

HUB SOUTH EAST
SCOTLAND TERRITORY
ANNUAL REPORT
2021/22 - 2022/23



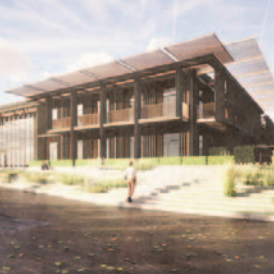


CONTENTS

13 Years of Achievements	04
Foreword – Chairs	06
Territory Programme Director’s Report	08
Hub South East Chief Executive’s Report	10
Strategic Partnering Services	12
Projects	16
Performance and Wider Impact	32
Abstract of Accounts	49



Where you see this in the document, either scan the QR code or click on the link and you will be directed to a related video online.



Hub South East: Your Development Partner of Choice

13 Years of Hub South East Achievements

WE SUPPORT
Providing strategic partnering services to help clients achieve local and national objectives.

WE DELIVER
Developing, constructing and maintaining high quality, value for money, modern facilities.

WE COLLABORATE
Sharing best practice across the territory and with Scotland's other Hub companies.

WE INNOVATE
Working with our clients and supply chain to provide innovative solutions and influence future design.

VALUE OF HUB PROJECTS IN SOUTH EAST SCOTLAND

£1.08 billion

£673m

OPEN and OPERATIONAL

£188m

IN CONSTRUCTION

£216m

IN DEVELOPMENT

514
NEW JOBS
created

PROPORTION
of CONSTRUCTION WORK
PACKAGES AWARDED to
SCOTTISH SMEs

84%

EDUCATIONAL SUPPORT



Site, School
and FE Visits

33,400
persons +

School and FE
Work Placements

5,500
days +

CURRICULUM
SUPPORT

7,200
persons

GRADUATE & TRAINING

682 New and existing
APPRENTICESHIP
and trainee places

139 Professional Employment
including GRADUATES

Project Value figures correct at November 2023.
Social Value and Community Benefits statistics correct at September 2023.

WHY HUB?

Yes, we have an excellent track record of delivering high quality, award-winning facilities on time and within budget, but Hub delivers more than just bricks and mortar. We can help augment Clients' existing internal teams with expertise and support in strategic planning exercises, place making reviews, business cases, learning estate strategies and funding applications.

Hub is flexible

We have numerous examples of time and cost savings for Clients resulting from the flexibility of the Hub process, the most recent being our rapid response to RAAC issues for West Lothian Council (see P19).

Hub is value for money

Financial caps mean affordability is built in. There are no high costs of bidding for supply chain contractors, open book procurement and transparency ensures no hidden costs and ALL Hub South East's projects have been delivered within budget.

Hub provides innovative solutions

We have led on models of repeatable designs, we're facilitating new service delivery models in health and social care, we've supported quality improvements and we are developing a new model of funding for Clients.

Hub makes a wider impact

Our Partnership with local charity Grassmarket Community Project has seen more than £75,000 raised through supply chain events since 2015.

We understand our Clients' needs to deliver against National Performance Framework Targets and with place making, net zero emissions, and inclusive economic growth now key drivers for attracting additional investment, we have the perfect vehicle in the Hub programme to drive this forward.



ENSURING A PLACE BASED APPROACH

We're in a unique position to plan, procure and deliver jointly across a range of public sector bodies because our shareholders represent local authorities, NHS Boards and blue light services. We have experience in undertaking Place based reviews, working with Scottish Futures Trust colleagues, to bring together Clients to jointly assess needs and agree how to collaborate in achieving successful outcomes for communities. The design of our learning estate projects in particular, increasingly have a placemaking focus. They form the heart of the communities in which they serve, often providing additional services from libraries and community centres to health services or partnerships with further education or businesses.

PROMOTING INCLUSIVE ECONOMIC GROWTH

We can demonstrate, through audited data, that Hub has delivered industry leading community benefits (see figures to the left) positively impacting on local people and Scottish SMEs. Our approach to Social Impact is bespoke for each Client, identifying the needs in their particular area and developing a programme of activities to address these, contributing to the community wealth building agenda. We are passionate about on creating legacy opportunities that are much more than simply the buildings we create and you see a range of examples of the impact from P32.

SUPPORTING THE JOURNEY TO NET ZERO

Hub South East delivered Scotland's first public Passivhaus nursery, our Queensferry High project was part of a Scottish Futures Trust supported lower carbon pilot. We are embracing Passivhaus principles on a number of projects, making use of innovative solutions such as low carbon steel frames and we have an experienced supply chain, as well as access to wide range of Clients to facilitate a joint approach to net zero challenges.

FOREWORD

2021-2023

As we welcome you to the annual report for the Hub South East Territory, we do so with a sense of accomplishment and with a strong desire to maintain continuous improvement.

This reporting period, covering April 2021 to March 2023, has been marked by the ongoing journey of post-Covid recovery, coupled with challenges arising from inflationary pressures due to Brexit and the Ukrainian Conflict and financial pressures on our Clients' budgets. However, through strategic collaboration, focus and dedication across all parties, we are successfully navigating these hurdles together and are emerging stronger. The outcomes we have achieved in this period demonstrate the resilience of our team and the robustness of our business model from planning to delivery.

Whilst the economic landscape is challenging, our commitment to delivering quality and value for our Clients has remained steadfast. Through strategic planning, rigorous cost management, and a focus on efficiency, we are assisting our Clients in mitigating the impact of external pressures, ensuring the continued success of our projects.

In this reporting period, almost £140m of projects have been handed over to Clients. Notably we completed the Winchburgh Schools Campus (see P30), West Lothian's largest investment in its learning estate, with three of the four buildings delivered ahead of schedule and the fourth on time and with zero snags. We're proud that this was recognised as an exemplar project by the Construction Quality Improvement Collaborative, demonstrating our ability to deliver high quality outcomes even in challenging times.



Paul Brewer
Chair
Hub South East
Scotland Ltd



Craig Marriott
Chair
South East Territory
Partnering Board

Our Wallyford Learning Campus project (P26) with East Lothian Council, was the first Learning Estate Investment Programme (LEIP) project to break ground in Scotland. Whilst under construction during this reporting period, it is now complete and is the first LEIP secondary school in the country, incorporating a range of services for the community and connections with partners such as Edinburgh College, delivering on the Place agenda and contributing to the economic growth of the area.

Other projects delivered include local health facilities in both East Lothian and Edinburgh, a one stop shop for joint health and Council homelessness services (P18) and award-winning inspiring learning spaces at Calderwood and Castlebrae. Educational facilities for young people with additional support needs have also been completed, with bespoke schools in Cedarbank, and Beatlie (P21), the latter with an exciting use of innovative assistive technology. We have also assisted West Lothian Council in their proactive efforts to deal with the industry wide RAAC issue (P19), highlighting the flexibility of Hub in delivering a rapid response.

Alongside this, we have delivered a number of strategic commissions for Clients (P12), assisting with housing, learning estate and strategic investment framework strategies. We have also been working on the development of a number of exciting new projects, including learning estate in the Borders and East Lothian and a new partnership with Scottish Borders Council and South East Scotland Enterprise (SOSE) to restore a listed textile mill in Innerleithen to create a Mountain Bike Innovation Centre. Through all of these projects, there is a focus on our Clients' key priorities of promoting Place, achieving net zero, ensuring inclusive growth and enhancing community wealth.

Beyond the physical buildings, our commitment to community benefits and realising social impact remains a cornerstone of the Hub ethos. We have been actively engaged with local communities, ensuring that our projects go beyond bricks and mortar to create lasting

positive impacts. From job creation and apprenticeships, to educational support and charitable initiatives, we are proud to have contributed to the social fabric of the regions we serve, having created more than 500 new jobs, supported 682 apprenticeships and awarded 84% of work packages to Scottish SMEs since our inception.

Recognising the importance of a robust supply chain in achieving our objectives, we augmented our already strong offering with the creation of a Tier 1B construction contractor supply chain with its scope of work predominately focussing on domestic scale / residential construction of affordable housing, social & dementia care, care homes / care villages, crisis response and complex care. This helps us position ourselves well for the challenges ahead as we explore priorities such as housing and care villages for our Clients.

As we reflect on the past two years, the achievements documented in this report are testament to the collective efforts of our Clients, partners, supply chain and team members. More than ever, strong partnerships are key to navigating challenging times and we would like to thank all those involved in Hub South East's continued success. In particular we'd like to express our sincere gratitude to Gordon Shirreff, our Territory Programme Director, for his contribution over the years which has been pivotal in advancing the objectives we share with our Clients. As he retires, we wish him all the best for his future.

We will work with Gordon's replacement to further strengthen the links between Hub South East and the Territory Partnering Board, developing the partnership to ensure it fully embraces the opportunities for joint opportunities across public sector bodies to support key Government drivers of net zero, inclusive economic growth and placemaking.

We look forward to the exciting opportunities that lie ahead and are confident that continued collaboration will lead to even greater outcomes for communities across the South East Territory.

TERRITORY PROGRAMME DIRECTOR'S ANNUAL REPORT

I am delighted to provide my Territory Programme Director's report as part of Hub South East's annual report covering the years 2021-22 and 2022-23.

