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**Report to Clackmannanshire Council**

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**Date of Meeting: 11<sup>th</sup> August 2022**

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**Subject: Wellbeing Hub Options Appraisal**

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**Report by: Lorraine Sanda Strategic Director People**

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**1.0 Purpose**

- 1.1. The purpose of this report is to provide Council with both the strategic context and the professional and technical assessment of the two sites identified for the provision of a new Wellbeing Hub for Clackmannanshire. Council is invited to consider all of the information contained within the paper and to agree to progress one of the options to the next stage of development.

**2.0 Recommendations**

- 2.1. Council is asked to agree:
- 2.1.1. Which site and facilities mix option should be progressed to RIBA Stage 2-4 (Concept and Technical Design) taking into consideration the Options Appraisal inputs and outputs presented in this paper at 4.1 to 4.19 alongside **Appendices i to xix**, and Tables 1 and 2.
- 2.2. Council is asked to note:
- 2.2.1. The Case for Change in the background section at para 3.1;
- 2.2.2. Detailed capital costs for construction of the option agreed by Council will come back for budget approval and will be progressed in line with procurement and planning regulations;
- 2.2.3. Detailed revenue operating costs for the option agreed by Council will come back for budget approval;
- 2.2.4. Investment opportunities will continue to be pursued as the project progresses through the next RIBA stages;
- 2.2.5. The financial uncertainty mentioned at para 4.14-4.15;
- 2.2.6. The risks identified in para 4.14, Table 1 and **Appendix xiii**

2.2.7. There will be ongoing communication and engagement with partners, stakeholders and the public as the project develops through the RIBA stages.

### 3.0 Background

#### 3.1. Case for change

3.1.1. Why are we developing a Wellbeing Hub?

- Relatively high numbers of people living in poverty, feeling isolated, dealing with health issues and having limited opportunities to work.
- Clear evidence that leisure facilities provide opportunities for people to connect with others, become and stay physically active and improve their physical and mental health and wellbeing.
- An ambition to transform Alloa as a place to live, work and visit.

3.1.2. How does it align with national/regional/local priorities?

- At the heart of Scotland's **National Performance Framework** is a focus on creating a more successful country where increased wellbeing and sustainable and inclusive growth helps everyone to flourish.
- This requires new thinking, especially in dealing with challenges such as reducing child poverty. The Scottish Government's **Best Start, Bright Futures Delivery Plan** (2022 -2026) calls for public services to wrap around families and provide the right support to the right people at the right time.
- There is also new thinking behind the idea of creating a Wellbeing Economy where economic, social and environmental dimensions are managed to enable people and places prosper.
- Public Health Scotland is looking specifically at how these social, economic and environmental determinants impact on healthy life expectancy and premature mortality. They have identified place, lifestyle, early years, mental wellbeing, harmful substances and inclusive economy as key priorities.
- The **Active Scotland Delivery Plan** (2018) focuses on the physical activity element of lifestyle and aims for more people to be more active more often. sportsotland, the National Agency for sport, sets out in its' corporate plan **Sport for Life** (2019), how sport helps to create an active and thriving Scotland.
- Meanwhile, Scotland's health services are seeking to reduce the pressure on hospitals by shifting non-acute health management and

treatment services into the community, while encouraging individuals to take a more active role in managing their own health.

- **The Place Principle** was adopted by the Scottish Government and COSLA in 2019 to promote a shared understanding of place and collaborative working around a place's services and assets to achieve better outcomes for people.
- **Stirling and Clackmannanshire City Region Deal** is structured to provide investment in Innovation, Digital, Culture, Heritage and Tourism, Active Travel and Connectivity over the next 10 to 15 years. Core to the City Region Deal is the generation of inclusive economic growth for the region.
- In terms of climate strategy, Scottish Government has published **Climate Ready Scotland (2019 -2024)** which highlights the changes needed to protect the natural environment and vulnerable people, alongside promoting community involvement and a sustainable economy.

#### 3.1.3. How does it fit with the Council ambitions and priorities?

- The Wellbeing Hub development is central to the ambition of having “a network of high quality, accessible and affordable sport and leisure facilities in Clackmannanshire” by 2028. (**Sport and Active Living Framework (SALF)** published in 2018).
- The spending objectives for the Wellbeing Hub are aligned with the **Be the Future (2018-30)** strategic themes and the Clackmannanshire Wellbeing Economy priorities (**Appendix i**)
- These also align with the **Clackmannanshire Family Wellbeing Partnership** which aims to improve the wellbeing and capabilities of individuals and communities, creating opportunities which promote social justice and tackle poverty and inequality.

### 3.2. Wellbeing Hub development to date

3.2.1. At their meeting on 19th December 2019, Council approved the 2019-2040 Learning Estate Strategy which identifies the opportunity for an Alloa South Education Campus, including the option for a swimming pool.

3.2.2. The COVID pandemic from March 2020 led to closure of all leisure facilities across Scotland including the Alloa Leisure Bowl. Scotland was placed on an emergency footing, and the focus of the Council was on ensuring that there was support in place for communities and that the impacts of the coronavirus were managed.

- 3.2.3. At their meeting on 11<sup>th</sup> February 2021, Council agreed to permanently close the Alloa Leisure Bowl, end the operating agreement with Wasp Leisure Limited and explore options for leisure provision.
- 3.2.4. At a special meeting on 24<sup>th</sup> March 2021, Council approved a Capital Budget of £16.855m for the development of a Wellbeing Hub in Alloa. This was updated to £15.320m at a special meeting on 4<sup>th</sup> March 2022 and will be subject to further review in relation to the inflationary pressures detailed in 4.14 below.
- 3.2.5. At their meeting on 21<sup>st</sup> May 2021, Council noted the adoption of the Royal Institute of British Architects (RIBA) 7 stage process to manage the costs and time involved in the Wellbeing Hub build (**Appendix ii**)
- 3.2.6. At their meeting on 16<sup>th</sup> December 2021, Council agreed to consider two potential sites for the Wellbeing Hub (**Appendix iii**) as part of the Options Appraisal.
- A greenfield site at Alloa West which is referred to as the Pavilion Site for the purposes of the Options Appraisal (**Appendix iv**)
  - The brownfield site in Alloa town centre which formerly housed the Leisure Bowl and is referred to as the Bowl Site for the purposes of the Options Appraisal (**Appendix v**)
- 3.2.7. At their meeting on 10<sup>th</sup> February 2022, Council noted that
- the Options Appraisal for the Wellbeing Hub was underway, part of which was an Independent Research Report identifying a list of potential facilities to be included in the Wellbeing Hub (**Appendix vi**)
  - a Project Overview had been developed which highlights the role of the Wellbeing Hub as part of a wider network of facilities providing physical activity, wellbeing and sport programming.

