
Report to Clackmannanshire Council

Date of Meeting: 20th August 2026

Subject: Coalsnaughton Major Incident Update

Report by: Depute Chief Executive and Director of Wellbeing, Lorraine Sanda

1.0 Purpose

- 1.1 This report provides a further update on the Coalsnaughton Major Incident since the report presented to Council on 25 June 2026, including the Council's response, including the likely cause of the incident, support for affected residents and communities, and arrangements for the Recovery phase.

2.0 Recommendations

- 2.1 Council is asked to:
- 2.2 Note the circumstances leading to the declaration of the Coalsnaughton Major Incident, the Council's response, and the continued multi-agency arrangements operating through the Forth Valley Local Resilience Partnership;
- 2.3 Note the MRA's findings that the most probable primary cause of the incident is coal mining related, the implications of the Coal Mining Subsidence Act 1991, and the ongoing claims process;
- 2.4 Note the support provided to affected residents and communities, including housing, welfare, wellbeing, education, communications and engagement activity;
- 2.5 Note the engagement with the Scottish and UK Governments, including the Scottish Government contribution towards emergency response costs;
- 2.6 Note the transition from Response to Recovery and the arrangements being established to support the ongoing recovery programme;
- 2.7 Note the additional resource requirements arising from the incident and the commitment and contribution of Council staff, partner agencies and voluntary sector organisations throughout the response and into recovery.

- 2.8 Note that additional funding may be required and this will be brought forward for consideration and approval by Council.

3.0 Considerations

Incident Overview

- 3.1 Following reports of ground movement affecting properties in Benbuck View on 18 May 2026, emergency services and Council officers responded to concerns regarding public safety. Subsequent assessments identified significant risks associated with ground instability, resulting in the evacuation of affected properties and the activation of multi-agency emergency response arrangements.
- 3.2 The incident has been managed through the Forth Valley Local Resilience Partnership (LRP), with Clackmannanshire Council fulfilling its statutory responsibilities as a Category 1 responder under the Civil Contingencies Act 2004. The incident was formally declared a Major Incident on 27 May 2026. On 5 August 2026, responsibility transitioned from the Response phase to the Recovery phase in accordance with the Scottish Government's *Recovering from Emergencies Framework* (see paragraph 3.28 below).
- 3.3 On 27 July 2026, the Mining Remediation Authority (MRA) confirmed that the most probable primary cause of the incident at Coalsnaughton is subsidence linked to historic coal mining activity and that it will assume responsibility for the remediation process. As confirmed by the UK Government Minister for Energy Security, Michael Shanks MP, during his visit to Coalsnaughton on 27 July 2026, the findings enable eligible claims to be pursued under the Coal Mining Subsidence Act 1991. The MRA is currently progressing claims from homeowners, Kingdom Housing on behalf of its tenants, and Clackmannanshire Council.
- 3.4 As investigations progressed and evidence of continued ground movement emerged, Clackmannanshire Council in line with our obligations under the Building (Scotland) Act, issued Dangerous Building Notices for a number of affected properties, 2 of which were Council owned properties. The notices were developed to address and manage public safety risks and consequently informed decisions regarding access to properties and longer-term accommodation arrangements for displaced households.

Council Response

- 3.5 Since the declaration of the Coalsnaughton Major Incident on 27 May 2026, Clackmannanshire Council has played a central role in the multi-agency response coordinated through the Forth Valley Local Resilience Partnership, alongside emergency services, the Mining Remediation Authority, utility providers and government partners. Falkirk Council have provided valuable support chairing the LRP arrangements, secretariat support and additional mutual aid.
- 3.6 Throughout the incident, the Council has fulfilled its statutory duties under Civil Contingencies legislation, prioritised public safety, supported the precautionary evacuation of affected residents and fulfilled its statutory responsibilities under

the Building (Scotland) Act 2003 through the service of Dangerous Building Notices where required. The Council has also coordinated emergency and longer-term accommodation solutions and delivered a range of welfare, housing and wellbeing supports for affected households.

- 3.7 Extensive support has been provided to residents and their families, including welfare assistance, financial support, dedicated communications and engagement activity, support for children and young people, access to advice and information, and arrangements for property access, removals and storage. The Council and residents have benefited from the contribution of a number of third-sector and community organisations, including CTSI, Citizens Advice Bureau, OYCI, The Gate and the Clackmannanshire Tenants and Residents Federation, together with support from the Association of British Insurers.
- 3.8 Throughout the incident, Council services have worked extensively to manage operational impacts, support affected communities and prepare for the transition from emergency response to recovery. Intensive support has been provided to residents with complex or additional wellbeing needs, with dedicated key workers identified for those requiring the highest levels of assistance. Close links with health services and GP practices have been maintained through the Health and Social Care Partnership. Additional support has also been provided to children and young people through schools and early learning and childcare settings, including transport arrangements for displaced pupils to minimise disruption to their education.