I have examined the evidence held by Hub for its achievement of a wide range of KPIs and across projects. I am satisfied from the evidence presented that Hub South East met its KPI targets in both 2021/22 and 2022/23, with no Significant Performance Failures or Track Record Events. I would like to thank Hub's Social Impact & Supply Chain Manager for her assistance with this work.

I have previously commented on population growth in the South East Territory being a major factor in the need for new community facilities of the type Hub was established to provide. This remains completely true but is most vividly shown by the development work now underway to expand a number of schools which Hub delivered for Clients only a few years ago. Calderwood Primary School and West Calder High School, both in West Lothian, opened respectively in 2021 and 2018 and both now have extensions in development by Hub to accommodate the projected growth in pupil numbers. Hub is also in discussion with City of Edinburgh Council about a possible extension to Castlebrae Community Campus, which opened in 2022.



Gordon Shirreff
Territory Programme
Director

Whilst by some margin, education remains the major part of Hub's business, there has been some success in diversifying into social housing, assisted living and care home projects. Although none of these are yet on site, there are strong reasons to believe that a number of such projects will shortly be delivered by Hub and the first New Project Request (NPR) in this area has been received.

Hub has further strengthened its construction contractor supply chain, expanding it to include new Tier 1Bs (see P39). I participated in the evaluations which were part of this supply chain expansion and these organisations were selected as they were felt better placed to deliver these scale of projects than the then existing tier one contractors. This supply chain expansion also reflected the wishes of Client organisations.

It is of note that the project to rebuild and redevelop Peebles High School has now reached contract close and main works have begun on site. This follows on from the fire in late 2019 which badly damaged large parts of the school. In order to expedite the programme, the project started on site earlier through enabling works. This is a further example of how quickly Hub can respond when a Client has an urgent need for project assistance.

Unfortunately there seems to be little or no Capital available to fund new community health facilities to serve new housing development in our communities. As a consequence, a number of community health developments have stalled.

In a reaction to the lack of available Capital, Hub has developed the Hub Institutional Financing Model (HIFM) as a way for Clients to fund projects where there is an income stream (see P13). Development of HIFM has required a great deal of detailed work, including with financial and legal advisers. The financial model which supports HIFM has now been populated with real figures from a housing project.

The end of the Covid lockdowns, and the consequent release of pent-up demand, coinciding with the war in Ukraine, resulted in major inflation pressures across the construction industry. Though there were resulting significant cost increases on a number of projects, Hub, Tier 1 contractors and Clients worked very well together to mitigate these increases as far as possible and to limit any impact to programmes. This again shows the benefit of long-term partnership working when compared to project delivery of a purely transactional nature.

A very innovative project being developed by Hub is the Mountain Bike Innovation Centre (see P29) at Innerleithen in the Scottish Borders. This project requires the conversion of a former textile mill, built c.1790 and is being developed for South of Scotland Enterprise and Scottish Borders Council.

Throughout the period under review the Territory Partnering Board (TPB) has met exclusively on-line. This has now been an established and successful means of working for over three and a half years.

During 2022-23 the TPB has discussed a wide range of issues including the challenges of the net zero agenda, improvements to construction quality and how organisations can adapt their premises to reflect preferences for hybrid working post Covid. We have been fortunate to have a number of interesting speakers who are prominent in their fields.

Finally, this is my last report as Territory Programme Director. I advised Scottish Futures Trust some months ago of my intention to retire from the organisation at the end of November 2023. Jonathan Christie, an experienced member of the SFT Hub team and TPB Director for the Hub North Territory, will be succeeding me as TPB Director. I hope Jonathan enjoys the role as much as I have and I wish him and indeed everyone associated with Hub South East, every success for the future.

HUB SOUTH EAST CHIEF EXECUTIVE'S REPORT

This report covers a two year period and what a period it has been. In 2021, we were still navigating our way out of the global pandemic and, since then, our Clients have faced unprecedented pressures on budgets and ever growing demands on services. Despite all of this, however, Hub South East has continued to support Clients across the public sector and, working in partnership, we have helped to plan and deliver a wide portfolio of community infrastructure investments.

This Report unashamedly trumpets our successes over the last two years and, highlights the real impact our partnership is making. By working closely with our partners, we are not only delivering state of the art, award winning facilities, but we are contributing positively to economic growth and are supporting our Clients on their journey to net zero.



Paul McGirk
Chief Executive
Hub South East
Scotland Ltd

Throughout the Report you can see examples of this – from the Place based approach to developments in Calderwood and Wallyford, or the Passivhaus principles being adopted at Blindwells and Craighall, to the local people who have benefited from employment pathways and, to the innovative use of West Lothian Council apprenticeships at Beattie. The projects we deliver make a tangible wider impact and we continue our efforts to promote opportunities for individuals and small businesses across our Territory to ensure we are recycling the local pound and increased community wealth building.

We are also proud to continue our support for local Edinburgh charity, Grassmarket Community Project, having now raised more than £75,000 for them through supply chain events since 2015 (See P42), as well as helping raise more than £8300 through Eileen Mackin's Skydive for Beattie (See P43).

Our annual surveys over the two years confirm that our Clients continue to rate Hub South East highly and we enjoy repeat business from a number of public sector bodies, many of whom consider us a true strategic partner. Given how much work on projects happens before a spade hits the ground, the importance of our strategic services in helping our Clients maximise opportunities cannot be overstated.

As you can see from P12, work in this reporting period has included shaping a Learning Estate Strategy in East Lothian, developing a Strategic Investment Framework in Midlothian and feasibility studies and housing stock appraisals in West Lothian. Showing the strength of partnership with East Lothian Council, Hub South East even has a member of staff seconded into the organisation to help develop the proposals for Herdmanflat (See P14).

We are also assisting our Clients in responding to industry wide issues, with a rapid solution being provided to the RAAC roof issue in West Lothian (see P19) and, recognising the constraints of future funding for housing and health and social care projects, we have developed an alternative funding model capable of being replicated across the public sector at scale (see P13).

Finally, in relation to our team, it's again been a busy two years. We welcomed new Projects Directors Ian Bowd and Andrew Thornton, further strengthening our project delivery offering. We said goodbye to Richard Park as he took on the new role of Chief Executive in Hub North and we are continuing to work collaboratively as we share best practice and promote the Hub programme across Scotland. Gordon Shirreff, our TPB Director is retiring and we thank him for his support over the years and wish him well.

And it's not often that individual staff are singled out when it comes to awards, as these tend to be in recognition of entire project teams, but we are incredibly proud of our Projects Director Eileen Mackin as she won an Inspiring Women In Construction and Engineering Award for her work on the Beattie School Campus project (See P45).

I would like to thank all of our staff and our supply chain partners who have consistently risen to whatever challenges have emerged so that we can look back with pride on all that has been achieved.

Thank you especially to all our partners who have contributed to our achievements in such challenging times. More than ever, infrastructure investment will play a vital part in creating a sustainable economy and supporting the country's ability to meet its policy objectives. Through Hub South East, our Clients already have the ideal vehicle to deliver this and, moving ahead, we look forward with excitement to the future, further cementing our position as their 'Development Partner of Choice.'

STRATEGIC PARTNERING SERVICES



As a true development partner, we assist our Clients to deliver community infrastructure requirements and service delivery transformation from proposal to completion and beyond. We support strategic planning needs through feasibility studies, option appraisals, masterplanning, business cases and funding applications. Our strategic services are informing and shaping how future operations can be delivered both technically and financially for our Clients.

In this reporting period we have supported East Lothian Council with the production of its **Learning Estate Review** and **Learning Estate Improvement Strategy**, fully reviewing Government policies and drivers alongside assessing the existing estate and developing the Council's proposed strategy.

We've also worked with Midlothian Council to develop its **Strategic Investment Framework**, setting out the criteria to be considered when taking infrastructure related investment decisions over the next ten years. This work was possible because of £60,000 enabling funds secured through Hub and is the start of a Place based review for all of the Midlothian area.

Strategic commissions such as these are delivered to pre-agreed timescale and budgets, with the outputs often required to support key committee reports and diarised dates for governance and approvals.



As well as this, there has been a great deal of work done in supporting Clients with strategic services relating to Housing and in identifying opportunities for financing Housing and Social Care developments. You can read more about these over the next few pages:



INSTITUTIONAL FINANCE MODEL FOR HOUSING AND HEALTH AND SOCIAL CARE

In 2018 Hub South East recognised that the future funding of housing and health and social care projects across our Territory was becoming increasingly constrained and there was a risk that a lack of affordable finance, coupled with continued challenges in service delivery, could slow the delivery of much needed local infrastructure.

Following four years of discussions with Clients, detailed research, legal and financial analysis and direct engagement with the UK's leading institutional investors, we now have a value for money driven alternative funding model capable of being replicated across the public sector at scale.

With social impact at its heart, the Hub Institutional Funding Model (HIFM) seeks to offer public sector Clients a means to finance social infrastructure in a safe and sustainable way. The model offers a comparable alternative to what was the traditional cheaper borrowing route

predominantly utilised by Clients, but seeks to align the investment needs of individual Councils and Health Boards with the Environmental, Social and Governance (ESG) investment criteria of the UK's major institutional funders.