### **3.3. Stakeholder perspective**

- 3.3.1. Extensive consultation has been carried out since April/May 2021 to gather feedback about active living and use of leisure facilities from people living and working in Clackmannanshire, organisations operating in Clackmannanshire and special interest groups. **Appendix vii** provides a summary of who we spoke to and what they told us.
- 3.3.2. The online public survey identified the most popular spaces to be active as outdoors, swimming pool and gyms/studios. It also highlighted the main reasons for being active as physical/mental wellbeing, social/family connections and team/club participation.



- 3.3.3. The Live Action Days in Clackmannanshire communities confirmed the importance of mental health and the need for leisure facilities to be affordable and easy to travel to. They also emphasised the importance of building facilities with future generations in mind.
- 3.3.4. Discussions with special interest groups highlighted the need for facilities to be accessible, suitable for people of different ages and abilities and capable of hosting competitions and events.
- 3.3.5. Engagement with organisations providing physical activity, wellbeing and sport programmes in Clackmannanshire identified they want a Wellbeing Hub that can complement what they are already doing, can help expand their reach and improve their sustainability and can provide suitable facilities for community use.
- 3.3.6. Ongoing engagement with stakeholders including the public, will continue through the RIBA process.

#### **3.4. Partner engagement**

- 3.4.1. During the same period, there has been engagement with a wide range of partners to draw on their expertise and explore how the Wellbeing Hub could help them achieve their goals.
- 3.4.2. **Appendix viii** summarises that engagement and highlights the wide-ranging support provided by our strategic partner sportscotland, alongside key contributions from health, education and community partners.
- 3.4.3. Early discussions have taken place with private providers about potential investment in facilities for physical activity, wellbeing and sport.

#### **3.5. Project governance and resources**

- 3.5.1. The governance structure and expert resource inputs has built up over the life of the project to date and is illustrated in **Appendix ix**.
- 3.5.2. The Steering Group has been established since January 2021 and includes representatives from Health, Sport, People, Place, Finance and Project Management.
- 3.5.3. The Project reports into the Strategic Oversight Group for the Be the Future programme.

### **4.0 Consideration**

#### **4.1. Options Appraisal**

- 4.2. The Options Appraisal has considered the facilities mix, space requirements, build standards, place standard, site features, build costs and running costs.

Clackmannanshire Council has worked with development partner Hub East Central to appoint a design team including Architects, Civil & Structural Engineers and Mechanical & Electrical Engineers.

- 4.3. The design team has produced an interim report to inform the Options Appraisal. They will carry out additional technical and design assessments and follow up discussions with the Planning Department to further inform the building design and costs.
- 4.4. Essential, Desirable and Optimal facilities mix options (**Appendix x**) have been distilled from the long list (**Appendix vi**) through discussions with Council officers, partner colleagues and the design team. The principle of the Wellbeing Hub is to provide the widest mix of programming possible to engage people from across the local authority and beyond. With this in mind, multi-purpose facilities feature across each option.
- 4.5. The design team has determined the space requirements and ideal configurations for each site and facility mix. **Appendix xi** illustrates the potential orientation and layout at the Pavilion site for each facility mix. **Appendix xii** illustrates the potential orientation and layout at the Bowl site for each facility mix.
- 4.6. On the greenfield **Pavilion** site, the Architects considered all opportunities and constraints including site access, positioning of the building within the site and the building orientation options. This identified the south of the Pavilion site, as a preferred position and layouts for the Essential, Desirable and Optimal mixes were developed in this position along with a new road, a new car park and a landscaped space to the south. The pool is the prominent feature in the Pavilion site at the corner of the new road. The lobby begins an open street layout which connects to the landscaped area and café to the south elevation.
- 4.7. On the brownfield **Bowl** site, the positioning of the building is more dictated by the size of the site, the topography and the adjacent railway line. The Architects have developed the concept of a street which connects to the neighbouring communities. Larger spaces are located to the north of the site with smaller programmatic elements to the south forming a pavilion. The desirable and optimal layouts aim to create a strong visual presence by stacking the larger volumes of the building to the northwest closer to the town centre whilst stepping down at the northeast of the site to prevent overshadowing/ loss of light on neighbouring residential buildings.
- 4.8. Meanwhile, the two sites have been assessed by construction and placemaking experts to identify the strengths, weaknesses, opportunities and threats from a construction, place and people perspective.
- 4.9. The Hub East Central SWOT (**Appendix xiii**) highlights the benefits of the **Pavilion** site in terms of the available space, minimal site constraints and the opportunity for co-locating other facilities which could attract investment and create cost efficiencies. The SWOT highlights the benefits of the **Bowl** site in

terms of its Town Centre location, existing infrastructure and community connection.

- 4.10. The Shaping Places for Wellbeing Assessment (**Appendix xiv**) highlights the benefits of the **Bowl** site using a place making approach to wellbeing, particularly in relation to the proximity and accessibility for those experiencing the greatest inequalities. It also notes that the **Pavilion** site benefits from connections to existing travel routes, particularly to the Hillfoots.
- 4.11. It should be noted that within the **Pavilion** site, there is potential for a joint development with a new Lochies Primary School which is also under consideration. The Options Appraisal for this new school is currently underway and combining both projects on the same site would afford benefits for joint construction, development and shared facilities, with possible economic benefits. From informal discussions with the Scottish Futures Trust, it is understood that a joint campus approach for Lochies is likely to attract higher scoring when the project is considered for funding through the Scottish Government Learning Estate Investment Programme. **Appendix xv** illustrates how both facilities could be achieved on the same site. In addition, the **Pavilion** site offers opportunity for further partner and/or private investment, given its size. This was not considered in detail in the options scoring at para 4.18 but is relevant to any decision.
- 4.12. In addition, depending on which option is agreed, further opportunities to align with the City Deal and in particular, consideration of a Digital Hub within either venue, would be fully explored.
- 4.13. Based on the potential building configurations and site assessments, capital costs have been estimated for each of the six options (**Appendix xvi**). These are summarised in Table 1 below.
- 4.14. In the last 12 months, a number of inflationary factors have had a major impact on the construction and operation of leisure facilities. Scotland Excel recently published a briefing on supply chain conditions which highlighted the impact on construction costs of exchange rates, materials availability, labour shortages, energy costs and increasing environmental standards. It is expected there will be continued financial uncertainty affecting the construction industry.
- 4.15. Further evidence from similar leisure facility projects in Scotland reinforces the impact of these inflationary factors with project costs currently being 25%-50% more than they were only 12 months ago.
- 4.16. A model has been created to project the income and operating costs for each of the 3 facility mixes for the first 6 years of operation (**Appendix xvii**). These are summarised in Table 1 below.
- 4.17. Based on the engineering and architectural assessments provided so far, several construction risks have been identified for each of the sites (**Appendix xiii**). These are summarised in **Table 1** below.

