

Five Years in Partnership



ANNUAL REPORT
2016–2017



Our Mission

We bring the best of the public and private sectors together to collaborate, innovate and deliver outstanding value for money solutions that enable the delivery of improved services.

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Welcome



Bill Matthews
Chair, hub West Scotland Board
Management Consultant;
BBC Trustee; and Acting Chair of
the Security Industry Authority



Thomas Glen
Chair, Territory Partnering Board
Depute Chief Executive for Place,
Neighbourhood & Corporate Assets,
East Dunbartonshire Council

It is hard to believe that hub West Scotland (hWS) has been in operation for five years.

This year the Annual Report celebrates the significant quality of buildings and economic impact we have achieved by working in partnership during this relatively short period of time.

Delivering over £376M worth of new facilities for our local communities is an outstanding achievement and an important investment in our Territory. It is impressive that, during a period of significant financial challenge, the public sector has invested in new schools, health and care centres and community buildings replacing out-dated parts of its estate, transforming how it delivers and improves services to the public. Estates have been rationalised and agile working, once a new phenomenon, now feels common-place.

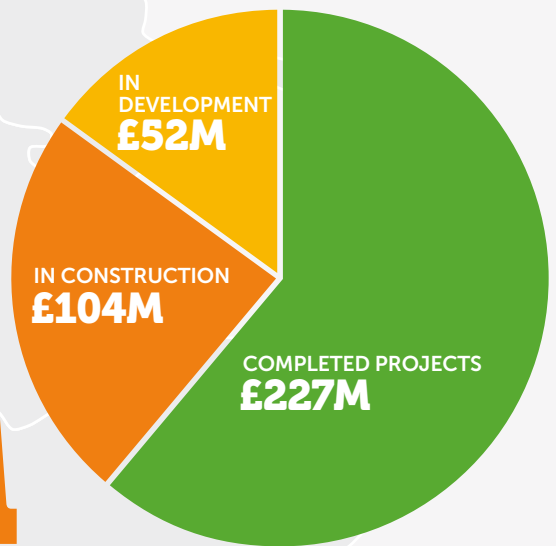
In preparation for the next chapter hWS has recently refreshed its supply chain. New members have been invited to join and existing members, who have demonstrated a clear commitment to partnering, have been retained. hWS is excited by the potential to continue to provide a fast and efficient development management service, extend our involvement in education and early years provision and offer Participants an innovative and highly competitive solution to the social housing challenge.

At the same time we continue to promote involvement with Participants at a strategic level, assisting them in longer-term asset planning and the development of models to address service and financial challenges that they face.

We are both proud to have been involved in the investment and quality of projects delivered in our local areas and look forward to adding to the many successes and award winning projects completed to date.

Bill *Thomas Glen*

VALUE OF HUB PROJECTS hub WEST SCOTLAND £382.3M



Looking forward



Iain Marley
CEO,
hub West Scotland

This year's Annual Report recognises the fantastic projects that have been delivered over the past five years. The investment has had a transformational effect on service delivery to communities and the return on the investment through reduced operating costs will continue to be enjoyed for many years to come.

These successes demonstrate strong foundations for further strengthening the West Territory Partnership. We are excited by the opportunity to build a more strategic relationship with Participants, develop a stronger understanding of challenges and act proactively to offer solutions, improve value for money and deliver improved services within reducing budgets.

Early engagement creates the greatest opportunity to add value hence we encourage Participants to invite hub West Scotland to contribute to the development and delivery of Estate Strategies.

Further benefits will be delivered if we evolve from the commissioning of individual projects to a programme approach – this would fully exploit the advantages and capabilities of the Partnership, realise collaboration opportunities and provide maximum certainty over affordability and programme targets.

Our future service offer will continue to be shaped to proactively address Participants' challenges and build a valued Partnership based on the following key strands:

- **Strategic Services**
where the established provision of flexible and swift procurement of consultancy and survey services will be enhanced by the provision of strategic estate planning and property disposal services
- **Social Housing**
a new service offer which will provide an unrivalled combination of value for money and certainty over the achievement of the housing targets
- **Project Development**
our 'turnkey' development management service provides clients with a flexible solution that can be tailored to complement clients' resources
- **Development Services**
where we can provide specialist knowledge, innovation and access to development experience to maximise the proceeds from the disposal of surplus assets
- **Facilities Management**
where we will explore the potential to provide flexible value for money solutions that address ad hoc, planned and reactive maintenance and other facilities needs

The hub West Scotland team is proud of the Partnership's achievements and motivated by the opportunity that we share to deliver even greater value for money and take forward developments that have a positive impact on our communities.

