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Planning

Appointment of RSL or Development Partner for Development of Clune Park Site in Port Glasgow

Inverclyde Council

F01: Prior information notice

Prior information only

Notice identifier: 2025/S 000-038834

Procurement identifier (OCID): ocids-h6vhtk-055c9a

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Section I: Contracting authority

I.1) Name and addresses

Inverclyde Council

Procurement, Municipal Buildings, Clyde Square

Greenock

PA15 1LX

Email

procurement@inverclyde.gov.uk

Telephone

+44 1475712634

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

<http://www.inverclyde.gov.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00168

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Appointment of RSL or Development Partner for Development of Clune Park Site in Port Glasgow

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The purpose of this market research questionnaire is to:

Engage with the market to understand market risk and opportunities for the potential redevelopment of the Clune Park site in Port Glasgow.

Support the council in understanding and exploring potential delivery models and options for appointment of an RSL or development partner to develop the Clune Park site in Port Glasgow in line with the Councils masterplan.

Enable the council to understand the costs and cost drivers associated with the development.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Main site or place of performance

Clune Park, Port Glasgow

II.2.4) Description of the procurement

The Clune Park estate is located within the town of Port Glasgow, Inverclyde. Over recent years, the area has suffered from poor reputational issues with the existing tenement housing falling into disrepair.

A regeneration plan for the Clune Park area was approved by Inverclyde Council in May 2011 with the publicly stated aim of the plan being the demolition of 45 buildings within the estate to allow progress to be made in regenerating the area. Inverclyde Council continues to acquire properties to be held empty in the Clune Park regeneration area with the future aspiration for the demolition of tenement properties, which are no longer fit for purpose. To date, approximately 80% of the properties have been acquired. While efforts to acquire additional properties continues, it is anticipated that the process of acquisition will at some stage require a CPO.

In 2018, a masterplan outlining the preferred future use of Clune Park and the surrounding area was prepared to form proposals for the future redevelopment of the area once all existing properties were acquired. Set in a desirable location within easy commuting distance to Glasgow and the city Region, residential housing was deemed to be the preferred option for the area. This provides an ideal opportunity for the Council to deliver on its strategic plans to address repopulation, deprivation, and enhance the local environment.

The Council is looking to appoint a Registered Social Landlord (RSL) and/or development partner to act as a delivery partner to redevelop the Clune Park site in line with the key objectives of the Council's Masterplan.

II.2.14) Additional information

Please note that this exercise is subject to change and does not constitute a formal procurement exercise, nor will any information obtained in this process prejudice any future procurement.

II.3) Estimated date of publication of contract notice

21 January 2026

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Please complete the Market Research Questionnaire attached to this notice in its entirety answering all relevant questions that you and your organisation can identify and relate with.

Where possible please keep responses to individual questions under 1000 words. Should you need to attach any documentation please keep them specific to the question asked.

For any questions that are not relevant please populate (N/A) in the answer section provided.

If you require clarification on anything, raise the clarification via the public contract Scotland portal or contact procurement@inverclyde.gov.uk

If you are interested in participating in future opportunities that may flow from this exercise, but require support or further discussion, then please complete as much of the questionnaire as possible and confirm the areas where support or further discussion is required, along with contact details.

Completed questionnaires should be returned to procurement@inverclyde.gov.uk by 07 August 2025 @ 12 noon.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=804002.

(SC Ref:804002)