**Table 1** provides an overview of the 6 Options by Capital Costs, Running Costs, Risks identified through the engineering and technical assessments

<b>Table 1: Option Overview</b>						
SITE	Pavilion			Bowl		
OPTION	1	2	3	4	5	6
FACILITY MIX	Essential <sup>1</sup>	Desirable <sup>2</sup>	Optimal <sup>3</sup>	Essential <sup>1</sup>	Desirable <sup>2</sup>	Optimal <sup>3</sup>
CAPITAL COST <sup>4,5,6,7,8,9,10</sup>	£19.165m	£25.465m	£37.818m	£16.757m	£23.056m	£35.409m
RUNNING COST <sup>11,12,13</sup>	£282, 617	£252, 873	£113, 622	£282, 617	£252, 873	£113, 622
RISKS <sup>14</sup>	Master planning requirements Utilities not in place Infrastructure to be developed Contamination concerns Chance of flooding Timescale			Railway line Site access Constrained space Building height required Water discharge Timescale		
NOTES	<ol style="list-style-type: none"> <li>1. See <b>Appendix x</b> for Essential facility mix</li> <li>2. See <b>Appendix x</b> for Desirable facility mix</li> <li>3. See <b>Appendix x</b> for Optimal facility mix</li> <li>4. Excludes VAT</li> <li>5. Excludes Council capital expenses</li> <li>6. Assumes construction to current building standards</li> <li>7. Site utility costs are currently estimated</li> <li>8. Excludes master planning costs for the Pavilion site</li> <li>9. Excludes off site works</li> <li>10. Excludes site abnormalities (available during RIBA stage 3)</li> <li>11. Is the net running cost to the operator averaged over 6 years</li> <li>12. See <b>Appendix xvii</b> for running cost details</li> <li>13. Assumes same facility mixes at each site</li> <li>14. See <b>Appendix xiii</b> for risk details</li> </ol>					

4.18. The potential benefits of the six options have also been compared using a set of Critical Success Factors (**Appendix xviii**) developed by the Project Team and approved by the Steering Group and weighted by a small group of scorers. 8 people from the Steering Group, Project Team and Design Team scored the six options using a 0-4 scale, while referring to a pack of information about the likely benefits and issues for each option. The results were collated and reviewed in a Consensus Meeting to produce final scores as detailed in **Appendix xix**.

4.19. The total scores for each option are summarised in Table 2 below

<b>Table 2: Critical Success Factors Consensus Scores</b>					
<b>Pavilion Site</b>			<b>Bowl Site</b>		
1	2	3	4	5	6
Essential	Desirable	Optimal	Essential	Desirable	Optimal
1.86	2.46	2.89	2.40	3.26	3.69

**Please note that these scores should be considered alongside the financial and risk information presented in Table 1 above, as well as the wider strategic context and background set out in this paper.**

## **5.0 Sustainability Implications**

5.1. Clackmannanshire Council has committed to developing a comprehensive Climate Change Strategy within the next 12 months which will deliver a framework to ensure that all strategic decisions, budgets and approaches to planning decisions are in line with a shift to net zero greenhouse gas emissions by 2045.

5.2. Initial sustainability implications such as land use, building standards and energy management have been considered as part of the Options Appraisal and will be further explored as part of the technical design work in the next RIBA stages.

## **6.0 Resource Implications**

### *6.1. Financial Details*

6.2. Capital cost estimates in Table 1 indicates a need for additional funding against the current £15.32m allocated in the Capital Budget for each of the 6 options being considered. Council will be asked to approve a future budget

based on the detailed design of the Option agreed and any associated Council expenses.

6.3. *Staffing*

6.4. As the operating model is developed, staffing implications will be considered in line with Council policies and procedures.

**7.0 Exempt Reports**

7.1. Is this report exempt? Yes  (please detail the reasons for exemption below) No

**7.0 Declarations**

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

(1) **Our Priorities** (Please double click on the check box )

- Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all
- Our families; children and young people will have the best possible start in life
- Women and girls will be confident and aspirational, and achieve their full potential
- Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies** (Please detail)

**8.0 Equalities Impact**

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?  
Yes  No

**9.0 Legality**

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes  No

## **10.0 Appendices**

- Appendix i WBH alignment with strategic priorities
- Appendix ii RIBA stages overview
- Appendix iii Location of two sites
- Appendix iv Pavilion Site boundary (Alloa West)
- Appendix v Bowl Site boundary (Alloa Town Centre)
- Appendix vi Facilities long list
- Appendix vii Stakeholder engagement summary
- Appendix viii Partner engagement summary
- Appendix ix Governance and resource structure
- Appendix x Essential, Desirable, Optimal facilities mixes
- Appendix xi Pavilion site option layouts
- Appendix xii Bowl site option layouts
- Appendix xiii HUB East SWOT Analysis
- Appendix xiv Shaping Places for Wellbeing Assessment
- Appendix xv Positioning of Lochies and Wellbeing Hub together
- Appendix xvi Capital Costs for each option
- Appendix xvii Running Costs for each option
- Appendix xviii Critical Success Factors
- Appendix xix Consensus Scoring Worksheet

## **11.0 Background Papers**

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

Yes (please list the documents below)


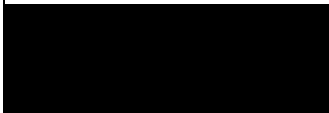
- A Scotland where everybody thrives: Public Health Scotland's Strategic Plan 2020 -2023
- Sport and Active Living Framework 2018-2028

- Sport for Life 2019
- Scottish Government Best Start, Bright Futures Delivery Plan 2022-2026
- Active Scotland Delivery Plan 2018
- Clackmannanshire Be the Future 2018
- EKOS Market Report January 2022
- Hub East Central Interim Options Appraisal Report July 2022
- Scotland EXCEL Briefing Cost Inflation June 2022

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**Approved by**

<b>NAME</b>	<b>DESIGNATION</b>	<b>SIGNATURE</b>
Lorraine Sanda	Strategic Director, People	
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<b>STRATEGIC AIM</b>						
Improve the quality of life for every person in Clackmannanshire						
<b>STRATEGIC THEMES</b>						
Inclusive Growth		Empowering Families & Communities			Health & Wellbeing	
<b>WELLBEING ECONOMY PRIORITIES</b>						
Economy	Work	Young People	Poverty	Place	Health	Environment
<b>WELLBEING HUB WILL HELP PEOPLE TO</b>						
Be connected		Be active			Be well	
<b>WELLBEING HUB PROJECT WILL DELIVER</b>						
Place	Inclusion		Community Wealth		Sustainability	
A high-quality facility which is linked to the wider leisure provision and active travel routes across Clacks and which is attractive to local people and visitors.	Flexible and accessible indoor and outdoor facilities which deliver an excellent customer experience and encourage a wide range of users to connect, be active and be well.		Appropriate use of land along with creating local skills, jobs and supply chains and sharing best operating practices across Clacks leisure facilities.		A green building which is practical and affordable to run and which plays an active role in sustaining a network of physical activity, wellbeing and sport providers.	



# RIBA Plan of Work 2020

The RIBA Plan of Work organises the process of briefing, designing, delivering, maintaining, operating and using a building into eight stages. It is a framework for all disciplines on construction projects and should be used solely as guidance for the preparation of detailed professional services and building contracts.