Multi-Agency Response

- 3.9 The response has involved close collaboration between Clackmannanshire Council, Police Scotland, Scottish Fire and Rescue Service, NHS Forth Valley, utility providers, the Mining Remediation Authority, housing partners and Scottish Government representatives. Strategic, tactical and operational activity has been coordinated through the Local Resilience Partnership and the Council's Incident Management Team (IMT), ensuring a coordinated and effective response to the evolving situation.
- 3.10 The Mining Remediation Authority continues to lead technical investigations and site activity, including extensive engineering assessments and ongoing monitoring of ground conditions.

Building (Scotland) Act

- 3.11 Following independent legal and technical advice, the Council served Dangerous Building Notices on nine properties in Langour and four in Dunmoss View under Sections 29, 30 and 42 of the Building (Scotland) Act 2003. Property owners were formally notified and the notices registered as required. The notices prohibit occupation of the affected properties until investigations are complete, any necessary remediation has been undertaken, and risks to occupants and the public have been addressed. No action is currently required from homeowners while the Mining Remediation Authority's investigations and remediation planning continue. Officers will keep the position under review and, where necessary, amend, withdraw or serve further notices in light of emerging information and professional advice.

Mining Remediation Authority Investigation Findings

- 3.12 The Mining Remediation Authority (MRA) has completed its initial assessment of the ground movement affecting Coalsnaughton and concluded that “the most probable primary cause of the incident is subsidence linked to historic coal mining activity beneath the site”. This conclusion is based on extensive site investigations, monitoring and technical analysis. While further work is required to refine understanding of the precise subsidence mechanisms and inform remediation options, the MRA has confirmed that the most probable primary cause of the incident is subsidence linked to historic coal mining and that responsibility for remediation now rests with the Authority.
- 3.13 The MRA presented its findings to residents at a public meeting on 28 July 2026 and subsequently published its report on its website. The findings provide residents, the Council and partner organisations with greater certainty regarding the cause of the incident and the route towards remediation and claims under the Coal Mining Subsidence Act 1991.
- 3.14 Since publication of the report, affected residents have been offered individual meetings with the MRA and Council officers, and with Kingdom Housing where appropriate, to understand next steps and identify any ongoing support requirements. Homeowners have been allocated a dedicated MRA Customer Account Manager to support the claims and remediation process, while the Council continues to provide residents with a named contact for Council-related enquiries. Kingdom Housing is liaising directly with the MRA on behalf of its tenants.

Housing and Accommodation Support

- 3.15 The Council established emergency accommodation arrangements immediately following the evacuations and has continued to provide accommodation solutions based on individual household needs aligned with available accommodation provision. Support has included Council housing stock, hotel accommodation, holiday lodges, Airbnb properties and student accommodation.
- 3.16 A consistent Operational Framework has been developed to ensure a fair and consistent approach to supporting affected households and managing longer-term accommodation requirements.
- 3.17 The Council has also worked closely with Kingdom Housing Association and neighbouring local authorities through mutual aid arrangements to maximise available housing capacity.
- 3.18 By the move to Recovery, the Council working closely with Kingdom Housing Association (KHA) had secured temporary housing for 20 households within Council Homes; 7 households decanted within the wider KHA stock and 8 households within Stirling University student accommodation. In addition to these, 27 households were housed by their insurance companies, and 23 households were living with family or friends. The remaining 12 households had a variety of solutions in place.
- 3.19 The Council has continued to progress more longer-term housing solutions for residents, with tenanted residents being reconnected into Council and

Registered Social Landlord Stock and owners being supported through MRA and Insurance solutions. For those Kingdom tenants who have accepted decanted homes out with the Council authority, they have been offered the first refusal of any suitable future Kingdom property back in County. Officers anticipate that all remaining tenants residing within student accommodation will have a longer-term housing offer by the end of August. The Council will, however, continue to provide a housing safety net for households throughout the Recovery phase.

Staff Commitment and Organisational Impact

- 3.20 The scale and complexity of the Coalsnaughton Major Incident have placed significant demands on staff and services across all Directorates. Officers have supported the emergency response while maintaining critical services and statutory functions, requiring the redeployment of resources, reprioritisation of work programmes and, in some cases, the postponement of planned activity. Human Resources and Health and Safety colleagues have continued to support staff wellbeing, fatigue management and business continuity. As the Council transitions to recovery, consideration is being given to the longer-term organisational impacts and the capacity required to support recovery alongside ongoing service delivery and the Council's transformation programme. Any proposals for further capacity would come back to Council for consideration.