HIFM is a direct response to the Scottish Government's requirement set out in its national housing strategy - Housing to 2040 - to attract new investment that will deliver more energy efficient homes, and in the previous 2011-2020 housing strategy which made it clear that finance for housing would become severely restricted with traditional methods of finance no longer being able to be relied upon to fund new houses.

With due diligence complete, at the time of writing we are now in discussion with Clients about how HIFM could accelerate the delivery of their planned social infrastructure pipeline.

HOUSING

HERDMANFLAT HOSPITAL

We've had a member of the Hub team seconded into East Lothian Council to focus on this important development, primarily the predevelopment planning of the former Herdmanflat Hospital in Haddington. Adopting a best practice approach that emphasises the importance of creating successful places and neighbourhoods, proposals reflect careful consideration of the requirements of National Planning Framework 4; relevant housing policy and national strategies on care, dementia, and learning disability and complex needs. At the time of writing, an application for planning in principle for the detailed Masterplan has just been submitted.

The application reflected the Council's recognition of the urgent need for more affordable housing for older people and that the redevelopment presents a unique chance to deliver cutting edge housing solutions that align with emerging models of care and provide high quality, adaptable and sustainable housing options.

The redevelopment seeks to preserve and reuse the existing listed former hospital buildings for affordable housing and integrate around ninety-five new low carbon accessible homes within the hospital grounds. The housing and grounds are being designed with ageing in place at the heart of the proposals, with meaningful steps planned to enhance the landscape, improve biodiversity and increase access for the wider community.



The masterplan was presented to the community as part of a three-month consultation process early in 2023, with the feedback used to improve the design approach and reflect many of the concerns raised through meaningful changes. A "Community Feedback Addressed" icon has been used throughout the submitted Design and Access Statement to highlight where feedback has been meaningfully reflected in the post consultation amendments.

It is hoped that work on the first phase of new affordable housing will begin later in 2024 following the receipt of a detailed planning consent.



"Whilst East Lothian Council has engaged Hub on a number of projects over the years, Herdmanflat is the first housing project. Hub has been instrumental in driving it forward. I have been really impressed by the way Hub quickly got to grips with the many challenges the site presented and the approach to integrating with my team."

To date, the benefits of using Hub have helped with the procurement of a fantastic design team, resulting in the management of the demolition, strip out, and removal of asbestos from the listed buildings. Whilst getting it to this stage was really complex, Hub and the team made this appear effortless, delivering this phase on time, and with savings resulting in this part of the project coming in below budget.

Our Place based approach and the huge amount of consultation that Hub helped to facilitate has been so valuable and worthwhile and the methodology developed to demonstrate alignment with National Planning Framework 4, has resulted in the submission of a masterplan that we would consider a benchmark for East Lothian, and perhaps Scotland as a whole. Overall, the project is considerably ahead of where we thought we would be.

Hub South East has demonstrated that it is a dependable, trustworthy partner, which has resulted in our recent decision to appoint Hub on two new complex housing projects."

Wendy McGuire, Head of Housing, East Lothian Council

HOUSING STOCK REFURBISHMENT OPTIONS APPRAISAL

During 2023 we secured our first two housing stock refurbishment commissions. The strategic aim is to develop an affordable low carbon retrofit strategy that will extend the life of the properties, ensure future compliance with the Scottish Housing Quality Standard and building standards, drive in whole life efficiencies and reduce the need for reactive maintenance, whilst limiting the impact on social rent levels and tenant energy costs.

Detailed options appraisal and stock condition assessments will be undertaken, with all options subject to tenant and resident consultation through 2024.

LOW CARBON HOUSING INVESTIGATIONS

During the past year we have increased our focus on helping Clients understand the benefits and impacts of investment in Low Carbon Net Zero (LCNZ) technologies to meet their climate change and net zero ambitions.

Our project at Herdmanflat hospital includes LCNZ strategies and detailed specifications for all refurbished and new build properties. It also involves the development of zero emissions heating solutions. The outline specification provides a number of possible energy approaches which include the requirements to achieve the Scottish Building Regulations Gold Standard, a Passivhaus House standard, and the EnerPHit standard in regard of the conversion of the existing buildings, or alternatively, by setting carbon reduction targets for the existing buildings alongside on-site renewable to assist in achieving Net Zero across the site.

This has been supported by an investigation into the impacts of different LCNZ technologies and a review of the likely future housing operational energy use and operational carbon emissions. The next stage of our LCNZ investigations will involve a detailed cost and benefit analysis of the different options, with the results informing the choice of technology. The results will also inform Clients when developing their response to the upcoming consultation on the Scottish Government's commitment to legislate for a Scottish equivalent to the Passivhaus Standard, which is expected during 2024.

HOUSING SITE FEASIBILITY

During 2022 we completed detailed investigations and options analysis of five previously constrained housing sites for West Lothian Council. The feasibility provided an analysis of alternative development approaches that could unlock the sites for development, with each option supported by a technical solution and a detailed elemental cost analysis.

The options for each site were scored allowing a preferred option to be selected in each case. Strategies developed resulted in all of the sites being recommended for inclusion in West Lothian Council's Strategic Housing Investment Plan early in 2023.



**£137.3m
COMPLETE**

**£57.4m
UNDER
CONSTRUCTION**

**£221m
IN DEVELOPMENT**

Project	Client	Value	Tier 1 Contractor	Current Status
COMPLETE				
Gullane Primary School Extension	East Lothian Council	£5.2m	Graham Construction	Complete August 2021
Inclusive Edinburgh Centre (The Access Place)	Edinburgh Health & Social Care Partnership (NHS Lothian and the City of Edinburgh Council)	£2.8m	Morrison Construction	Complete September 2021
Calderwood Primary School	West Lothian Council	£14.3m	Morrison Construction	Complete September 2021
Salisbury Court Medical Centre	NHS Lothian	£2.7m	Morrison Construction	Complete September 2021
Cedarbank ASN School	West Lothian Council	£7.1m	BAM Construction	Complete March 2022
Pinewood ASN School Extension	West Lothian Council	£6.1m	BAM Construction	Complete May 2022
Castlebrae Community Campus	City of Edinburgh Council	£28.5m	Morrison Construction	Complete May 2022
Winchburgh Schools Campus	West Lothian Council	£61m	Morrison Construction	Complete July – October 2022
Ross High School Extension	East Lothian Council	£6.2m	Graham Construction	Complete September 2022
Cockenzie Health Centre Extension	East Lothian Health & Social Care Partnership NHS Lothian and East Lothian Council	£3.4m	Morrison Construction	Complete October 2022
UNDER CONSTRUCTION				
Wallyford Learning Campus	East Lothian Council	£41.7m	Morrison Construction	Complete August 2023 (outwith reporting period)
Beatlie School Campus	West Lothian Council	£15m	Morrison Construction	Complete August 2023 (outwith reporting period)
Fauldhouse Partnership Centre Roof Replacement	West Lothian Council	£0.8m	Hadden Construction	Complete August 2023 (outwith reporting period)
IN DEVELOPMENT				
Replacement Peebles High School	Scottish Borders Council	£60m	BAM Construction	Main works now on site – completion due end 2025
Replacement Galashiels Academy	Scottish Borders Council	£64m	Morrison Construction	Main works now on site – completion due end 2025
East Calder Primary School	West Lothian Council	£17m	Morrison Construction	Main works now on site – completion due August 2024
Easthouses Primary School	Midlothian Council	£22m	Morrison Construction	Main works now on site – completion due August 2024
Mountain Bike Innovation Centre	South of Scotland Enterprise and Scottish Borders Council	£14m	Morrison Construction	Still in development
Blindwells Primary School	East Lothian Council	£22m	Balfour Beatty	Still in development
Craighall Primary School	East Lothian Council	£22m	Balfour Beatty	Still in development

RETROFITTING LISTED BUILDING TO SUPPORT INTEGRATED SERVICES

THE ACCESS PLACE, EDINBURGH

As part of the Primary Care Framework with NHS Lothian, this project involved the refurbishment/retrofit of the Grade C listed former Panmure St Ann's building on the Cowgate in Edinburgh. The Access Place now brings together integrated services including housing, health and social work from one city centre location, offering services to anyone experiencing homelessness who has additional needs.

The main alteration to the building was to create a new entrance. Internal spaces were developed to support a positive psychological environment for those receiving and delivering support. The significant majority of the first-floor rooms and internal detailing were retained, including cornicing and timber panelling restored. The re-planning of the ground floor was more significant and very few existing rooms remain. Instead it was compartmentalised into consulting rooms; treatment rooms and interview rooms, all accessed from a central open plan waiting area.



www.youtube.com/watch?v=5yeov47CXMI



Flexibility of Hub process to change standard contracts to fit retrofit/refurb projects



Reducing embodied carbon by repurposing existing estate



Integrated NHS and Council services



RAPID & EFFECTIVE RESPONSE TO RAAC ISSUE



"This project showcased Hub's ability to work as a true development partner with West Lothian Council, to assist us in providing an effective and rapid response to the RAAC issue at Fauldhouse."

Early involvement of a supply chain team with relevant experience and who could commit to tight timescales, helped us to determine the best route to a safe, long-term solution and the flexibility of the Hub process meant that we could achieve this quickly whilst ensuring value for money."