	0	1	2	3	4	5	6	7
	<b>Strategic Definition</b>	<b>Preparation and Briefing</b>	<b>Concept Design</b>	<b>Spatial Coordination</b>	<b>Technical Design</b>	<b>Manufacturing and Construction</b>	<b>Handover</b>	<b>Use</b>
	← Projects span from Stage 1 to Stage 6; the outcome of Stage 0 may be the decision to initiate a project and Stage 7 covers the ongoing use of the building. →							
<b>Stage Outcome</b> at the end of the stage	The best means of achieving the <b>Client Requirements</b> confirmed  If the outcome determines that a building is the best means of achieving the <b>Client Requirements</b> , the client proceeds to Stage 1	<b>Project Brief</b> approved by the client and confirmed that it can be accommodated on the site	<b>Architectural Concept</b> approved by the client and aligned to the <b>Project Brief</b>  The brief remains "live" during Stage 2 and is derogated in response to the <b>Architectural Concept</b>	Architectural and engineering information <b>Spatially Coordinated</b>	All design information required to manufacture and construct the project completed  Stage 4 will overlap with Stage 5 on most projects	Manufacturing, construction and <b>Commissioning</b> completed  There is no design work in Stage 5 other than responding to <b>Site Queries</b>	Building handed over, <b>Aftercare</b> initiated and <b>Building Contract</b> concluded	Building used, operated and maintained efficiently  Stage 7 starts concurrently with Stage 6 and lasts for the life of the building
<b>Core Tasks</b> during the stage	Prepare <b>Client Requirements</b>  Develop <b>Business Case</b> for feasible options including review of <b>Project Risks</b> and <b>Project Budget</b>  Ratify option that best delivers <b>Client Requirements</b>  Review <b>Feedback</b> from previous projects  Undertake <b>Site Appraisals</b>  See RIBA Plan of Work 2020 Overview for detailed guidance on <b>Project Strategies</b>	Prepare <b>Project Brief</b> including <b>Project Outcomes</b> and <b>Sustainability Outcomes</b> , <b>Quality Aspirations</b> and <b>Spatial Requirements</b>  Undertake <b>Feasibility Studies</b>  Agree <b>Project Budget</b>  Source <b>Site Information</b> including <b>Site Surveys</b>  Prepare <b>Project Programme</b>  Prepare <b>Project Execution Plan</b>  No design team required for Stages 0 and 1. Client advisers may be appointed to the client team to provide strategic advice and design thinking before Stage 2 commences.	Prepare <b>Architectural Concept</b> incorporating <b>Strategic Engineering</b> requirements and aligned to <b>Cost Plan</b> , <b>Project Strategies</b> and <b>Outline Specification</b>  Agree <b>Project Brief Derogations</b>  Undertake <b>Design Reviews</b> with client and <b>Project Stakeholders</b>  Prepare stage <b>Design Programme</b>	Undertake <b>Design Studies</b> , <b>Engineering Analysis</b> and <b>Cost Exercises</b> to test <b>Architectural Concept</b> resulting in <b>Spatially Coordinated</b> design aligned to updated <b>Cost Plan</b> , <b>Project Strategies</b> and <b>Outline Specification</b>  Initiate <b>Change Control Procedures</b>  Prepare stage <b>Design Programme</b>	Develop architectural and engineering technical design  Prepare and coordinate design team <b>Building Systems</b> information  Prepare and integrate specialist subcontractor <b>Building Systems</b> information  Prepare stage <b>Design Programme</b>  Specialist subcontractor designs are prepared and reviewed during Stage 4	Finalise <b>Site Logistics</b>  Manufacture <b>Building Systems</b> and construct building  Monitor progress against <b>Construction Programme</b>  Inspect <b>Construction Quality</b>  Resolve <b>Site Queries</b> as required  Undertake <b>Commissioning</b> of building  Prepare <b>Building Manual</b>  Building handover tasks bridge Stages 5 and 6 as set out in the <b>Plan for Use Strategy</b>	Hand over building in line with <b>Plan for Use Strategy</b>  Undertake review of <b>Project Performance</b>  Undertake seasonal <b>Commissioning</b>  Rectify defects  Complete initial <b>Aftercare</b> tasks including light touch <b>Post Occupancy Evaluation</b>	Implement <b>Facilities Management</b> and <b>Asset Management</b>  Undertake <b>Post Occupancy Evaluation</b> of building performance in use  Verify <b>Project Outcomes</b> including <b>Sustainability Outcomes</b>  Adaptation of a building (at the end of its useful life) triggers a new Stage 0
<b>Core Statutory Processes</b> during the stage:	Strategic appraisal of <b>Planning</b> considerations  Planning Building Regulations Health and Safety (CDM)	Source pre-application <b>Planning Advice</b>  Initiate collation of health and safety <b>Pre-construction Information</b>	Obtain pre-application <b>Planning Advice</b>  Agree route to <b>Building Regulations</b> compliance  Option: submit outline <b>Planning Application</b>	Review design against <b>Building Regulations</b>  Prepare and submit <b>Planning Application</b>  See <b>Planning Note</b> for guidance on submitting a <b>Planning Application</b> earlier than at end of Stage 3	Submit <b>Building Regulations Application</b>  Discharge pre-commencement <b>Planning Conditions</b>  Prepare <b>Construction Phase Plan</b>  Submit form F10 to HSE if applicable	Carry out <b>Construction Phase Plan</b>  Comply with <b>Planning Conditions</b> related to construction	Comply with <b>Planning Conditions</b> as required	Comply with <b>Planning Conditions</b> as required
<b>Procurement Route</b>	Traditional Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Appoint client team  Appoint design team	ER  Appoint contractor	ER  Pre-contract services agreement  Appoint contractor	Tender Appoint contractor  ER CP Appoint contractor  CP Appoint contractor			Appoint <b>Facilities Management</b> and <b>Asset Management</b> teams, and strategic advisers as needed
<b>Information Exchanges</b> at the end of the stage	<b>Client Requirements</b> <b>Business Case</b>	<b>Project Brief</b> <b>Feasibility Studies</b> <b>Site Information</b> <b>Project Budget</b> <b>Project Programme</b> <b>Procurement Strategy</b> <b>Responsibility Matrix</b> <b>Information Requirements</b>	<b>Project Brief Derogations</b> <b>Signed off Stage Report</b> <b>Project Strategies</b> <b>Outline Specification</b> <b>Cost Plan</b>	<b>Signed off Stage Report</b> <b>Project Strategies</b> <b>Updated Outline Specification</b> <b>Updated Cost Plan</b> <b>Planning Application</b>	<b>Manufacturing Information</b> <b>Construction Information</b> <b>Final Specifications</b> <b>Residual Project Strategies</b> <b>Building Regulations Application</b>	<b>Building Manual</b> including <b>Health and Safety File</b> and <b>Fire Safety Information</b>  <b>Practical Completion</b> certificate including <b>Defects List</b>  <b>Asset Information</b>  If <b>Verified Construction Information</b> is required, verification tasks must be defined	<b>Feedback on Project Performance</b>  <b>Final Certificate</b>  <b>Feedback</b> from light touch <b>Post Occupancy Evaluation</b>	<b>Feedback from Post Occupancy Evaluation</b>  Updated <b>Building Manual</b> including <b>Health and Safety File</b> and <b>Fire Safety Information</b> as necessary

### Stage Boundaries:

Stages 0-4 will generally be undertaken one after the other.  
Stages 4 and 5 will overlap in the **Project Programme** for most projects.  
Stage 5 commences when the contractor takes possession of the site and finishes at **Practical Completion**.  
Stage 6 starts with the handover of the building to the client immediately after **Practical Completion** and finishes at the end of the **Defects Liability Period**.  
Stage 7 starts concurrently with Stage 6 and lasts for the life of the building.