Communication and Engagement

- 3.21 A coordinated communications approach has been maintained through the LRP Communications Cell, ensuring consistent and timely messaging across partner agencies. The incident has attracted significant local, regional and national media interest, with the Council's Communications Team responding to more than 100 media enquiries while supporting extensive public communications throughout the response..
- 3.22 Engagement arrangements have been developed and refined in response to resident feedback, including face-to-face engagement, four residents' meetings at Devonvale Hall, dedicated webpages and an online resident information portal. Residents have received regular updates through GOV.Notify, dedicated telephone and email contacts, tailored information packs and a weekly residents' newsletter. The MRA has also provided weekly technical updates, published on the Council's website.
- 3.23 The communications and engagement strategy has focused on ensuring residents receive timely information directly and, wherever possible, before wider public release. The Council and MRA have worked closely to coordinate the timing and approach to communications. Work is also underway to manage transition and signposting arrangements, with a dedicated MRA webpage now in place and Council webpages updated to direct residents to relevant MRA information.
- 3.24 The Council has worked to ensure that residents remain informed through clear, coordinated and timely communications throughout the response.

Government Engagement

- 3.25 The Council has maintained regular engagement with Scottish and UK Government Ministers and officials throughout the incident, ensuring that the impacts on affected residents, the wider community and council services are fully understood at national level. This engagement has contributed to securing financial support for the Council's emergency response and has helped inform ongoing discussions regarding residents' welfare, housing pressures and longer-term recovery requirements. The First Minister announced £1 million of Scottish Government support towards the Council's emergency response costs on 9 June 2026.
- 3.26 The Chief Executive, Depute Chief Executive and Council Leader have continued to represent the interests of affected residents and the wider community through ongoing engagement with both Governments. This has included ministerial visits to Coalsnaughton, direct meetings with residents and discussions regarding remediation, financial support and recovery arrangements. Continued engagement will remain important throughout the Recovery phase to ensure that the needs of residents, the community and the Council are reflected in future decisions and support arrangements.

Recovery Phase

- 3.27 The Local Resilience Partnership agreed on 23rd July that it would conclude the emergency response phase of the incident on 5 August.
- 3.28 Under the Preparing Scotland framework and Civil Contingencies legislation, local authorities are expected to lead and coordinate the multi-agency recovery phase of a major emergency. This responsibility extends beyond restoring council services and includes coordinating partners to delivering a comprehensive recovery programme covering humanitarian, social, economic, environmental and infrastructure impacts. The Council's role includes chairing multi-agency recovery coordination arrangements, overseeing the development of recovery plans, supporting affected communities and businesses, coordinating the restoration of critical services and assets, and ensuring effective engagement with stakeholders and the public throughout the recovery process. Recovery planning should begin at an early stage of the response, recognising that successful recovery depends upon coordinated action across a range of agencies and sectors to support the return to normality and enhance future community resilience.
- 3.29 While local authorities are expected to lead the recovery phase of a major emergency, Preparing Scotland also identifies them as a key operational partner within the multi-agency response, collaborating to ensure that the immediate needs of affected communities are addressed and that the foundations for recovery are established at the earliest opportunity. This means that a number of officers and senior managers from across the Council will continue to be involved in the Recovery process for some time.
- 3.30 Although a draft Recovery Strategy, initial plans and a Community Impact Assessment, have been developed by the LRP Response in preparation for concluding the Response phase, these now need to be updated to reflect the latest information on cause from the MRA and in particular more accurately reflect the support needs of residents and the community.