The year at a glance



Lenzie Meadow Primary School



Dumbarton Care Home

APRIL 2016

hWS had a significant start to the business year when Johnstone Town Hall, for Renfrewshire Council, won both the Community Benefit Award and Project of the Year Award at the RICS annual Scottish Awards ceremony. We financially closed two projects with East Dunbartonshire Council: Kirkintilloch Town Hall and Holy Trinity Primary School.

MAY 2016

We continued to deliver award winning facilities in May, when we won two Scottish Design Awards: Glasgow Women's Library winning the Highly Commended Culture Building and Lairdsland Primary School winning the best educational building.

JUNE 2016

Four projects started on site with a total development value of £71M: Barrhead Secondary School, Our Lady & St Patrick's Secondary School, Bearsden Community Hub and West Dunbartonshire Council Office. We participated in The Big Arran Challenge to raise money for the Glasgow City Mission, a charity we have been supporting for the past three years.

JULY 2016

In July, we handed over the keys to the £14.3M Eastwood Health and Care Centre to NHS Greater Glasgow & Clyde and East Renfrewshire Council, the first of a number of new facilities that will provide improved access to modern and integrated Primary Care and Community Health Services.

AUGUST 2016

We achieved practical completion of the new Lenzie Meadow Primary School with East Dunbartonshire Council and handed over the new Bellsmyre Primary School with West Dunbartonshire Council.

We proudly launched our new website which demonstrates the breadth of our experience and quality of buildings delivered.

OCTOBER 2016

A busy month in October saw the Glasgow Women's Library win the judges award, at the Herald Property Awards, and we were proud to attend the RICS Grand Final for the shortlisting of Johnstone Town Hall.

Both Eastwood Health and Care Centre and Lenzie Meadow Primary School officially opened to the public.

NOVEMBER 2016

In November, Eastwood Health and Care Centre facility won its first two awards at the Health Facility Scotland conference: the Design Excellence and Paul Taylor awards.

Bellsmyre Primary School was officially opened merging together two primary schools and an Early Learning and Childcare Centre into a contemporary new education facility.

DECEMBER 2016

For the second year running we supported the Glasgow City Mission in the run up to Christmas, with overwhelming support from our supply chain we donated over 76 new winter jackets for the homeless.

JANUARY 2017

The New Year commenced with two official openings at Kilmacolm Primary School and Maryhill Health and Care Centre. The new primary care facility forms part of the wider regeneration plans for the area.

MARCH 2017

In March, we reached practical completion on two projects: Bearsden Community Hub and Clydebank Leisure Centre. St Patrick's Primary School for Inverclyde Council was officially opened.

It was a successful month as Eastwood Health and Care Centre was confirmed as a finalist for the RIAS 2017 Awards and was shortlisted for the RICS Awards.



Raising standards for education

16

PROJECTS SUCCESSFULLY DELIVERED

£168M

TOTAL VALUE OF EDUCATION PROJECTS

6733

PUPILS IN NEW SCHOOLS

4

INDUSTRY AWARDS

EDUCATION PROJECTS

PRIMARY SCHOOLS

Lairdsland
Bellsmyre
Kilmacolm
Lenzie Meadow
Holy Trinity
St Patrick's
Thomas Muir

In development:

St Ninian's
Moorfoot
Carntyne
Blairdardie
St Andrew's

HIGH SCHOOLS

Our Lady & St Patrick's
Barrhead

SPECIALIST FACILITIES

Kilpatrick Assisted Special Needs
Greenock Early Years Facility

Holy Trinity Primary School



“

Inverclyde Council have delivered five projects in partnership with hub West Scotland and the quality of the design and completed facilities are excellent.

We have received an excellent professional service and looked forward to a continuing relationship.

Eddie Montgomery, Property Services Manager, Inverclyde Council

The Authorities in the West Territory have invested in significantly upgrading the education estate. Sixteen projects, with a value of over £168M, have been delivered in partnership with hub West Scotland.

During the past five years hub West Scotland and Authorities have developed strong relationships, building upon learning and experience, improving

our mutual processes and delivering facilities that can clearly demonstrate innovation, efficiency and value for money.

The quality of the new education estate is exceptional with staff, pupils and parents experiencing new ways to learn within a variety of specially designed learning spaces. The investment is creating a legacy that will benefit communities for generations.