### Planning Note:

**Planning Applications** are generally submitted at the end of Stage 3 and should only be submitted earlier when the threshold of information required has been met. If a **Planning Application** is made during Stage 3, a mid-stage gateway should be determined and it should be clear to the project team which tasks and deliverables will be required. See **Overview** guidance.

### Procurement:

The RIBA Plan of Work is procurement neutral – See **Overview** guidance for a detailed description of how each stage might be adjusted to accommodate the requirements of the **Procurement Strategy**.

- ER Employer's Requirements
- CP Contractor's Proposals

WELL-BEING HUB PLACE SITE OPTIONS

The options appraisal process for the new Clackmannanshire Wellbeing Hub is considering two alternative sites. One at the former Alloa Leisure Bowl in Alloa town centre and the other on greenfield land at Alloa West, off Smithfield Loan, approximately 1.5km west of Alloa town centre.







N 0 50 100 150 metres  
 Scale: 1:2,500 Date: 02 June 2022  
 Paper size: A3 Reference: Proposed Wellbeing Hubs.qgz  
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**Proposed Wellbeing Hub site – Alloa West**

Property Reference: ALL003  
 Site Area: 4.99 ha  
 OS Grid Reference: NS8711892940

Site boundary

Clackmannanshire Council  
 www.clacks.gov.uk  
 Comhairle Siorrachd Chlach Mhanann  
 Development & Environment  
 Kilncraigs  
 Greenside Street  
 Alloa FK10 1EB  
 Tel: 01259 450 000  
 planning@clacks.gov.uk







Extract from EKOS “Exploring the Brief” Report (January 2022)

Long list of facilities for consideration in the Wellbeing Hub

The recommended facility mix for the Wellbeing Hub are:

Swimming Pool	Youth Space**
Teaching Pool	Education Space**
Sportshall	Community Space
Group Fitness/Wellness Spaces	Indoor Bowling**
Fitness Gym	Cycle Hub
Indoor Children's Play Area	Outdoor Spaces
Social Spaces	Adult Day Care**
Café and Training Kitchen	Health and Social Care Spaces**

\*\* Requires more detailed examination as part of phase 2 works

<b>Stakeholder Engagement</b>	<b>Consultation Process</b>	<b>When</b>	<b>Outcome</b>	<b>Feedback areas</b>
<b>Children &amp; Young People Adults over 18</b>	Sports Development 'Step Up' Survey via Citizen Space – two online surveys looking at activity patterns & a return to activity	September 2020	857 responses 604 responses <i>Summary report created</i>	Past and current PA / Sport trends Where participation takes place Reasons / impact
<b>Clackmannanshire Cycling Development Group</b>	Virtual discussion forums looking at Active Travel including Cycling Scotland, Scottish Cycling, CDT, local club and a range of Council Officers from sport & roads.	Quarterly Feb 21 to current	Feedback to place Active Travel at heart of hub – use 'Cycling By Design' as guidance. <i>Notes fed into Team Wellbeing Group</i>	Opportunities to develop both programmes & places to cycle
<b>Focus Groups</b> School pupils, over 50s/over60s groups, tenants associations, veterans groups, community sports clubs, local development trusts	Range of methods used including face-to-face discussions, zoom forums, telephone conversations & email communications	April / May 2021	28 Focus groups / 1336 individuals involved  <i>Summary report created</i>	Current & future physical activity & sport needs What they would like to see in the hub (facilities & activities)
<b>Clackmannanshire wide</b> online Leisure & Wellbeing survey	Circulated through all forums, groups and online mediums. Citizen space survey.	April to June 2021	1204 surveys completed  <i>Summary report created</i>	Past leisure & sport trends Thoughts on current facilities Needs and opportunities for future facilities & activities
<b>Clackmannanshire Bowling Community</b>	Forum including Bowls Scotland, Scottish Indoor Bowls Association & members of local outdoor/indoor bowling clubs	April to December 2021	4 meetings <i>Notes fed into Team Wellbeing Group</i>	Distressed at loss of indoor bowling venue, need for over 60s activities in new hub
<b>Alloa Amateur Swimming Club</b>	Forum including Scottish Swimming and committee members from the swimming club	May to December 2021	4 meetings <i>Notes fed into Team Wellbeing Group</i>	Huge negative impact on no pool in Clacks. Given feedback on design & requirements for new & interim hub pools
<b>Disability Sport Community</b> FVDS / SDS committees / local ASN sports clubs	Facilitated discussion with their client groups based around focus group questions	June 2021	Group & individual family feedback received  <i>Summary report created</i>	Quality and accessibility of current and new facility New opportunities available through new hub
<b>Live Action Days</b> All local communities	12 communities visited to conduct face-to-face surveys	July 2021	833 participants  <i>Summary report created</i>	What does Wellbeing mean to them What facilities / programmes are needed

<b>Stakeholder Engagement</b>	<b>Consultation Process</b>	<b>When</b>	<b>Outcome</b>	<b>Feedback areas</b>
<b>Partner Strategic Workshops</b>	Sportscotland facilitated x2 workshops with SMT, Councillors, national & local partners including NHS, CTSi, Stirling University & Forth Valley College	August 2021	<i>Summary report created</i>	High level messaging Quality / sustainable facility Accessible hub Improved services Partnership working
<b>Arts Forum</b>	Online discussion facilitated by local Councillors with members of the local arts community	November 2021	1 meeting	Place to showcase art Raise profile and range of opportunity
<b>Swimming Survey</b>	Online survey disseminated through schools & online platforms to gather views on future swimming requirements	December 2021	Responses from 1158 children aged nursery to S6 <i>Summary report created</i>	Demand for a pool 98% want a LTS programme
<b>Active Communities Group</b>  Local / national partners Development Trusts / Tenant Organisations / Disability Sport & Groups / Community Organisations & Sports Clubs / Veterans Group	Strategic working group looking at specific outcomes from the SALF document. Membership includes national and local partners.	December 2021	25 attendees 23 organisations represented  <i>Summary report created</i>	Accessibility and inclusivity Affordability Location and public transport Inactive & Referrals Social Isolation and Fuel poverty Existing connections Family activity Profiling and connects with Development Trusts / existing community groups Key demographics