Ruth Strachan, Project Manager, West Lothian Council

FAULDHOUSE PARTNERSHIP CENTRE ROOF WORKS, WEST LOTHIAN

Essential works were required to replace the reinforced autoclaved aerated concrete (RAAC) roof planks over the games hall at the Fauldhouse Partnership Centre.

Given West Lothian Council's proactive approach to RAAC issues in its properties, its internal team, with their chosen Structural Engineer, had already identified the issue and undertaken an initial options appraisal to consider the potential solutions. WLC then approached Hub South East to assist in further developing the preferred solution, knowing that we have flexible established processes, an experienced and quickly mobilised supply chain and a successful track record of providing excellent strategic support services, as well as delivering projects on time and within budget.

The full replacement of the roof above the sports hall was carried out and delivered safely, at pace and within budget.



Excellent example of the use of Hub's Strategic Support Services



Flexibility of the Hub process meant we were able to design and implement a solution from inception through to completion in less than 12 months!



Assisting Clients with rapid response to Industry Wide Issues

INCLUSIVE DESIGN FOR YOUNG PEOPLE WITH ADDITIONAL SUPPORT NEEDS



Bespoke design focused on individual needs of pupils

CEDARBANK SCHOOL

Cedarbank School provides secondary education for 110 young people with moderate learning difficulties and social communication needs. Replacing a school previously split over three separate locations, Cedarbank is now a two-storey bright, spacious learning space for S1-S6 to learn under one roof.

Facilities include a multi-purpose hall, specialist classrooms for CDT, Music, Science, Home Economics, Art, IT and Life Skills in addition to standard classroom and an array of breakout and individual / small group areas (essential for those with additional support needs). There is also a kitchen/dining area and externally a mixture of natural hard and soft landscaping, comprising spaces to learn and an allotment.

"I can definitely say that the pupils love the new school. The areas flow well together, it's bright, spacious and importantly it was made with our young people as its focus so it suits the range of needs we provide for."

It's had such a positive impact on everyone's wellbeing and it's a learning space that's encouraging our young people to reach their full potential."

Teresa Curran, Cedarbank School



Innovative use of assistive technology



Integration and co-location of Council and NHS services

"We are delighted to be in our new school, and making good use of the new and improved facilities it provides. All our young people have settled in well to the new environment, which will allow us to better meet their needs during their years with us."

Acting Beattie Headteacher Debbie Green



BEATLIE SCHOOL CAMPUS

The new state-of-the-art campus in Livingston, provides specialist education for those aged three to eighteen with severe and complex support and profound medical needs. The new school serves as a centre of excellence for children and young people, with purpose-built facilities including a sensory garden, hydrotherapy pool and NHS Child Development Centre.

Beatlie's most significant challenge was that it's like no other educational establishment developed before for our Client. Beatlie's pupils have severe physical issues, combined with medical support needs. Area requirements had to take cognisance that they will have an additional staff member per child, they may be learning from a bed or may have extra physical equipment, so standard solutions and metrics went out the window!

For our supply chain to develop a solution bespoke for these young people, they would need to experience Beatlie. We mandated a 'day in the life of' session for the main parties to fully understand the daily routine of pupils and how their needs are different to those in standard educational settings. These made a real impact on the final design and ensures that the new school is truly built with its pupils at its heart.

In addition to the impact Beatlie has made on its pupils, it also had positive benefits for apprentices during construction (see P35) and it inspired a number of fundraising activities from our team and the wider supply chain, the most impressive being our Project Director Eileen taking on a Skydive and raising more than £8,300 (see P43).

ASSISTING CLIENTS IN THEIR JOURNEY TO NET ZERO



Using Passivhaus Principles to ensure efficiency

EASTHOUSES PRIMARY, MIDLOTHIAN

The new Easthouses Primary School will be a brand new school for the area (not a replacement), accommodating 459 pupils once completed, with 16 spaces for students with Additional Support Needs. The school will also provide space for 80 pre-school children. The building will comprise of two wings, each linked by a shared space with dining facilities, as well as a multi-purpose hall.

A key feature of this new structure, currently on site, is its low carbon steel frame. The frame has been constructed utilising Electric Arc Furnace (EAF) steel, which significantly reduces the use of fossil fuels over Blast Furnace Basic Oxygen Furnace by using electrical processes and utilising higher percentages of recycled content.

Through our supply chain, each individual item of steel used has a full chain of custody with an accurate carbon cost against it, allowing the project team to have an in-depth understanding of what has been used, and therefore have an accurate assessment of the carbon saving of using EAF steel.

The calculations demonstrate that the steel frame has achieved a 70% carbon saving against traditional blast furnace steel, representing an overall project saving of 14%, while currently proving to be no more expensive in terms of cost.



"Seeing the low carbon steel frame in place is an exciting reminder the new school will be welcoming its first pupils in August next year while helping us towards our Net Zero ambitions by 2030."

Midlothian Council Cabinet Member for Education, Councillor Ellen Scott



Innovative use of Low Carbon Steel Frame



Carbon savings without increasing cost

BLINDWELLS & CRAIGHALL PRIMARIES, EAST LOTHIAN

We are currently in the development phase of two new primary schools for East Lothian Council – Blindwells and Craighall.

At Blindwells, a new build development, the approved plans are for a two stream primary school with 14 classrooms providing education for 420 children and an early years facility for up to 100 2-5 year olds. Aligned with a Place based approach, the primary school will sit at the heart of the new community and will play a key role in forming a successful and vibrant neighbourhood. At Craighall, the number of classrooms and capacity are the same and it will also include a multi-purpose hall and dining area and a library as well as offices, changing facilities and meeting rooms.

After delivering the country's first public Passivhaus accredited nursery in West Lothian in 2021, we were well placed to incorporate principles from the Passivhaus approach into these new schools for East Lothian, assisting our Clients on their journey to net zero.

"Designs that takes account of Passivhaus principles will deliver energy efficient buildings that inspire learners and supports our ambitions for low carbon communities. I am pleased that the planning application has been approved and we can now move forward with the delivery of our newest schools."

Cabinet member for Education, Families and Children's Services Councillor Fiona Dugdale, East Lothian Council



INSPIRING LEARNING SPACES EMBRACING PLACE PRINCIPLES



Open plan, collaborative spaces
embracing new ways of learning



Buildings at the
heart of their
community



Integrated
services



Emphasis on community
and business partnerships

CALDERWOOD PRIMARY SCHOOL

Handed over five weeks ahead of schedule in 2021, the award-winning Calderwood Primary School is a brand new (not replacement) school in the new Calderwood development in East Calder. It forms one edge to a proposed village square, with the design being influenced by a necessity for the school building to fulfil the role of a central community orientated public building, providing a significant public face to the newly emerging square which will consist of retail / housing and mixed-use development.

The school was designed to be built in two phases, the first providing a two-stream primary, accommodating 462 pupils with an early years facility accommodating 128 children. Factored into the design was future expansion to provide a third stream, and such is the rising school rolls that at the time of writing we have started on site progressing the construction of an extension.

West Lothian Council has a strong belief in developing the way that education is delivered through an open collaborative learning environment. Design proposals, following on from the award-winning learning without walls layout of West Calder High School, aimed to embrace this in an early years and primary setting at Calderwood, providing a series of flexible interchangeable spaces within an overall building plan that provides opportunities for pupils of all ages to interact and learn from each other.



<https://vimeo.com/624799785>

"It is a huge honour for me to be the first Head Teacher of Calderwood. The inspirational architecture, design and layout of Calderwood Primary, ensures that every space across the school is used in a meaningful, engaging, purposeful way.

"The awe and wonder, of every child, parent or visitor as they explore our building, is phenomenal. Our children and champions walk in with a smile on our face every day, helping us to live, our beyond the dream vision. To us Calderwood Primary is so much more than a school, It is our home. "

Sarah Burton, Head Teacher, Calderwood Primary School



CASTLEBRAE COMMUNITY CAMPUS

Following a community campaign to replace a small deteriorating but close-knit community high school, the City of Edinburgh Council's Castlebrae Community Campus project successfully delivered a brand new, state-of-the-art campus, whilst retaining the incredible sense of aspiration, kinship and community amongst staff, pupils and parents.

As a key part of a masterplan for wider regeneration of the area, it has been built in the heart of Craigmillar, next to the East Neighbourhood Centre and library (also delivered by Hub South East), forming one of the final pieces of a 20 year long regeneration project to improve housing stock and community facilities locally.

After extensive consultation and local engagement, the innovative school design provides bright, spacious inclusive accommodation with three learning plazas, a collaborative Science Super Lab (allowing partnerships with Edinburgh University and the Bio Quarter) and a variety of learning and sports facilities. The award-winning project has been extremely well received, has delivered real social value for the area, makes a positive contribution to the local streetscape and encourages wider use for the community.

"The name of the new school, Castlebrae Community Campus, really says it all as it's right in the heart of Craigmillar and is there for all the community to use. It's been a long road for the school to reach this milestone and it couldn't have been achieved without the hard work of staff, students and the wider community and support of key partners.