Lairdsland Primary School



Kilpatrick Assisted Special Needs School



Delivering outstanding facilities for health and social care

10

PROJECTS SUCCESSFULLY DELIVERED

£137.5M

TOTAL VALUE OF HEALTH PROJECTS

14

INDUSTRY AWARDS

HEALTH AND SOCIAL CARE PROJECTS

HEALTH AND CARE CENTRES

Eastwood
Maryhill
Shields Centre

In development:

Woodside
Clydebank
Greenock
Gorbals

SPECIALIST HEALTH CARE

Stobhill Acute Mental Health Wards
(in development)

CARE FACILITIES

Orchard View
Dumbarton Care Home

Orchard View Care Home



“

NHS have invested in eight new Health and Care Centres across the Greater Glasgow area. They have improved service delivery to the public as they can now access multiple health professionals under one roof. The buildings are modern and efficient and we are delighted with the design and quality of the buildings we have delivered in partnership with hub West Scotland.

David W Loudon

Director of Property, Procurement & Facilities Management, NHS Greater Glasgow & Clyde

The West Territory communities have also benefitted from a significant investment in Health, similar in scale to Education. Hub West Scotland is proud to have delivered 9 projects, with a value of over £124.6M, in partnership with the NHS Greater Glasgow and Clyde and a care home with West Dunbartonshire Council.

The design quality of the Health projects is acknowledged by the number of industry awards the completed projects have achieved. The designs have challenged how services have historically been delivered and early innovative designs have laid the foundations for standardisation of clinical spaces and agile working policies for future projects. The facilities integrate health and social care. The provision of multiple services within one contemporary facility seeks to improve the lives of local people and their families.



Maryhill Health and Care Centre



David Young & Liam Windgate,
Apprentice Joiners,
Fleming Buildings Ltd



David Blackwood,
work placement
Off-site Management
Division, CCG



Bradley Kelly,
Apprentice Plumber,
CCG



Chris Dooley, Trainee
Construction Technician,
Morgan Sindall

“

I was unemployed for four years after my previous employer went bust. I felt that I had no future, lacked confidence and wondered when my life would change for the better. Then I was offered an apprenticeship in plumbing. Now that I am employed and trained by CCG I can look forward to a brighter future and career as a plumber, which will stand me in good stead in the years to come! I cannot thank CCG and hub West Scotland enough for this opportunity, and am profusely grateful to both companies for working together on my behalf.”

Bradley Kelly, Apprentice Plumber, CCG

Building for jobs and employment

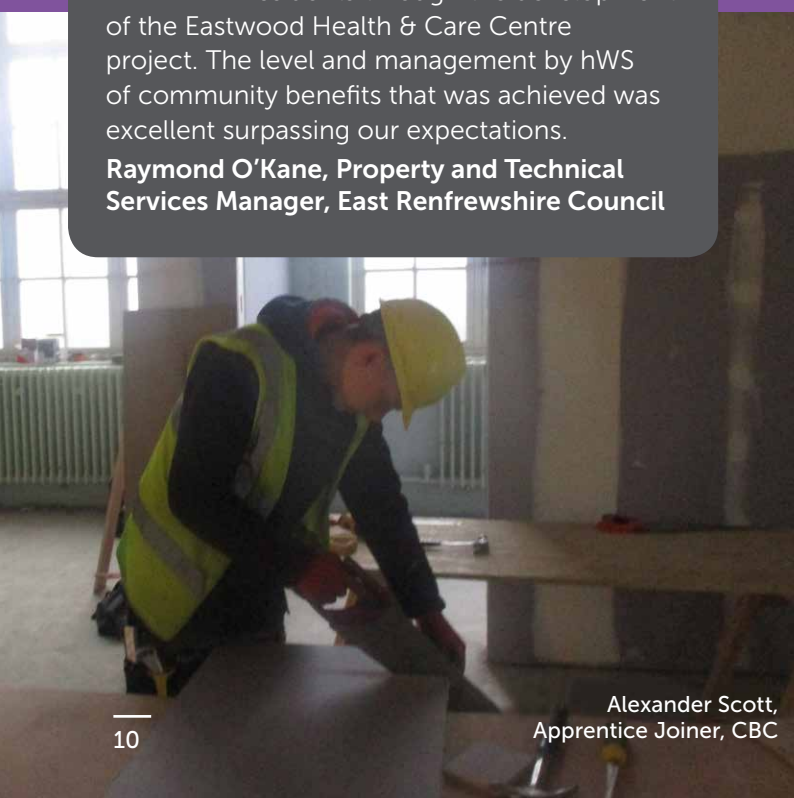
Following five years of operation, our community benefit achievements have delivered exemplary results, adding value to our Participants investments beyond the facilities themselves. Providing life-changing employment opportunities is at the core of each project delivered by hub West Scotland.