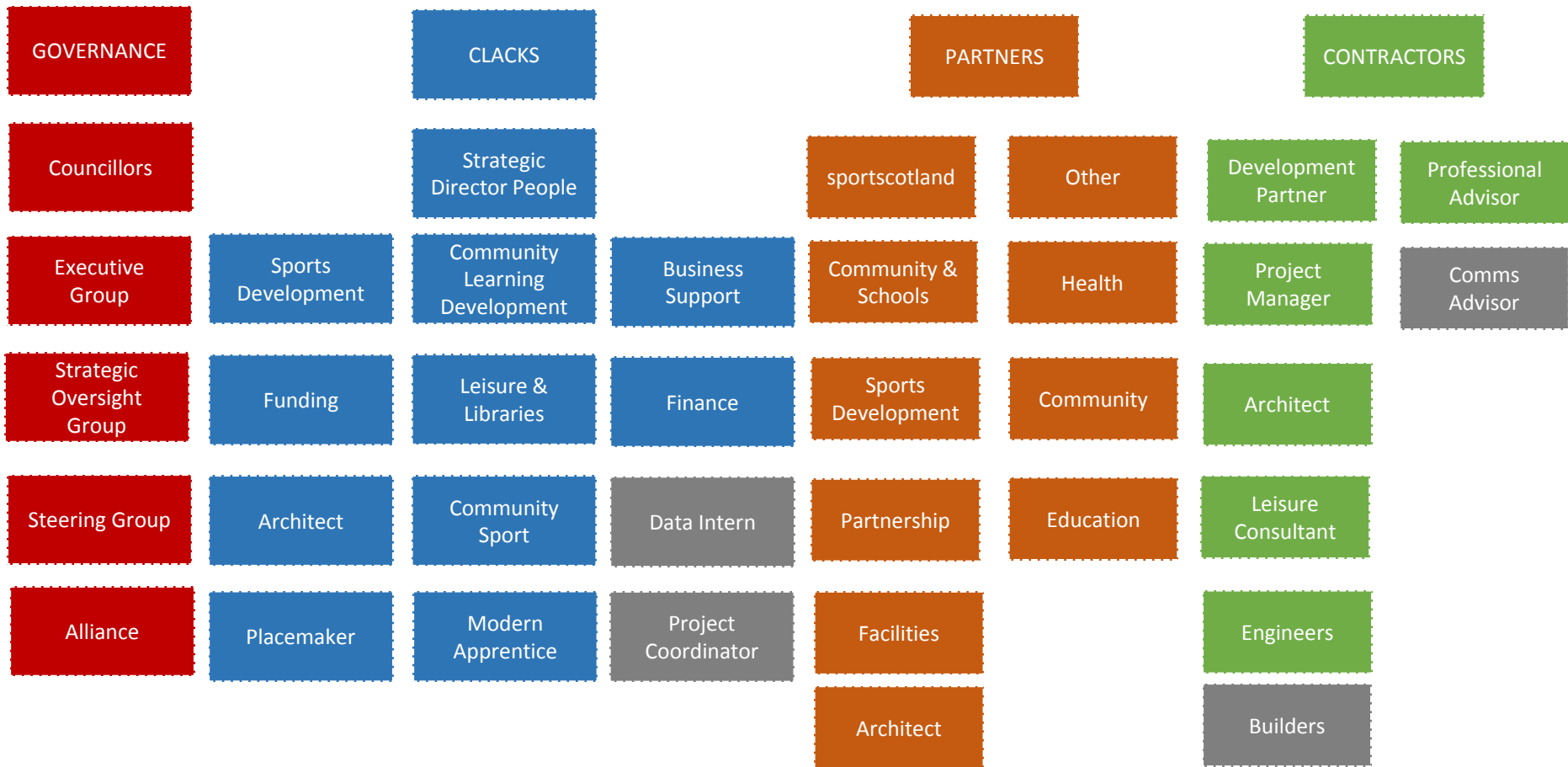
## Wellbeing Hub Partner Engagement (July 2022)

Partners	Involvement to date
sportscotland	Established strategic partner Expert in leisure facility development Extensive input on project structure, aims and outcomes Member of both Steering Group and Working Group Facilitated strategic partner workshops Lead on Team Wellbeing Co-lead on Network development Engaged National Sports Bodies Expert facility design and build input
Sports Providers - Football - Tennis - Judo - Rugby	Football club all weather pitch proposal explored Covered tennis facility development explored Judo club community opportunities explored Rugby club community facilities development plan explored
Health	Member of Steering Group Expert in health facility development Expert in health improvement Participated in strategic partner workshops Input on project structure, aims and outcomes Extensive insights on health and wellbeing of Clacks population Member of Team Wellbeing Participated in design workshops Surveyed clinicians about facility needs
CTSI	Participated in strategic partner workshops Expert in community needs and activities Involved in Network tool development Introduced to Clacks Good Food programme
Stirling University	Participated in strategic partner workshops Contacts with University Sports Science faculty and sports centre Introduced to Scotland's International Environment Centre Introduced to the University Dementia Services Introduced to Neatebox
Forth Valley College	Participated in strategic partner workshops Contacts with leisure and beauty faculty leads Interest in skills development and employability
Dollar Academy	Participate in Active Communities Group Discussing opportunities for a FIDA project on WBH Developing new sports facilities Keen to be involved in Network development
Business Support	Discussed economic development links with BSP meeting

Appendix viii WBH Partner Engagement Summary

Partners	Involvement to date
Partnership	
Local Employability Partnership	Discussed health and employability links Interest in using Hub for meeting clients in community
Improvement Scotland	Carried out a Shaping Places for Wellbeing Rapid Scoping Assessment for the proposed WBH sites