"The campus shows our commitment to creating a first-class learning environment for all our children in the city and one that showcases what can be achieved when you build an exciting, inspirational and creative hub for the whole community."

Councillor Joan Griffiths, Education, Children and Families Convener for the City of Edinburgh Council

INSPIRING LEARNING SPACES EMBRACING PLACE PRINCIPLES

WALLYFORD LEARNING CAMPUS

Wallyford Learning Campus has been designed as a place where the community can learn, meet and grow together.

At its heart is East Lothian Council's newest secondary school, Rosehill High School, which has been built to accommodate a growing pupil roll in the local area and is the first secondary education facility to open in Scotland as part of the Scottish Government's Learning Estate Investment Programme (LEIP). The brand new school for the area (not a replacement) has a projected future pupil roll of 1000+ with around 320 young people S1-S3 attending initially since the school opened in August 2023.

Alongside modern teaching and social spaces, the new learning facility includes specialist provision for secondary age young people with severe and complex needs who live across the county; and a dedicated Science, Technology, Engineering, Arts and Maths (STEAM) centre.

The spaces have been designed to provide partnership opportunities and routes into further and higher education as well as employment. The Regional Construction Skills Academy (See P36) is a partnership with Edinburgh College to support the progression of skilled workers into the industry, contributing to growth both within the region and across Scotland. Meanwhile an Agricultural Skills Academy with growing spaces, greenhouses and polytunnels outdoors will support practical learning in school as well as partnership with Scotland's Rural College (SRUC) to deliver horticulture qualifications from the site.

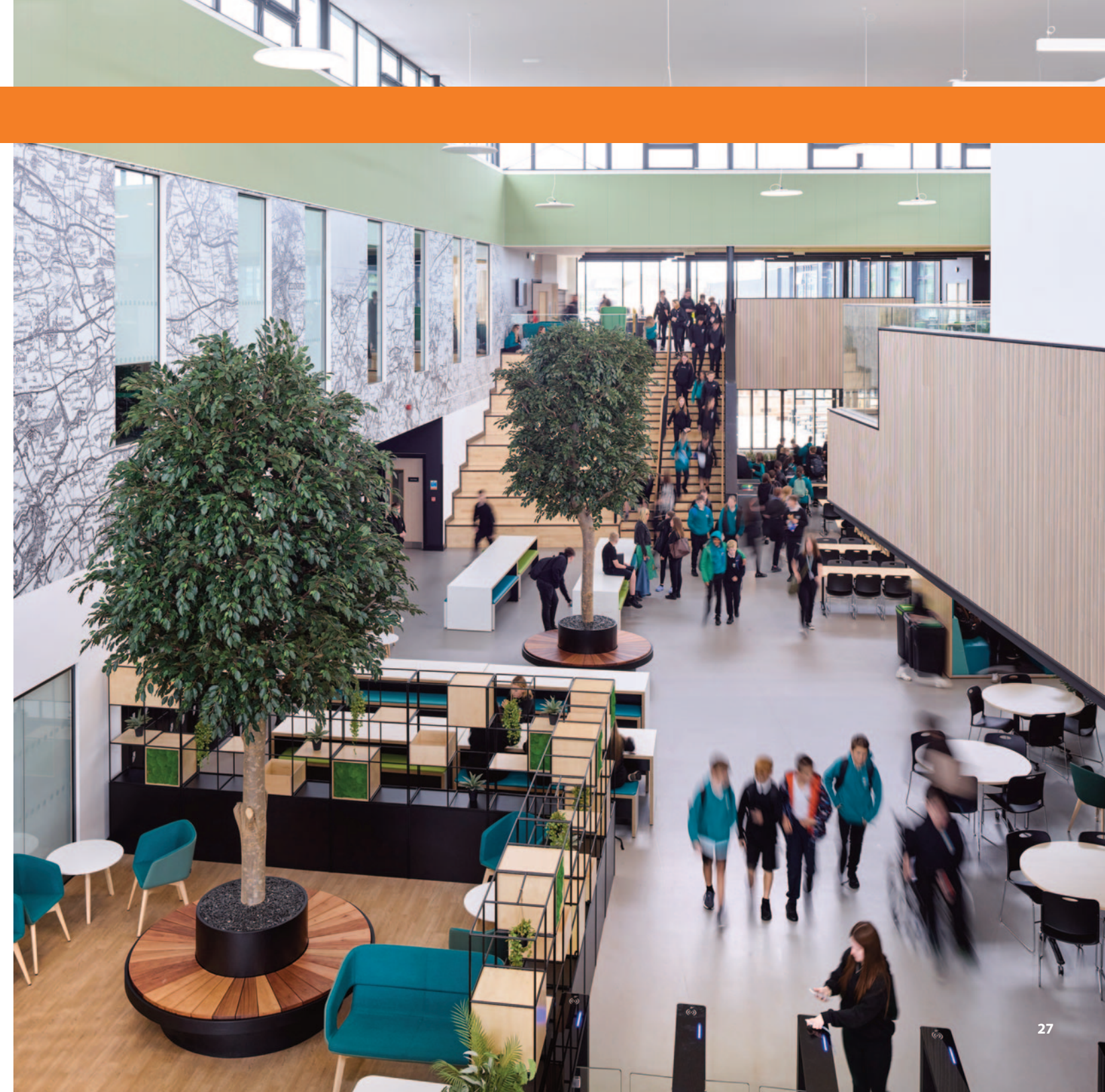
In line with a Place based approach there are also a range of facilities for use by the community, including a library and the relocation of the local Community Centre and a range of sporting facilities such as pitches for football, rugby and hockey.



"Wallyford Learning Campus fulfils our ambition to make sure that the benefits of development are widely felt across East Lothian from high quality, modern schools to spaces for communities. The building and its grounds have been designed to maximise opportunities for people of all ages and interests and act as a hub for community activities and initiatives. It's a key part of our ambition for a dynamic, thriving East Lothian that enables our people and communities to flourish."

"I'd like to congratulate the teams involved in this impressive building. Given the significant challenges of the past few years it's an incredible achievement and shows the strength of the partnerships we have had throughout."

East Lothian Council Leader, Councillor Norman Hampshire



PROMOTING COLLABORATION & INCLUSIVE ECONOMIC GROWTH IN THE BORDERS



Collaboration Forum to share best practice and maximise efficiencies



Delivering on part of Borderlands Inclusive Growth Deal, creating 400 jobs and contributing £141m in Gross Value Added (GVA)



Preservation of the listed Caerlee Mill, a former textile mill dating back to 1788



PEEBLES & GALASHIELS HIGH SCHOOLS

Although in development during this reporting period, at the time of writing we are currently on site in both Peebles and Galashiels, delivering two new replacement high schools for the Scottish Borders as part of the Scottish Government’s Learning Estate Investment Programme (LEIP).

Whilst delivering two new state of the art learning spaces at similar timescales, we wanted to ensure that across a number of workstreams, collaboration is key and that we drive synergies to allow for maximum efficiency. To this end we set up a Collaboration Forum which runs across the workstreams of design, quality, LEIP, commercial, social impact and communications.

Meeting regularly, teams from Hub, Scottish Borders Council and both Morrison and BAM Construction, work together to ensure the cross fertilisation of ideas and to identify opportunities for collaboration. Even before starting on site, we have worked together across the supply chain to hold joint meet the buyer events involving both contractors (events that would normally be held individually) to offer local SMEs wider access to work packages and we have shared best practice around social value activities to ensure that we are contributing as effectively as possible to community wealth building.

MOUNTAIN BIKE INNOVATION CENTRE

We are currently developing an exciting project with partners in Scottish Borders Council and South of Scotland Enterprise, renovating the Caerlee Mill in Innerleithen to be the home of the new Mountain Bike Innovation Centre, establishing it as pioneering and sector leading within the mountain biking sector, just as it once was within the textile industry.

The Innovation Centre will allow Scottish, UK and international companies to develop innovative products and services, or even train and test athletes within the mountain biking and cycling sector. It will also offer a place for businesses to showcase their products in the heart of the UK’s leading mountain bike destination.

The project is being funded as part of the Borderlands Inclusive Growth Deal. The Innovation Centre is predicted to contribute £141m in Gross Value Added (GVA) and create over 400 jobs in the South of Scotland over ten years.

“The development of this world-leading facility in the South of Scotland, the home of the bike, is absolutely fantastic for the area and our economy.

“This builds on this area’s strengths and our existing reputation as a leading cycling destination, with some of the best mountain bike trails in the world, and will create a significant number of jobs and long term investment.”

Councillor Scott Hamilton, SBC’s Executive Member for Community and Business Development



ENSURING A QUALITY OUTCOME



Inspiring Spaces matching a progressive vision for learning, teaching and pedagogy



Majority of campus handed over ahead of schedule



Community asset forming an integral part of the area's wider regeneration



Construction Quality Improvement Collaborative exemplar of Excellence

WINCHBURGH SCHOOLS CAMPUS

This project is West Lothian Council's largest investment in its learning estate, delivering on one site, two state-of-the-art high schools, an inspiring primary school and a sports and wellbeing hub. A real example of collaborative working, the project included extensive consultation to ensure the new buildings matched the Client's progressive vision for its learning, teaching and pedagogy, whilst forming an integral part of the area's wider regeneration. Beginning construction during strict Covid-19 restrictions, testament to the effort of all partners, the majority of the Campus was ultimately delivered ahead of schedule and the complete development (with Sinclair Academy being

handed over snag free) is of an extremely high standard and has received positive feedback from the pupils, staff and the wider community.