To date over 200 individuals have secured employment in a variety of occupations including labouring, administration, formal trade apprenticeships and professional disciplines with 77% of the individuals residing in the local area. We work with our supply chain partners to provide work experience across our projects giving individuals an insight into careers available within the construction industry and assist the long-term unemployed back into the work place.

“

We were delighted to see work experience, employment and apprenticeship opportunities created locally for East Renfrewshire residents through the development of the Eastwood Health & Care Centre project. The level and management by hWS of community benefits that was achieved was excellent surpassing our expectations.

Raymond O’Kane, Property and Technical
Services Manager, East Renfrewshire Council



Alexander Scott,
Apprentice Joiner, CBC



Dylan Hurles,
general construction
work placement, Morgan Sindall

132
NEW JOBS CREATED
THROUGH HUB WEST
SCOTLAND PROJECTS

9
GRADUATES IN
EMPLOYMENT

72%
PROPORTION OF
CONTRACTS AWARDED
TO SMEs

66
LOCAL APPRENTICESHIPS
CREATED

243
WORK PLACEMENTS

144
EDUCATIONAL EVENTS

“

This has been a great opportunity to work on a fantastic project which is local to me and a great opportunity to gain employment with SCS Construction.

Anthony Docherty, Joiner, SCS Construction



Apprentice intake Inverclyde Projects



Chris Kelt, Trainee QS, CBC

Serving communities

9
PROJECTS SUCCESSFULLY DELIVERED

£32M
TOTAL VALUE OF COMMUNITY
PROJECTS

Over the past five years Authorities have focussed on delivering improved joint services to local communities. This has involved improving the existing estate as well as some new-build investment.

The co-location of services has been welcomed by communities who enjoy the convenience of being able to engage with a number of service providers under one roof. It has facilitated Authorities estate rationalisation plans by exiting old and inefficient buildings and investing in facilities that are less expensive to operate.

COMMUNITY PROJECTS

COMMUNITY FACILITIES

Kirkintilloch Hub
Lennoxtown Community Hub
Bearsden Community Hub
Hillhead Community Centre
Renfrew Community Safety Hub
Glasgow Women's Library
Kilmardinny House

TOWN HALLS

Johnstone Town Hall
Kirkintilloch Town Hall

“

As operator for the newly refurbished Kilmardinny House and Kirkintilloch Town Hall we are delighted with the work that has been completed to a very high standard and I am sure these facilities will prove to be top class venues for activities and events in East Dunbartonshire.

Mark Grant, General Manager
East Dunbartonshire Leisure & Culture Trust
Wm Patrick Library