## Wellbeing Hub Governance and Resources



Room name	Essential Option Area (sq.m)	Desirable Option Area (sq.m)	Optimal Option Area (sq.m)
<b>WET ACCOMMODATION</b>			
Main Pool Area	627	627	627
Pool hall store Main pool	65	65	65
Teaching Pool	N/A	209	209
Pool hall store Teaching pool	N/A	21	21
Wet first aid room	12	12	12
Wet village change including WC's	245	257	257
Changing places room	12	12	12
Pool hall spectator seating	40	75	75
<b>Sub Total</b>	<b>1001</b>	<b>1278</b>	<b>1278</b>
<b>DRY ACCOMMODATION</b>			
Sports Hall	N/A	N/A	656
Sports Hall storage	N/A	N/A	82
Multi purpose Community room / Studio 1	150	225	200
MP / Studio 1 Storage	30	45	40
Multi purpose Community room / Studio 2	N/A	100	100
MP / Studio 2 Storage	N/A	40	40
Multipurpose / Group Cycling / studio 3	N/A	100	100
Multipurpose / Group Cycling / studio 3 Storage	N/A	13	13
Fitness Suite	N/A	N/A	600
Fitness Suite storage	N/A	N/A	15
Female dry Changing and WC	N/A	63	130
Male dry Changing and WC	N/A	63	130
Acc Changing and WC	N/A	30	40
Changing places	N/A	12	12
First Aid Room	N/A	N/A	0
Children's Play area	N/A	75	75
Click and Climb	N/A	N/A	150
<b>Sub Total</b>	<b>180</b>	<b>766</b>	<b>2383</b>
<b>ANCILLARY AREAS</b>			
Reception	20	20	20
Foyer / Lobby	100	100	100
Café	N/A	120	120
Kitchen Including dry store	N/A	50	50
Kitchen bin store / bin store	20	20	20
Kiosk Storage	N/A	10	10
Offices	78	78	78
Office Store	10	10	10
Consultation room1	N/A	N/A	15
Consultation room2	N/A	N/A	15
Quiet / Withdrawal space	N/A	20	20
Staff Room	40	50	50
Meeting room	N/A	25	25
Meeting room storage	N/A	10	10
Female WC	20	30	30
Male WC	20	30	30
Acc WC	10	10	10
Nappy change	20	20	20
Cleaners store Central	10	10	10
Cleaners stores	5	10	15
<b>Sub Total</b>	<b>353</b>	<b>623</b>	<b>658</b>
<b>OTHER</b>			
All Plant	422	548	735
Pool undercroft around pool	298	298	298
Circulation and Balance	352	579	910
Social space	N/A	200	324
<b>Sub Total</b>	<b>1072</b>	<b>1625</b>	<b>2267</b>
<b>Building Total (GIFA)</b>			
	<b>2606</b>	<b>4292</b>	<b>6586</b>
<b>EXTERNAL AREAS</b>			
Outdoor play area for young children	200	200	200
Garden spaces (Green gym)	200	200	200
Outdoor activity area	200	200	200
Social space external	200	200	200
Walking trail to the east of the arches	0	0	400
<b>Total</b>	<b>800</b>	<b>800</b>	<b>1200</b>

ALLOA LEISURE CENTRE

APPENDIX  
ARCHITECTURAL DRAWINGS  
PAVILION SITE

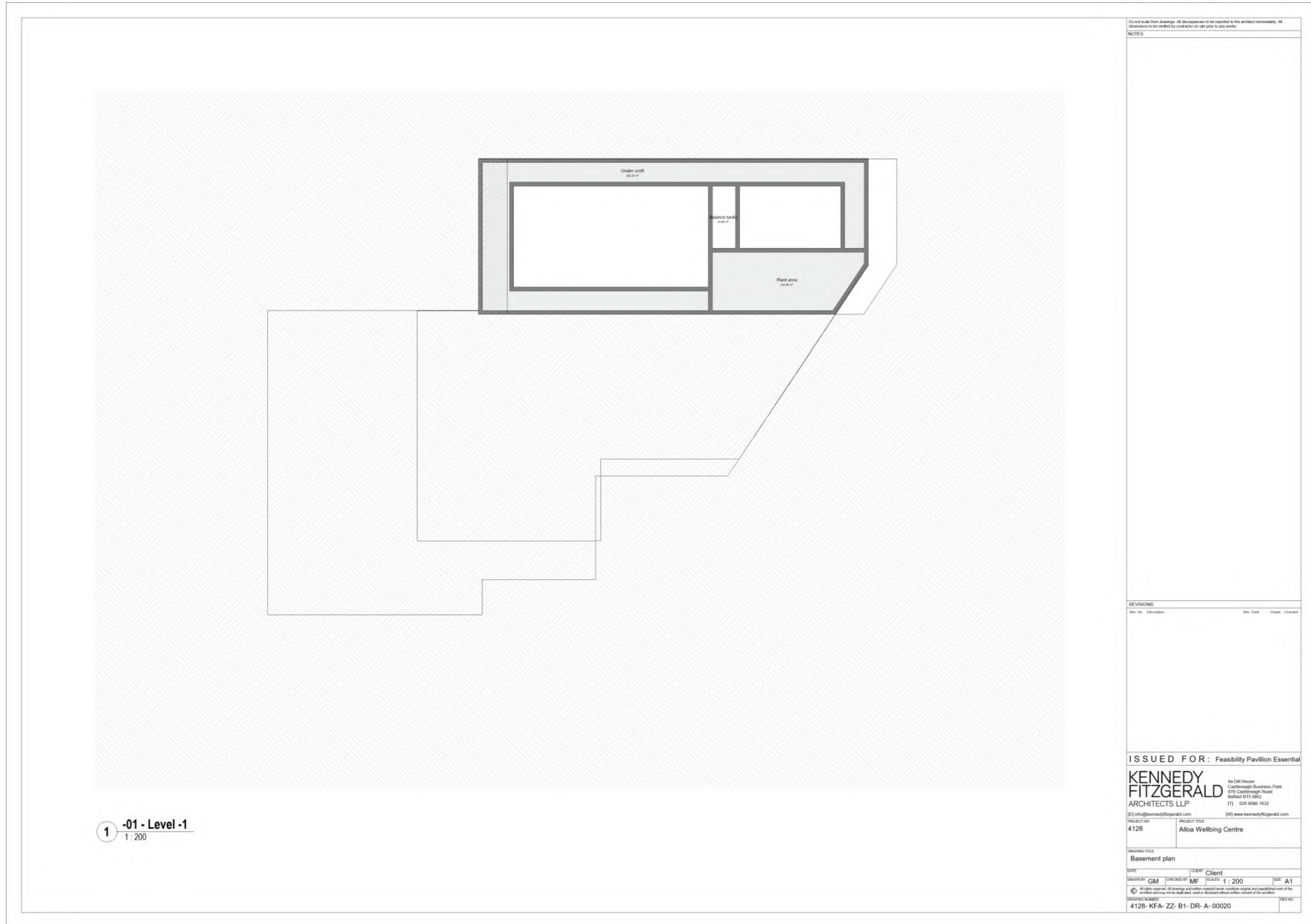
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FITZGERALD  
ARCHITECTS LLP