From an early stage it was decided that a campus approach, rather than separate facilities in different areas, would provide an opportunity to deliver a real asset to the community. This of course leads to efficiencies too in terms of procurement of contractors and work packages and delivering social impact. To further enhance this, the Campus was procured alongside the new Calderwood Primary, resulting in cost and time savings as well as enhanced local community benefits.

The Construction Quality Improvement Collaborative used the Winchburgh Schools Campus as a case study of excellence in relation to Quality. Quality was given as a much prominence as health & safety, cost, and programme. Quality was embedded (and not simply an "add on") into the development and delivery processes and reinforced at various checkpoints. Pivotal to the success of the Project was a quality culture of collaboration between experienced, competent and capable parties, developed over a series of projects and which can help influence future developments.

"I'm astounded by the quality of the facilities here in Winchburgh and delighted that the buildings are now completed and handed over to us. The impact of the growth and development here in Winchburgh is going to have a positive impact on the local community for generations to come."

"Many years ago, Winchburgh was designated one of West Lothian's Core Development Areas. What we wanted to achieve was to create a place where people wanted to call home and alongside that bring growth, economic prosperity, improvements to infrastructure, and provide first class learning and leisure facilities for young people. A number of partners are involved in such a mammoth project and West Lothian Council has delivered these tremendous new educational facilities for the young people of Winchburgh."

"This is a great example of how a large scale construction project should work and the outcome is absolutely tremendous. Everyone involved in this project should be very proud."

Lawrence Fitzpatrick, West Lothian Council Leader



<https://cqic.org.uk/case-study/winchburgh-schools-project-a-quality-case-study/>

<https://youtu.be/5QdzpE5ipCo?si=IH9w-EaWGbC2TmAz>



COMMUNITY BENEFITS & SOCIAL IMPACT 2021/22 & 2022/23

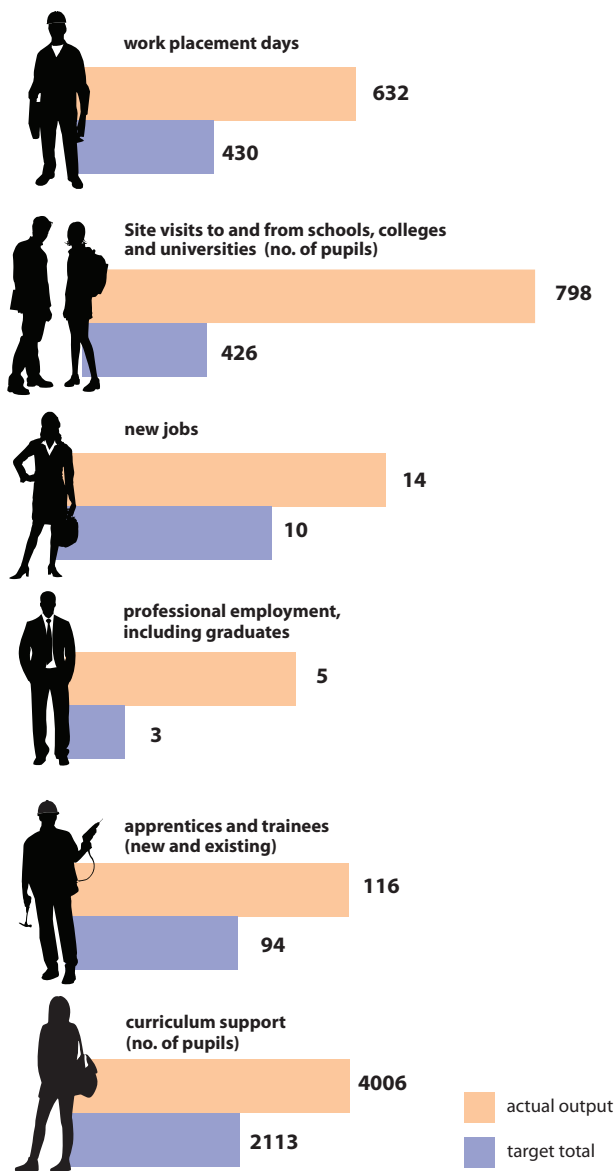
Our approach to the Community Benefits model, referred to as Social Impact, enables the specific, targeted measurement of value delivered to local communities.

The specific tool adopted for the Hub Programme is the Social Value Portal (SVP), using a bespoke suite of Themes, Outcomes and Measures (TOMs) which enable the development of locally targeted initiatives and investment within communities. We work closely with our Clients at the start of each project to determine the specific desired outcomes for their areas and develop bespoke packages of activities to deliver these.

Realising a range of benefits locally, plays into community wealthbuilding and is key to Hub’s ongoing success as we ensure a lasting legacy beyond the bricks and mortar of the facilities we create. As in previous years we are proud to be meeting, and in many cases, outperforming in this area.

On the ground, whether it be involving young people in STEM activities, doing safety talks to schools, having press pack teams report from site or developing partnerships with local organisations, we are engaging positively with individuals and businesses. Over the next few pages you can see just a few examples of how this works in action.

We have a range of targets around activities such as creating new jobs, supporting apprenticeships and providing work placements, and on projects completed in this reporting period, we have exceeded what we set out to achieve:



PROVIDING EDUCATION & EMPLOYMENT OPPORTUNITIES

THE RIDGE PROJECT, WALLYFORD



On site at the new Wallyford Learning Campus, there was a derelict half wall boundary which needed remediation. Rather than simply contracting the work to a bricklaying company, the site team partnered with a Dunbar based charity to commission apprentices to carry out the work.

Two apprentices, Darren Brown and Simon Reay were supervised and trained by The Ridge Foundations CIC, a construction company/social enterprise, part of The Ridge SCIO. The Ridge works to create local job and training opportunities. The construction skills programme employs the young people as part of their apprenticeship in Stone Masonry which will help them move into employment within this sector.

“This has been a great opportunity for the young apprentices to take their learning into a live construction environment and gain a unique insight into the industry. They have delivered a high quality of finish which complements the work carried out by time-served, experienced tradespeople on the wider site. Their efforts are now part of East Lothian’s landscape and will be a lasting testament to the project.”

Fiona Dugdale, Cabinet member for Education, Families and Children’s Services, East Lothian Council

WORK EXPERIENCE TO EMPLOYMENT & UNIVERSITY, WALLYFORD & THE BORDERS



Colin Peters attended Earlston High School in the Scottish Borders and started his journey doing work experience in East Lothian on our Wallyford Community Campus project. He is now a trainee Quantity Surveyor with Morrison Construction and is in his first year of a 4 year course with Heriot Watt University. Colin explains his career pathway:

“I enjoyed my work experience in Wallyford and realised that I definitely wanted a career in the construction industry so I applied for various roles and was also considering further education. I kept in touch with the Morrison Construction team and they contacted me this year as an opportunity became available to work nearer to home in the Borders and also be supported through University.

“I am now a trainee Quantity Surveyor and split my time between the Earlston Primary and Galashiels Academy projects. Although I am studying one day a week, I am gaining a lot of experience on site which for me is much better than attending university full time as I’m seeing things in real life rather than on a piece of paper.

“I think it’s great that these types of opportunities are available to young people – I’m glad I did my work experience on site as it led to me starting a career in the industry straight out of school and I’m looking forward to where this will take me in the future.”

CONSTRUCTION SKILLS ACADEMY LEAVING A LASTING LEGACY, WALLYFORD

Thanks to the community benefits delivered during the construction phase, the new Wallyford Learning Campus was able to welcome its first students – seven months before the building was even due to open!

East Lothian's Regional Construction Skills Academy is a partnership between East Lothian Council and Edinburgh College to support the progression of skilled workers into the industry, contributing to growth both within the region and across Scotland by delivering two courses at the campus: NPA Construction Craft Level 4 and Introduction to Construction.

Prior to moving into its purpose-built space within the new campus, there was an opportunity to ensure meaningful live construction experience on site after Morrison Construction sourced a cabin through our supply chain and set up an area where Edinburgh College could deliver its Multi Skills and Joinery & Carpentry courses. Site staff also facilitated site visits and work experience and talks to students about careers in construction.

East Lothian Council leader Norman Hampshire visited site to meet with course leaders and young people who were completing a tiling project as part of their course. He said:

“Demand in the construction sector is evident within a short distance of Wallyford Learning Campus, with a number of major housebuilding, local authority and infrastructure projects. We want to make sure that such major investment delivers a range of benefits to our economy and our communities.

“The new Wallyford Learning Campus has been designed to offer spaces for collaboration that will benefit learners and our wider community, and the Regional Skills Academy is part of this aspiration. It's a great example of council, further education and industry working together and we are pleased to be in partnership with Edinburgh College and Morrison Construction to offer such valuable opportunities through this facility.”