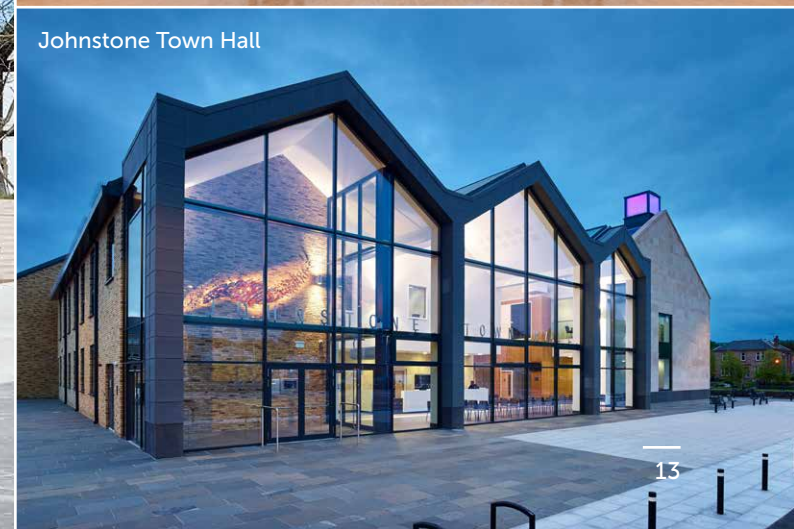
Bearsden Community Hub



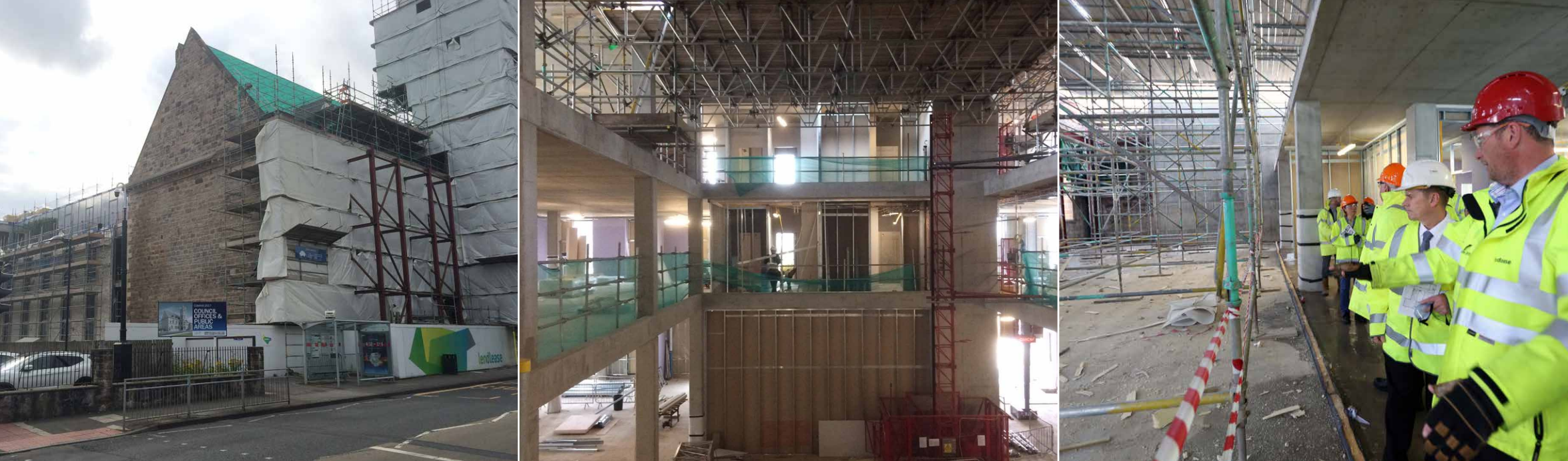
Kilmardinny House



Kirkintilloch Town Hall



Johnstone Town Hall



West Dunbartonshire Council Office



Growing room for business

4

PROJECTS SUCCESSFULLY DELIVERED

£20M

TOTAL VALUE OF OFFICE AND INDUSTRY PROJECTS

OFFICE AND INDUSTRY PROJECTS

OFFICES

Garshake Office Refurbishment
West Dunbartonshire Council Office
(in development)

WORKSHOPS

Clydebank Workshops
Levenside Business Court

West Dunbartonshire Council has invested in the regeneration of Clydebank, Dumbarton and Vale of Leven by providing modern premises for local SMEs and by relocating their own offices into the heart of Dumbarton town centre.

The new offices are an excellent example of modern, agile working policies adopted by many public sector bodies reducing the requirement to occupy large floor areas, aligning with estates rationalisation whilst providing employees with flexible working opportunities.

Fit for purpose

1

PROJECT SUCCESSFULLY DELIVERED

£23M

TOTAL VALUE OF LEISURE PROJECT

LEISURE

Clydebank Leisure Centre

At the beginning of 2017 we completed our first leisure centre which is an iconic building on the banks of the River Clyde and part of the regeneration of the wider Queens Quay area of Clydebank.

