DUNCAN STREET – GREENOCK

64 Affordable Homes In Under 10 Months

Project: Duncan Street

Location: Greenock, Scotland

Company: Kirkwood Timber Frame Ltd

Sector: Affordable Housing

Technology: Timber Frame

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The Duncan Street development in Greenock is a new affordable housing scheme delivered by Sanctuary Scotland in partnership with the Scottish Government and Inverclyde Council. Built on the site of a former health centre, the development provides 64 new homes for social rent, including one, two, three and four-bedroom houses and apartments, alongside wheelchair-accessible and bariatric homes designed to meet a range of local housing needs.

STA member Kirkwood Timber Frame supplied and erected its FastBuild® OpenPanel timber frame system for the project. The crane-erected timber frame solution enabled rapid on-site assembly, supporting the efficient delivery of all 64 homes, comprising 20 houses and 44 apartments, in less than 10 months. Offsite timber frame construction helped accelerate the build programme while maintaining consistent quality across the development.

The homes were designed to provide high levels of energy efficiency while supporting modern, accessible living. Alongside a mix of family homes and specialist accommodation, the development includes electric vehicle charging provision, parking and strong connections to Greenock town centre and local amenities. By using modern methods of construction (MMC), the project demonstrates how offsite timber frame systems can improve construction efficiency, enhance site safety and reduce programme times for affordable housing developments.

Projects such as the Duncan Street development demonstrate how timber frame construction can help deliver high-quality affordable housing at pace. By combining offsite manufacturing with efficient on-site installation, timber frame systems support the regeneration of brownfield sites while helping local authorities and housing providers meet growing demand for sustainable, energy-efficient homes.