PATHWAY TO EMPLOYMENT, EDINBURGH



Staff at the existing Castlebrae High School approached the site team at the new build looking for a possible opportunity for a young individual who was keen to join the construction industry. He faced many barriers within his personal and school life but the school's Future Improvements Officer saw his potential. Meetings were set up with Morrison Construction to deliver a talk on transferable skills such as timekeeping, attendance and willingness to learn. After this he was given a trial run to improve these skills within school, with the commitment that when he reached an acceptable level, the site team would source him an opportunity within our supply chain.

After four weeks there was a massive change and he was given an opportunity with Bricklaying contractor, Lesterose, who took him on a 2-week work trial. His hard work and positive attitude paid off as he was taken on as a labourer for one year. Although he was offered an apprenticeship, he actually found alternative long-term employment because of his experience, resulting in a real positive destination.



INNOVATIVE APPRENTICE INITIATIVE, BEATLIE

Through West Lothian Council's Beatlie School project (see P17), a unique partnership providing onsite experience for existing Council apprentices was successfully implemented - a blueprint for ensuring meaningful upskilling of young apprentices already employed by West Lothian Council and something we are continuing to replicate on site on the new East Calder Primary.

Six West Lothian Council employed apprentices (in 2nd – 4th year) worked on site with a range of subcontractors including electricians, heating engineers and painter/decorators. This allowed these apprentices to gain a richer knowledge of the industry including commercial issues, constructing to specific standards and working under safety procedures. It afforded them the real experience on large-scale projects they would otherwise not have gained and allows learned skills to be retained within West Lothian Council, thus directly providing social value to the local area.

To ensure as meaningful a lasting legacy as possible, on future projects we hope to widen the offering with further exposure to the supply chain, including other trades such as plumbing, joinery, roofing etc.

ELECTRICAL APPRENTICE OF THE YEAR



"Because the majority of the Council's work tends to be domestic, this experience on a multi-million pound construction site at Beatlie gave me a broader learning experience and exposure to the wider industry, improving my skills and confidence."

"It would be great to see this approach for apprentices rolled out across a range of projects."

Chris Harkins, West Lothian Council Apprentice

FURTHER STRENGTHENING OUR SUPPLY CHAIN



In August 2022 we further strengthened our offering with the introduction of a new Tier 1B Construction Contractor Supply Chain. Following a robust selection process undertaken earlier in the year, which included public sector Clients and Scottish Futures Trust representatives, three contractors were appointed – Cruden Building, Hadden Construction and Ogilvie Construction.

We already have three Tier 1 Construction Contractors successfully developing and delivering projects – BAM Construction, Balfour Beatty Construction and Morrison Construction and the introduction of a new Tier1B supply chain augments this, with its scope of work predominately focussing on domestic scale / residential construction of affordable housing, social & dementia care, care homes / care villages, crisis response and complex care.

Since then we have further enhanced our offering, bringing on board Heron Bros Construction and Connect Modular to our Tier 1B supply chain, providing experience with RAAC and off site manufacturing respectively.

Relationships with our supply chain members are fundamental to Hub South East's continued success and these new appointments are an excellent addition to our already strong offering, helping us to achieve our aim of being the development partner of choice for our public sector Clients.

In addition to our construction contractors, we have a large professional supply chain of almost more than 110 companies we can call upon to assist Clients delivering infrastructure developments. These include 3 FM contractors, 36 architects, 21 Mechanical & Electrical specialists and 25 Civil & Structural Companies. Beyond this we are committed to ensuring that local businesses benefit from projects being delivered in their area and that Scottish SMEs are used wherever possible. On projects completed in this reporting period, we're delighted to report a very high proportion of work packages were delivered by Scottish SMEs, notably 97% on The Access Place in Edinburgh and Gullane Primary School Extension, as well as 93% on Salisbury Court Medical Centre, 91% on Cockenzie Health Centre and 90% on learning spaces in Winchburgh, Calderwood and Pinewood.

A great deal of work is carried out to ensure local SMEs can engage with Hub projects and in addition to our Tier 1 contractors delivering leadership training and supply chain network events, the Hub team has been at several Meet the Buyer and Supplier Development Network events this year across the Territory, talking to local individuals and businesses and advising them how to access opportunities on Hub projects.

SUPPORTING THE LOCAL COMMUNITY & CREATING PARTNERSHIPS

In this reporting period, on projects we have been working on, be they complete, in construction or in development, Tier 1 contractors and wider supply chain have donated to a number of good causes and developed partnerships with local charities. These form part of our commitments to delivering social value and demonstrate how Hub South East projects can provide benefits beyond the bricks and mortar, leaving a lasting legacy in local communities. Just some of these many donations of time, materials and sponsorship on projects include:



Galashiels Academy

- £1,000 Sponsorship for Borders College Graduation day.

East Calder Primary School

- £750 Sponsorship of local football club strips.
- Volunteering with local charity Dignity Boxes.

Beatlie School Campus

- £500 donated to East Calder Gala.
- £500 donation to local charity, Dignity Boxes.
- £1,000 donated to West Lothian College graduation day.

Wallyford Learning Campus

- Sourcing a cabin for Edinburgh College to deliver courses as part of the Construction Skills Academy (see P34).
- Waste materials on site such as timber, plastic piping, old PPE etc. were donated to local community groups such Loose Parts Play, Musselburgh Men's Shed and The Bridges Project.
- A Keder Greenhouse was provided to offer agricultural experience for young people. It will also provide fruit and vegetables for the canteen area which pupils will take responsibility for growing.
- Working with a Green Agenda group called Fuel Change a team of Graduates entered a Fuel Change competition and their entry was highly commended and rolled out into their chosen industry.



Winchburgh Schools and Calderwood Primary

- A partnership was created with West Lothian College, with Morrison Construction sponsoring the NPA Joinery and Carpentry course, encouraging a sustainable employment route. During its 1st year the course had a 100% retention rate.
- Four volunteer days were carried out at local St Mary's Primary School to improve the look of their playground area by painting fences using paint supplied by the supply chain.
- Excess timber was supplied to West Lothian College using a timber skip area on site. This created a sustainable route for the waste materials and was cost efficient for the College.
- £250 donated to West Lothian College Graduation Day.
- The site team worked with the Larder – a West Lothian charity tackling poverty with access to learning and good food. They engaged young people with site visits, construction pathways information and work experience, as well as providing them with Morrison Construction PPE.
- Funding was provided for financial advice sessions through YourPayYourWay for Freshstart who support people who have been homeless and are looking to get back on their feet.
- £500 donated in sponsorship to Blackburn FC.
- Donations of fencing were made to a neighbouring Farmer and pallets to West Lothian College.

Cedarbank and Pinewood Schools

- Over £5,000 was spent with 'Move On' Wood Recycling in Edinburgh – a social enterprise in Edinburgh that collects waste wood, sells quality timber and provides work experience, training and volunteering opportunities. They collected and reused wood waste from across the project at Cedarbank.
- Various donations were made to the schools including toy diggers, hard hats, Christmas trees and decorations. A wooden Christmas tree was also created at Pinewood by reusing materials on site and the pupils helped to decorate it.
- A memorial bench and plaque were ordered via the social enterprise 'Glasgow Wood Recycling' at Pinewood to honour the late BAM Construction Project Manager – Allan McLean. The bench is in the new school grounds.

Castlebrae Community Campus

- Connections were made with Castlevale Youth Development Club. Initially £1,300 was donated for new equipment, then a project was undertaken with help from across the supply chain to renovate their club facilities by carrying out works such as; electrics, heating, plasterboard, joinery, blockwork, flooring installation, taping, decoration, additional labour, painting squads, metal cladding security doors and also donation of flooring, wall protection, hand dryers and changing benches.
- £500 donated to buy tablets for pupils.
- £620 donated for new CDT equipment.
- Time and supplies donated to local art project, Connecting Craigmillar.
- £500 donated for new strips for the school's senior football team.

The Hub South East team has also been doing our bit too. You can read about the 'Skydive for Beatlie' on P43 and in addition to this, we've supported our supply chain's charitable events, donating to causes such as Grassmarket Community Project (GCP) Festive appeals, Morrison Construction's Hike for Macmillan Cancer Care and Doig+Smith's marathon relay for Beatlie School, as well as other hubs, including Hub West's appeal for PEEK and Hub South West's for the Trussell Trust. Fiona, our office manager, swam more than 15,000m to raise £1,800 for Brain Tumour Research and Joanne, our Communications Manager was part of a team raising more than £6,000 for GCP by doing the Kiltwalk. We've also donated toys to Cash for Kids and used our office 'Toastie Tuesday' fund to donate first aid items to the help the crisis in Ukraine and donate Christmas presents to a local Ukranian family fleeing the War.

CHARITY GOLF DAY 2022

We're keen to ensure that community benefits are realised outwith just the projects we are working on and are proud to have been working in partnership with local Edinburgh Charity – Grassmarket Community Project (GCP) since 2015 as they provide support to almost 500 members – some of the Capital's most vulnerable citizens.

With the help of our main Sponsor, Morrison Construction, in 2022 we held our fourth Charity Golf Day, this time at Glenbervie Golf Club. Many of our supply chain partners supported the event generously by fielding a team on the day and/or supplying raffle and auction prizes. The event raised an amazing £16,500 and when added to the sums raised at previous events, means that we have now handed over more than £75k to GCP – a fantastic amount which has been reinvested into 6 social enterprises managed by GCP, as well as funding the development of a counselling room and service for members.

