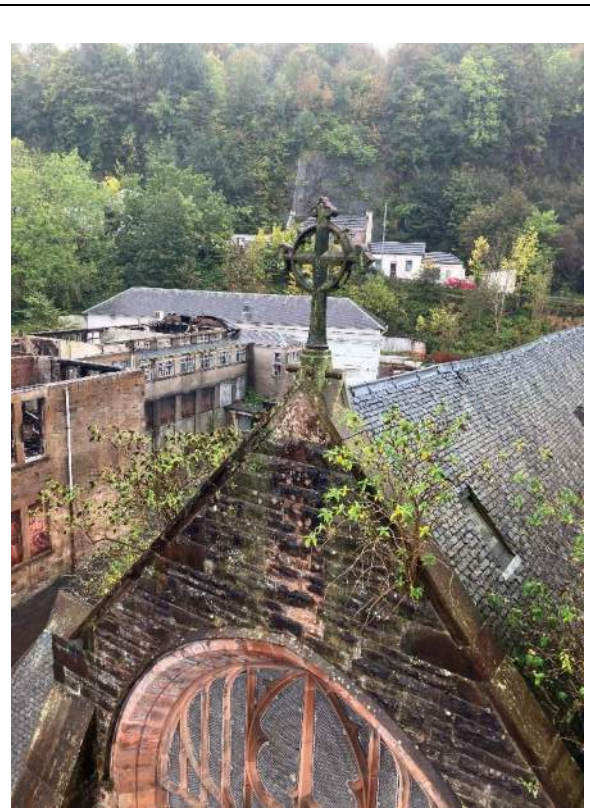
North Elevation Showing Vegetation and Apex Deflection



View South



Tree Growth and Missing Flashing



North elevation

Project Number: 23.1190
Project Title: Clune Park Church, Port Glasgow



Vegetation Growth and Saturated Stone



Partial Internal Roof Collapse



North Elevation with Canopy Damage



View Looking Southwest



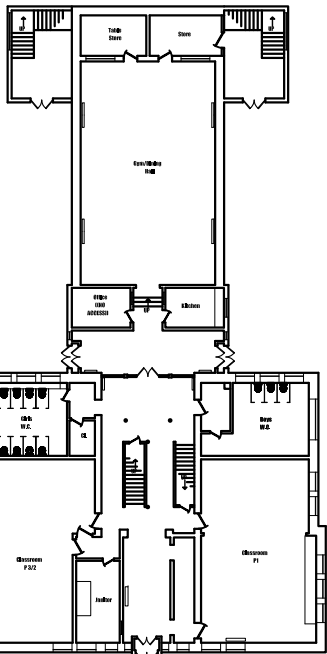
Project Number: 23.1190
Project Title: Clune Park Church, Port Glasgow



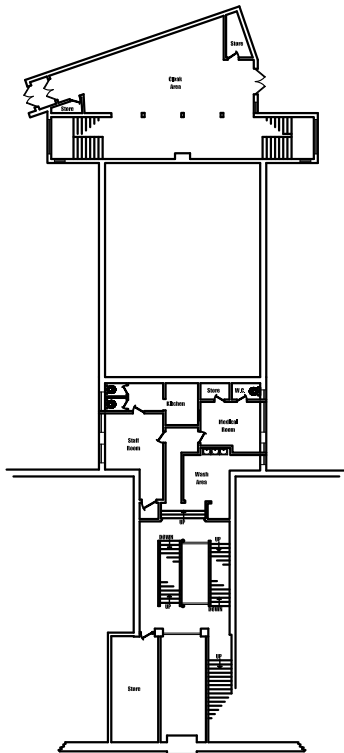
View of Roof



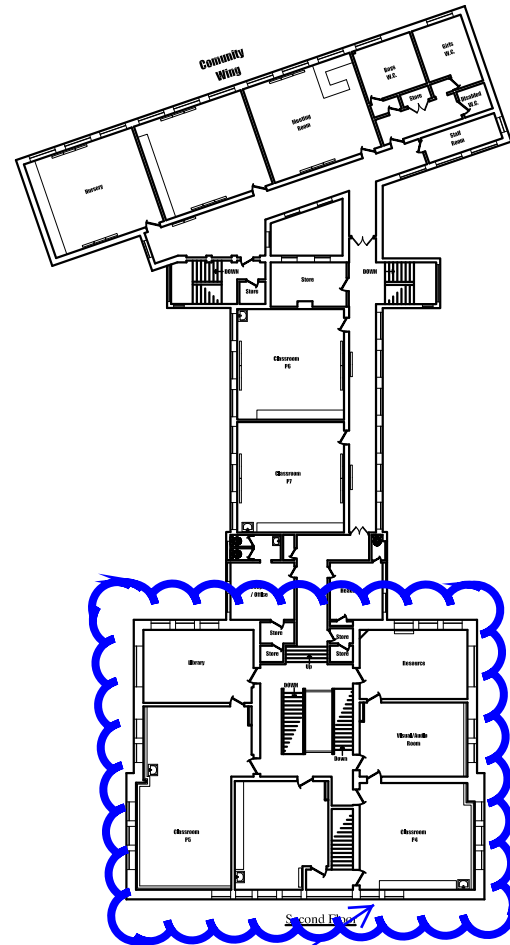
Appendix 4



Ground Floor



First Floor



Second Floor

Extent of Assumed
Facade Retention