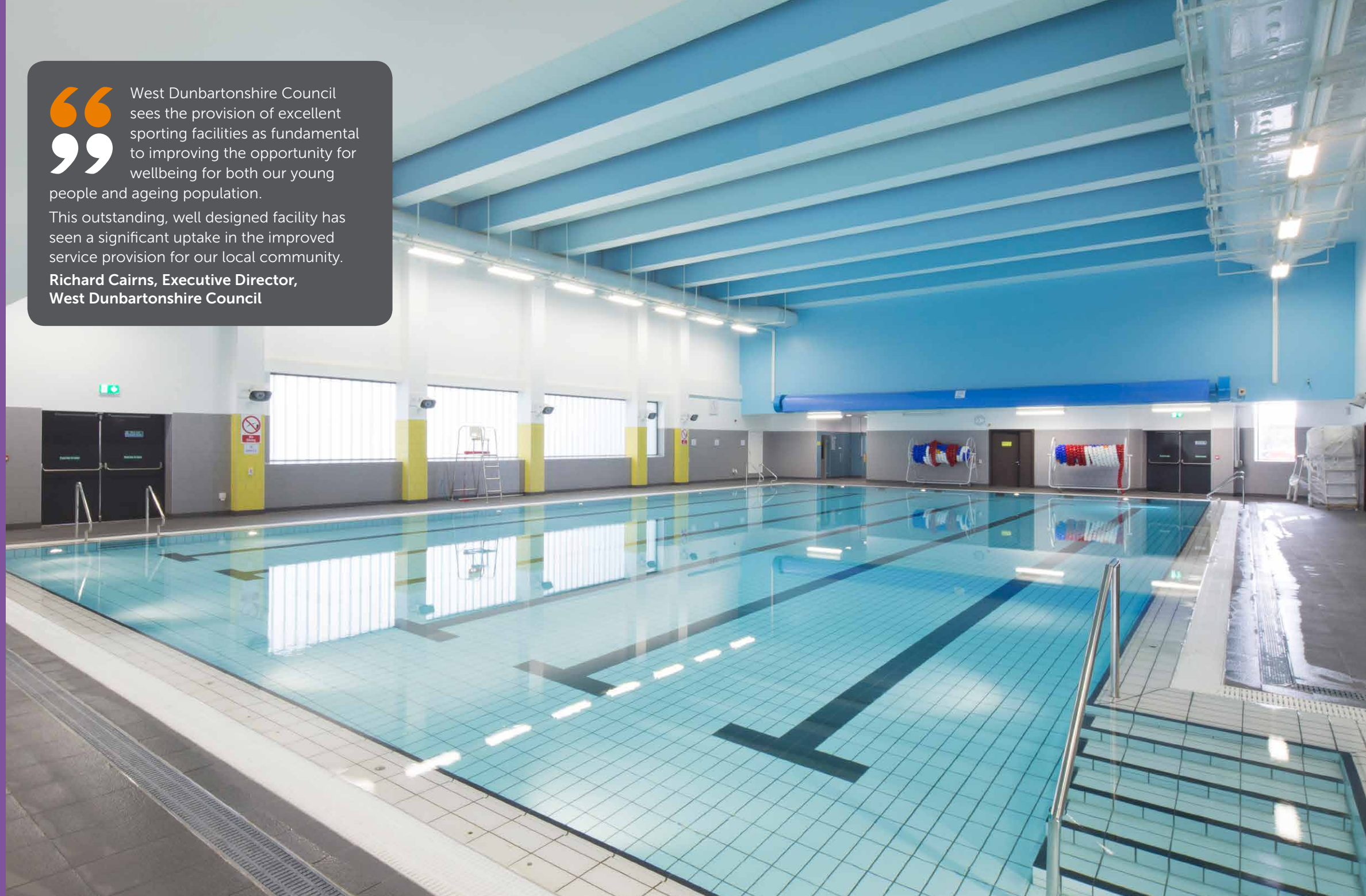
The building includes an 8-court hall, a dance studio and a pool hall which includes a 6-lane pool, teaching pool, flume and wave machine. The fitness suite is in one of the main spaces of the building and occupies a prime location overlooking the river. One of the most innovative spaces is the interactive community space on the first floor which has the latest interactive technology for fitness. Children and adults can use gaming technology to play football and other games projected onto the floor and walls.

“

West Dunbartonshire Council sees the provision of excellent sporting facilities as fundamental to improving the opportunity for wellbeing for both our young people and ageing population.

This outstanding, well designed facility has seen a significant uptake in the improved service provision for our local community.

**Richard Cairns, Executive Director,
West Dunbartonshire Council**





HUB WEST SCOTLAND IS A PUBLIC-PRIVATE JOINT VENTURE OWNED BY:

- Wellspring Partnership Ltd
(Apollo Capital Projects Ltd,
Morgan Sindall Investments Ltd
and Community Solutions
Management Services (hub) Ltd)
- Scottish Futures Trust
- Public Sector

HUB WEST SCOTLAND BOARD:

- Bill Matthews, Chair
- Johnny Dryburgh,
CEO, Apollo Capital Projects Ltd
- Dave Lane, Commercial Director,
Community Solutions Partnership
Services Ltd
- Nial Gemmel, Scottish Futures Trust
- Richard Cairns, Executive Director,
West Dunbartonshire Council
- Andy MacDonald,
Development Director,
Morgan Sindall Investments Ltd

hub West Scotland Participants



Renfrewshire
Council



THE GLASGOW
SCHOOL & ART



CITY OF GLASGOW
COLLEGE





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