We also support the use of the charity's venue as a meeting space, and the wood workshop social enterprise has benefited from trees felled from our sites and opportunities for using the catering social enterprise on construction sites and we donate annually to the GCP's Christmas Appeal.

In addition, using company volunteering days, our Communications Manager, Joanne has been a Director on the Board of GCP for 5 years, further cementing our relationship with this fantastic charity.



"As a charity we're all about social impact, and it's great to see that Hub and its supply chain shares this ethos. I'd like to thank Hub for the support it's provided over the years. I can't overstate the difference its made and the number of lives that have been changed as a result of this partnership."

Jonny Kinross, (former) Chief Executive, GCP

Hear a message from Jonny Kinross about our partnership and the difference it makes in this video shown at last year's Learning Places Scotland Conference where we showcased the wider impact of the Hub programme.

<https://youtu.be/DOKaxe3K2o4?si=9pWpDqztgl1EQj0T>



SKYDIVE FOR BEATLIE

Beatlie School (see P17) is a special place and it stole the heart of our Projects Director Eileen Mackin – so much so that she jumped 10,000 ft out of a plane! Eileen explains:

"Someone recently asked me why I chose Beatlie and my response was... I didn't choose it, it chose me! From the first second of walking into Beatlie and meeting the incredible young people and staff, I knew I was going to do something to raise funds for them. It was my small way of saying thank you to them for letting me be part of their very special journey."

"Two years on and I've completed that and overcome an enormous personal challenge and found the courage to do a 10,000ft skydive. I'd like to thank our incredibly generous supply chain, as well as colleagues, family and friends. This amazing support raised a total of £8320 – beyond my wildest expectations – and it's been such an incredible experience, one I will never forget."

"We are so impressed by Eileen's efforts – she really has gone above and beyond for Beatlie and I'd like to thank her and the wider Hub South East team for this support."

"Beatlie School is an amazing place, full of happiness, smiles and laughter. We love it when others get to experience this joy and are inspired by its positivity."

Beatlie School Head Teacher, Carol Robbie



The skydive inspired more fundraising from our supply chain, with Doig and Smith running the Edinburgh Marathon Hairy Haggis Relay and raising a fantastic £1500!

CROSS HUB COLLABORATION



As one of 5 Hubs in Scotland it is important that we unify as one voice around issues affecting the industry, using our combined knowledge and experience to input into policy issues where possible. As such we have provided collective responses to the development of the Construction Leadership's forum and its associated Construction Accord and Construction Recovery Plan.

It's also important that we share best practice and ensure that important messages relating to the success of the Hub programme are delivered to key influencers across the country. Each year we support the Scottish Government lead, Learning Places Scotland conference, allowing us the chance to showcase our collective achievements to Clients and supply chain across Scotland. This year we were also proud sponsors of the event.

HUB COMMUNITY FOUNDATION



Since 2018, the Hub Community Foundation's Building Brighter Futures Fund, administered by Inspiring Scotland, has supported 1842 young people across Scotland. Up to June 2022, £1.3m was invested into 10 charities, split across the 5 hub areas.

In our Territory both Move On and Grassmarket Community Project have been awarded funds, helping support the most disadvantaged young people furthest from the labour market by providing opportunities to gain the skills and confidence to succeed through education, training and employment. Both charities continue to receive funding in the second phase 2022-24.



To see the success of Phase 1 and the positive impact on the young people it supported, see the video.

<https://youtu.be/1rt-j0YZZuc?si=VKUr7-CTHzgMCP0n>

INSPIRING WOMEN IN CONSTRUCTION



Although still very much a male-dominated industry, it's increasingly common to find women working in all fields of construction and this is something we are keen to encourage. The work we do in relation to community benefits promotes a range of roles within the industry and this is very much reflected in the Hub team itself where we have women managing construction project teams, supply chain, finance, office, social impact and communications, PR and Marketing. We have supported Women in Property events and our team members have attended workshops and careers events to discuss their pathways into the industry.

Although outwith this reporting period, we could not omit the recent achievement of Eileen Mackin, our Projects Director, who won national acclaim at the 2023 Inspiring Women in Construction and Engineering Awards, recognising

the women and teams making outstanding contributions to gender diversity within their industry.

Eileen won In the 'Contribution to a Project' category for her work on the Beatlie School Campus, recognising her strong leadership and strategic direction, with excellent stakeholder management skills. Eileen immersed herself within the school to gain a real insight into the needs of Beatlie's young people and the staff assisting them. Importantly she encouraged others within our supply chain to do the same, resulting in a bespoke design underpinned by innovative solutions that embrace new assistive technology. Eileen also went above and beyond in her Skydive (See P43) and is an inspiring role model to the women on our team and across the supply chain.

"To be able to create a facility that enables the educational experience of the truly inspirational young people, staff, carers and families of Beatlie to be richer, was a real privilege. The greatest accolade of all was returning to see the smiles from those people as they enjoy their new learning space. Beatlie was, and still is, the project closest to my heart and this award may be in my name but it belongs to every single person who worked with me on the project."

Eileen Mackin, Projects Director, Hub South East.

AWARDS SUCCESS



The last two years have continued to be successful in gaining industry recognition by being shortlisted and winning a number of awards for Hub South East and its partners, celebrating the high quality design, construction, partnership working and social value delivered. Of a fantastic 26 shortlists, the following have gone on to be commended or win in their categories:



GIA DESIGN AWARDS 2023

Commended Holy Family Primary School (Education)

INSPIRING WOMEN IN CONSTRUCTION & ENGINEERING AWARDS 2023

Winner Eileen Mackin – Contribution to a Project (Beatlie School)

GIA DESIGN AWARDS 2022

Winner Calderwood Primary School (Education)

Supreme Award Winner Calderwood Primary School

RIAS AWARDS 2022

Winner Jedburgh Grammar Campus

LEARNING PLACES SCOTLAND 2022

Winner Early Learning & Childcare: WLC Early Years Centres (St Mary's and Blackridge)

Winner Inspiring Learning Space: Castlebrae Community Campus

SCOTTISH DESIGN AWARDS 2022

Commendation Jedburgh Grammar Campus (Education)

Commendation Calderwood Primary (Education)

SCOTTISH BORDERS DESIGN AWARDS 2022

Commendation Jedburgh Grammar Campus (New Build)



HEALTH & SAFETY

With Accident Incident Rates (AIR) of well below the KPI threshold of 0.5, our Tier 1 Construction Contractors continue to maintain an excellent safety record.

In both the 2021/22 and 2022/23 reporting periods, as with previous years, no HSE enforcement notices have been received on any Hub South East construction sites.

Health and Safety remains an area of the utmost importance and is reported on regularly to our board. Where there are issues, they are identified and resolved as a priority. We continue to ensure that all construction contractors share best practice and lessons learned in this area and that this is filtered down the supply chain.

PROGRAMME

All projects both the 2021/22 and 2022/23 reporting periods were completed within the Continuous Improvement threshold of 7.5% and track Record test of 10%, meaning the Key performance Indicator (KPI) was passed at both audits.

We are particularly proud of the performance on the Winchburgh Schools Campus project in relation to programme, having worked flexibly to ensure that the facilities needed for the start of the school year were handed over early, with three of the four buildings completing early and the 4th, on schedule and importantly, snag free!

"I'd like to thank Hub South East...the new facilities are first class. Our new schools and Sports Hub have been delivered ahead of schedule and within budget, which is clearly a big achievement, particularly set against the challenges of the past few years."

Andrew McGuire, Executive councillor for Education

RESULTS

ABSTRACT OF ACCOUNTS

The information below is extracted from the DRAFT audited financial statements for the year to 31 March 2023.

The Company has reported a profit for the year of £736,282. The Company has net assets of £156,813 at the end of the year. The directors do not recommend payment of a dividend in respect of the year.

A summary of the financial performance is as follows:

	Year ended 31 March 2023	Year ended 31 March 2022
	£000s	£000s
Profit & Loss Account		
Turnover	58,322	103,356
Cost of Sales	(55,986)	(102,454)
Gross Profit	2,336	902
Administration expenses	(1,601)	(1,346)
Net interest receivable	1	-
Profit/(loss) for year before tax	736	(444)
Corporation tax	-	-
Retained Profit for year	736	(444)

	As at 31 March 2023	As at 31 March 2022
	£000s	£000s
Balance Sheet		
Total Assets	11,394	16,153
Current Liabilities	(10,416)	(14,801)
Total Assets less Current Liabilities	978	1,352
Long Term Liabilities	(773)	(1,896)
Provisions	(48)	(36)
Net Assets/(liabilities)	157	(580)

Hub South East Scotland

Hub South East Scotland Ltd
8 Melville Street
Edinburgh
EH3 7NS

T: 0131 226 0900

www.hubsoutheast.co.uk

Territory Partnering Board

Thistle House
Fourth Floor
91 Haymarket Terrace
Edinburgh
EH12 5HE

T: 0131 510 0800



**Scan to see our handy
Guide to Hub South East**

