CLACKMANNANSHIRE COUNCIL

THIS PAPER RELATES TO ITEM 5

ON THE AGENDA

Report to: Clackmannanshire Council

Date of Meeting: 26 November 2026

Subject: Coalsnaughton Recovery Update

Report by: Nikki Bridle, Chief Executive

1.0 Purpose

1.1 The purpose of this report is to update Council on ongoing recovery activity following the Coalsnaughton ground movement incident of 18 May 2026. It follows previous reports to Council in June and August 2026.

1.2 The report provides an update on recovery arrangements including; housing, welfare and wellbeing support for affected residents; resident communication and engagement; site remediation planning; and the financial implications for the Council, including work with the Mining Remediation Authority (MRA) on reimbursement of eligible costs.

2.0 Recommendations

2.1 Council is asked to:

- Note the progress made in supporting affected residents and families outlined at para 3.14;
- Note the governance arrangements established through the multi-agency Recovery Coordination Group and associated sub-groups;
- Note the ongoing work to establish funding and expenditure reimbursement arrangements outlined at para 3.22;
- Note the progress made in housing and accommodation pathways for both homeowners and tenants, including shared equity arrangements outlined at paras 3.8-3.11;
- Agree that a further progress report will be provided in January 2027.

Considerations

3.1 The Council and partner agencies put emergency arrangements in place to support residents and protect public safety after ground movement affected homes in Coalsnaughton. Once the cause was confirmed, the incident moved from emergency response to recovery on 5 August 2026. Agencies continue

to work together on recovery, in line with *Preparing Scotland* guidance and the Civil Contingencies Act.

3.2 This is coordinated through the Forth Valley Local Resilience Partnership and focuses on the needs of affected residents and the wider Coalsnaughton community. The priorities are to support residents' wellbeing, help them find longer-term housing, coordinate remediation work with the Mining Remediation Authority, address the wider effects on the community and keep residents informed through clear and timely communication.

3.3 Recovery follows the Coalsnaughton Strategic Recovery Plan, which is regularly reviewed as circumstances evolve. The plan brings partners together and uses evidence and residents' needs to guide decisions. It aims to achieve safe, lasting outcomes for affected households, support community recovery, manage longer-term impacts and maintain public confidence. This activity aligns with five strategic priorities:

- Placing Communities at the centre of recovery decision making
- Planning and delivering recovery activities through multi-agency coordination aligned with Preparing Scotland
- Maintaining flexibility and adaptability as needs evolve
- Ensuring visible leadership, clear, consistent and timely communications, public communications and trust
- Ensuring effective governance, information, workforce and financial management

Recovery planning and assurance

3.4 Clackmannanshire Council continues to lead recovery through a multi-agency partnership with the Mining Remediation Authority and Kingdom Housing Association alongside a range of partner organisations involved in the incident response. Strategic oversight is provided by the Recovery Coordination Group, supported by five subgroups: care for people; housing and accommodation; environment and infrastructure; communication and community Liaison; as well as multi-agency incident recovery group planning (MAIRG).

3.5 Together, the Recovery Coordination Group and subgroups meet weekly to review the recovery programme plan and oversee delivery. This is supported by action and decision logs, information-sharing arrangements alongside risk management processes. The partnership has also reviewed its strategic recovery plans, terms of reference, Multi-agency Site Response Guide (MAIRG), Community Impact Assessment and delivery plans. These documents and group membership remain under review so that recovery arrangements can adapt to emerging needs as well as risks.

3.6 A single recovery action tracking tool is now in use, alongside improved risk management, delivery controls and reporting. These changes strengthen accountability across partners and make it easier to identify delivery risks and issues and prioritise actions requiring attention.

3.7 A consolidated household resident tracking tool provides oversight of housing and accommodation pathways and resident outcomes. This helps partners coordinate planning and monitor progress. Together, these arrangements improve oversight of the recovery programme and the management of emerging risks and issues.

Housing and Accommodation

3.8 Securing sustainable, long-term housing outcomes for all residents remains a recovery priority. The Council, MRA and Kingdom Housing Association continue to support affected residents and develop legally compliant housing pathways that provide clear information about long-term options over the anticipated recovery timescales. The information provided in the table below shows the breakdown of the 97 households.

Pathways	
Acquisition Pathway	60
Repair Pathway	37
	97
Tenure	
Owner Household	53
Housing association or social rented	39
Council rented	4
Other	1
	97

3.9 Progress continues for the residents on the acquisition pathway. At the time of writing, twenty-seven valuations have been accepted, with three completions underway and a further ten progressing to onward purchases. Updated information on these figures will be provided verbally at the Council meeting.

3.10 For tenants, work continues to support the move from temporary accommodation to long-term or permanent homes and to provide clearer information about their options. Rehousing arrangements are being developed to comply with legal requirements and ensure decisions are fair and based on assessed housing need.

3.11 Updated Scottish Government guidance issued in October has widened access to relevant shared-equity schemes beyond residents who previously held shared equity. The revised information has been included in resident communications and published on the MRA website. This follows earlier communication with residents who had purchased their property through shared-equity schemes, led by the MRA community engagement team.

Resident Wellbeing and Support

3.12 The safeguarding and wellbeing of Coalsnaughton residents remain a priority for ongoing recovery activity. Through the Care for People subgroup, Council services, the Health and Social Care Partnership and third-sector organisations coordinate support for affected households. Arrangements respond to individual needs through continued resident contact, coordinated welfare, practical and emotional support, and access to specialist services.