- 3.31 Multi-agency recovery subgroups and membership are being confirmed and will take forward individual activities, in line with the overall strategy. The Council will have officer representation on all of these groups. Those subgroups will be kept under review but are:
- Care for People
 - Housing and Accommodation
 - Community Liaison and Communications
 - Environment and Infrastructure
 - Multi-Agency Incident Response
 - Finance and Legal (Task and Finish)
- 3.32 In Recovery, for homeowners, the MRA will act as the principal contact for property-related matters, including access arrangements and insurance enquiries. For tenants, MRA will engage through landlords to support tenants.
- 3.33 Resident engagement will remain central to recovery planning and an initial programme of individual meetings has been undertaken by the Council and the MRA to provide residents with an opportunity to discuss their personal circumstances, concerns and future support requirements. Working with the MRA, the Council will continue to consider wider practical, social and welfare support.
- 3.34 The scale, complexity and likely duration of the incident are placing significant demands on the Council's capacity and resources. In addition to leading the multi-agency Recovery phase, the Council must continue to maintain essential services, deliver statutory functions and progress key transformation and improvement programmes. In leading the recovery phase on behalf of the Local Resilience Partnership, additional governance, programme management, record-keeping, communications and engagement and stakeholder engagement, digital solutions, customer support models, will be necessary to ensure compliance with the Preparing Scotland framework, and to support recovery outcomes for residents, communities and partner organisations. The incident is also already impacting on business-as-usual activity and, given the scale and extent of recovery activity anticipated, additional capacity and specialist expertise is being considered to ensure that recovery arrangements are effectively coordinated and delivered, while maintaining organisational resilience. Should additional funding be required to support these measures, proposals will be brought back to Council for further consideration.
- 3.35 In learning from the Council's involvement within the emergency incident response and recognising that the extent of involvement in direct delivery within incident recovery will vary and inevitably be fluid in order to best respond to recovery needs; that without additional capacity the Council 'business as usual' services will be impacted. Leadership will seek to minimise this impact as best as and where possible, but it is unlikely to be fully addressed.

Role of Elected Members

- 3.36 Throughout the Recovery phase, Elected Members will continue to play an important role in supporting community engagement, representing the interests of constituents and assisting with the communication of key messages. Regular progress reports will be provided to Council to support oversight and scrutiny of recovery activity, monitor emerging risks and inform future decision-making. The Council will continue to work closely with the Mining Remediation Authority (MRA), emergency services, housing providers, utility companies, health partners, voluntary organisations and other agencies to coordinate recovery activity and ensure that residents receive ongoing support throughout the recovery process.

4.0 Sustainability Implications

- 4.1 There are no direct sustainability implications arising from this report.

5.0 Resource Implications

5.1 Financial Details

- 5.2 The financial impact of the Coalsnaughton Major Incident continues to be significant.

As at 7 August 2026, the Council has incurred expenditure and commitments as follows:

Cost Category	Actual & Committed	Anticipated Costs	Total Estimated Costs
	£	£	£
Staff Costs associated with Rest Centre	32,872	77,799	110,670
Storage and Removals	168,394	27,069	195,463
Accommodation	230,874	177,816	408,690
Legal and Technical Expertise	46,590	-	46,590
Education and Transport	992	-	992
External Assessment for Recovery/Response	200,000	-	200,000
Lost Council Tax	38,499	142,316	180,815
Miscellaneous Expenditure*	32,192	-	32,192
Total	750,412	425,000	1,175,412

*Catering costs, equipment hire, rest centre costs, technicians for Devonvale Hall

5.3 Further expenditure is anticipated as the Council leads and coordinates the Recovery phase. The Council is pursuing recovery of eligible costs through the Mining Remediation Authority (MRA). The Council has received £1 million of Scottish Government support towards its emergency response costs, as detailed in para 3.25.

5.4 Finance have been consulted and have agreed the financial implications as set out in the report. Yes ☒

5.5 *Staffing*

5.6 The scale, complexity and likely duration of the incident continue to place significant demands on Council staffing resources and operational capacity. As lead organisation for the Recovery phase, the Council must balance its recovery responsibilities with the delivery of essential services, statutory functions and corporate priorities. Additional capacity and specialist support are therefore being progressed, to maintain organisational resilience and ensure effective recovery outcomes for residents and communities.

5.7 Appropriate arrangements remain in place to support staff wellbeing and maintain critical service delivery.

6.0 **Exempt Reports**

6.1 Is this report exempt?

Yes ☐ (please detail the reasons for exemption below) No ☒

7.0 **Declarations**

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities**

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all ☒

Our families; children and young people will have the best possible start in life ☒

Women and girls will be confident and aspirational, and achieve their full potential ☒

Our communities will be resilient and empowered so that they can thrive and flourish ☒

(2) **Council Policies**

Complies with relevant Council Policies ☒

8.0 Impact Assessments

8.1 Have you attached the combined equalities impact assessment to ensure compliance with the public sector equality duty and fairer Scotland duty? (All EFSIAs also require to be published on the Council's website) Yes ☐

8.2 If an impact assessment has not been undertaken you should explain why:

This report is primarily for update purposes and does not introduce any new policy or service change. However, equality considerations have been considered throughout the Response and support activity.

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes ☒

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

None

11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes ☒ (please list the documents below)

No ☐

Scottish Government : Ready Scotland: [Guidance for preparing Scotland - Ready Scotland](#)

MRA Coalsnaughton Findings Summary: <https://www.miningremediation.co.uk/wp-content/uploads/2026/07/Coalsnaughton-Incident-Investigation-Summary.pdf>

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