3.13 Following a recent review contact arrangements remain in place to ensure continuity and support tailored to individual needs. All residents continue to have access to a named Council contact, with more intensive support for those identified as particularly vulnerable, including continued support provided through Safeguarding through Rapid Intervention (STRIVE) and social work where appropriate. Information on emotional, practical and welfare support is also available. Work is underway to consolidate data on wellbeing support provision so that future updates can provide a more detailed account of support and outcomes.

3.14 Complementing existing STRIVE, community, clinical and NHS provision, specialist dedicated mental health support has been commissioned through Falkirk's Mental Health Association (known as FDAMH). This new service commenced on the 2 November 2026 with referrals prioritised according to suitability and need. The service provides tailored, person-centred support following initial assessment, including counselling, distress brief intervention and social prescribing.

3.15 Maintaining educational continuity has also remained a key priority throughout. Existing school enrolments have been maintained wherever possible, with arrangements put in place to support affected pupils and families. Additional transport arrangements have been required to support displaced children and young people.

Resident Engagement

3.16 All partners remain committed to giving residents consistent, timely information. Residents, including those in the wider community, are signposted to the dedicated Coalsnaughton page on the Mining Remediation Authority website for weekly community updates and regularly updated frequently asked questions. Support is also available through drop-in surgeries, dedicated account managers, named contacts for all residents, and dedicated telephone and email services. Residents are contacted by letter, email or text message, depending on what is most appropriate. All Council communications to residents remain available through the 'my account' portal on clacks.gov.uk.

3.17 A follow-up meeting for tenants from Dunmoss and Nechtan Drive took place on 28 October at Tillicoultry Baptist Church, fulfilling partners' commitment at the residents' meeting on 27 August. It provided a general update and opportunities for residents to discuss their circumstances privately with relevant partners. An updated residents' information pack was shared during and after the meeting.

3.18 A second resident survey is underway to help shape engagement, information and support around the issues that matter most to residents. The main themes are being analysed and will be reviewed at a forthcoming Recovery Coordination Group meeting. Communications planning is also underway and will align with the site remediation programme once it is available. Regular engagement with the Tenants and Residents Federation and the Community Council continues to keep both informed and support two-way information sharing.

3.19 A community impact assessment informs long-term recovery planning. The recovery programme is complex and may have lasting effects on residents' wellbeing, community relationships, equality and inclusion, transport, access and inequalities linked to socio-economic disadvantage. The assessment will be reviewed throughout recovery to guide work to restore stability and help residents and the community recover.

Environment, Infrastructure and Remediation

3.20 The August update to Council reported the Mining Remediation Authority's (MRA) confirmation that subsidence linked to historic coal mining was the most likely primary cause of the Coalsnaughton incident. The detailed technical reports have since been reviewed, but finalising site remediation plans and timescales remains a key outstanding task for the Recovery Coordination Group. This planning is complex because work across the site is interdependent. The indicative timescale for completing repairs is late summer 2027.

3.21 Site security, CCTV, monitoring, escalation procedures and access arrangements remain in place. Utility providers continue to support recovery planning through the relevant subgroups. No adverse effects were reported following recent severe weather, but continued vigilance is needed over winter.

Financial Expenditure Monitoring

3.22 The Council continues to engage directly with the MRA regarding the eligibility of incident costs for reimbursement and the availability of further funding beyond existing Scottish Government support. Current projections indicate that expenditure to March 2027 will exceed the £1m funding.

3.23 Comprehensive audit trails and financial controls are in place to enable reimbursement claims, future funding applications and external assurance requirements. All expenditure categories have been reviewed and supporting audit evidence compiled to inform a comprehensive reimbursement claim. The claim will now be subject to assessment and validation. Monitoring of the Coalsnaughton financial position will continue and further information on the reimbursement of expenses will be provided in due course.

Debrief and Lessons Learned

3.24 Scottish Government Civil Contingencies team facilitated the Councils internal debrief process on the Coalsnaughton 'response' phase, as well as the multi-agency Local Resilience Partnership debrief with both taking place in September 2026. The learning from the internal/IMT debrief has already led to a review of planning and response arrangements and opportunities and engagement with SLG is ongoing. The draft LRP multi-agency debrief report is being reviewed and will inform future learning, development and improvement activity for the Local Resilience Partnership and wider resilience network.

Conclusions and Next Steps

3.25 Recovery has progressed since the emergency response phase. Supporting affected households remains the main priority, including securing permanent homes and specialist wellbeing support. Governance and oversight have improved, but key tasks remain including agreeing site remediation plans and timescales, securing permanent housing and resolving reimbursement of eligible Council costs. Recovery is complex and long term, and the Council remains committed to ensuring appropriate resources are in place.

3.26 The Council and its partners will continue to coordinate recovery through the Recovery Coordination Group. Subject to Council agreement, a further progress report will be presented in January 2027.

4.0 Sustainability Implications

None.

5.0 Resource Implications

Financial Details

The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes ☒

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

Staffing

There are no additional staffing implications arising from the report; however it should be noted that Council employees continue to support the ongoing recovery work on top of their existing duties.

6.0 Exempt Reports

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:

The report provides a progress update on Coalsnaughton recovery activities and does not require an EFSIA. An assessment of equality and Fairer Scotland impacts has informed the Community Impact Assessment which is kept under regular review.

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 ☒

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Approved by

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