ALLOA LEISURE CENTRE  
Pavilion Site - Essential Site Plan





ALLOA LEISURE CENTRE  
Pavilion Site - Essential Basement



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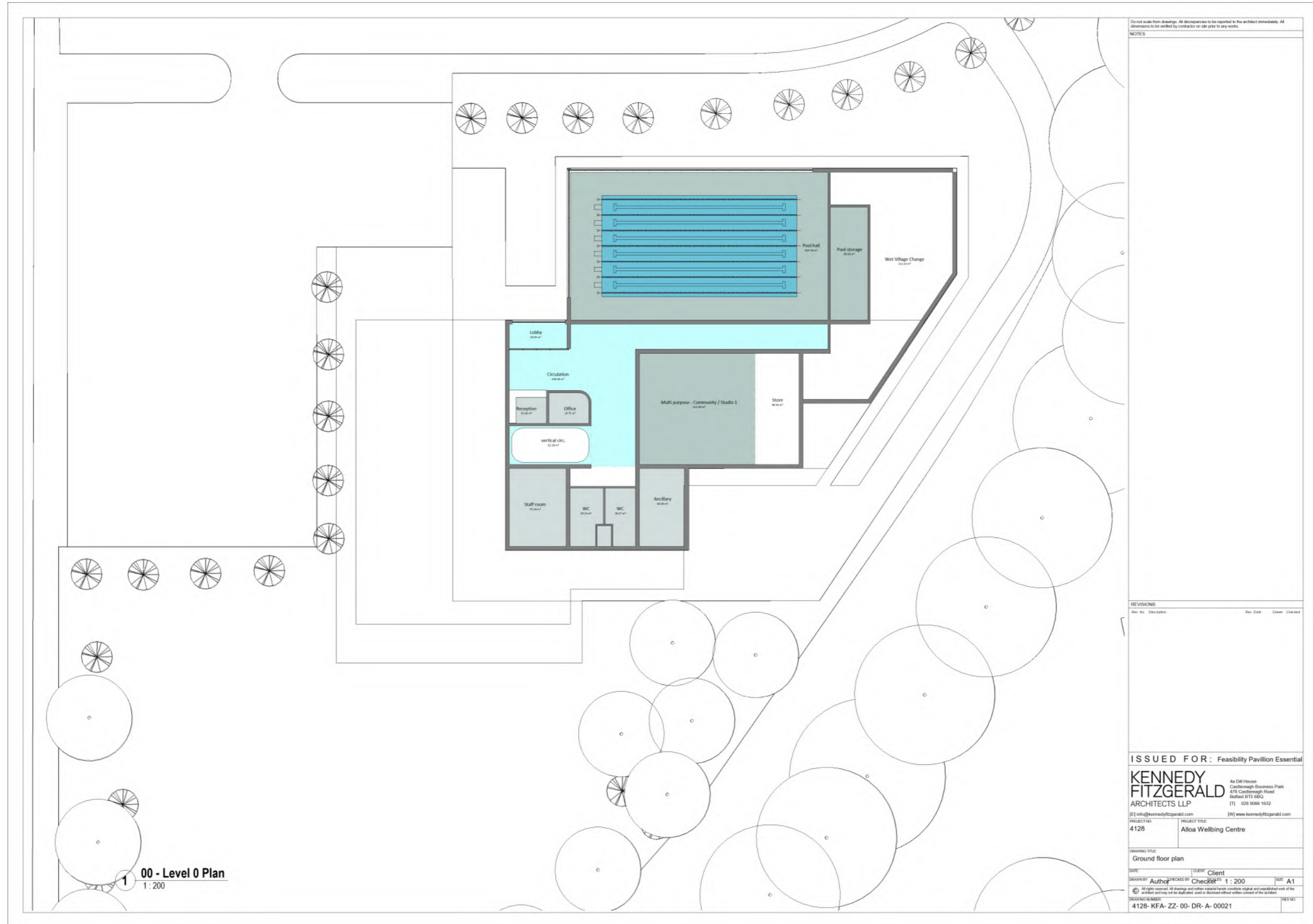
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DRAWING TITLE: Basement plan

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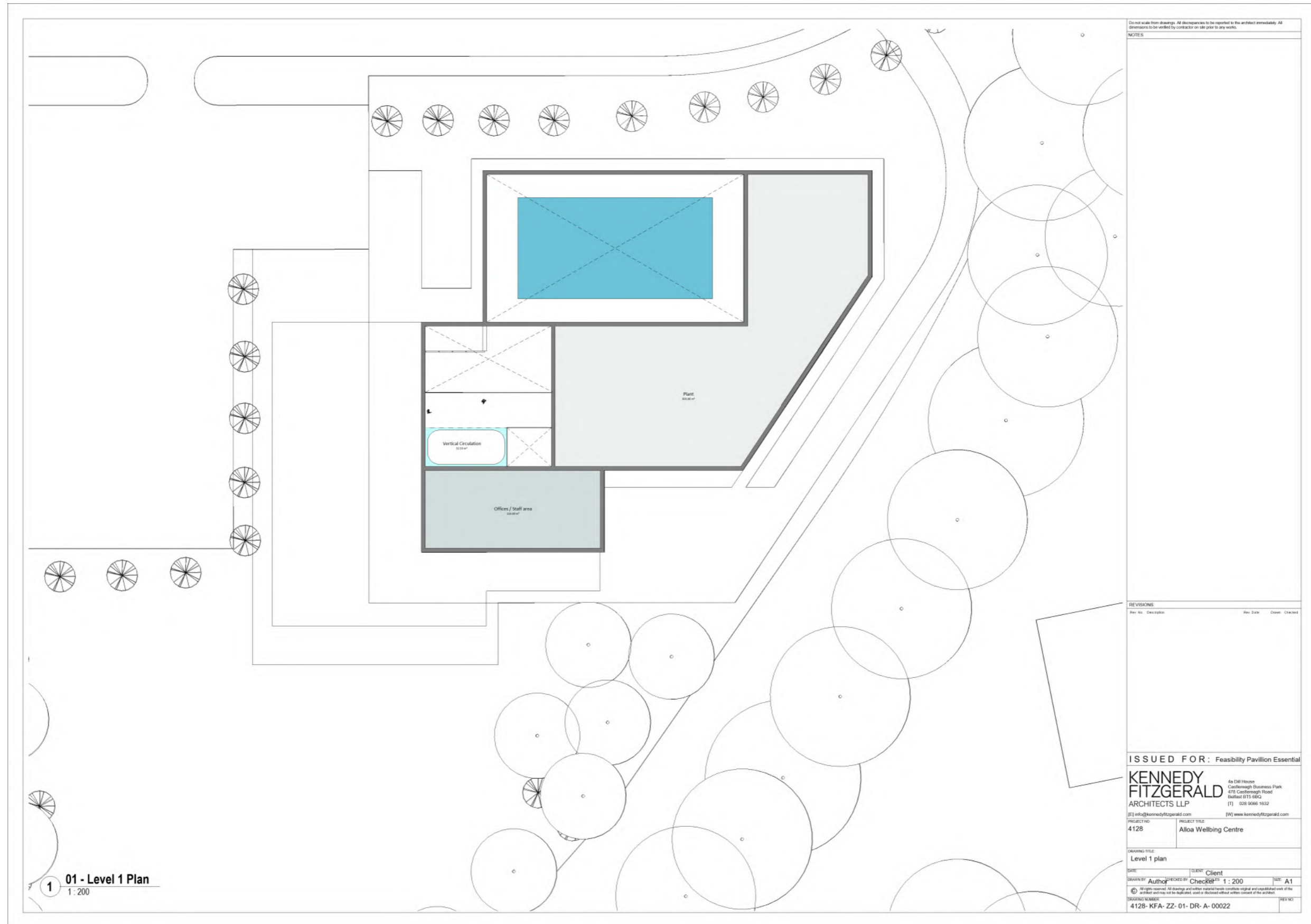
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ALLOA LEISURE CENTRE  
Pavilion Site - Essential Ground Floor





ALLOA LEISURE CENTRE  
Pavilion Site - Essential 1st Floor



1 01 - Level 1 Plan  
1:200

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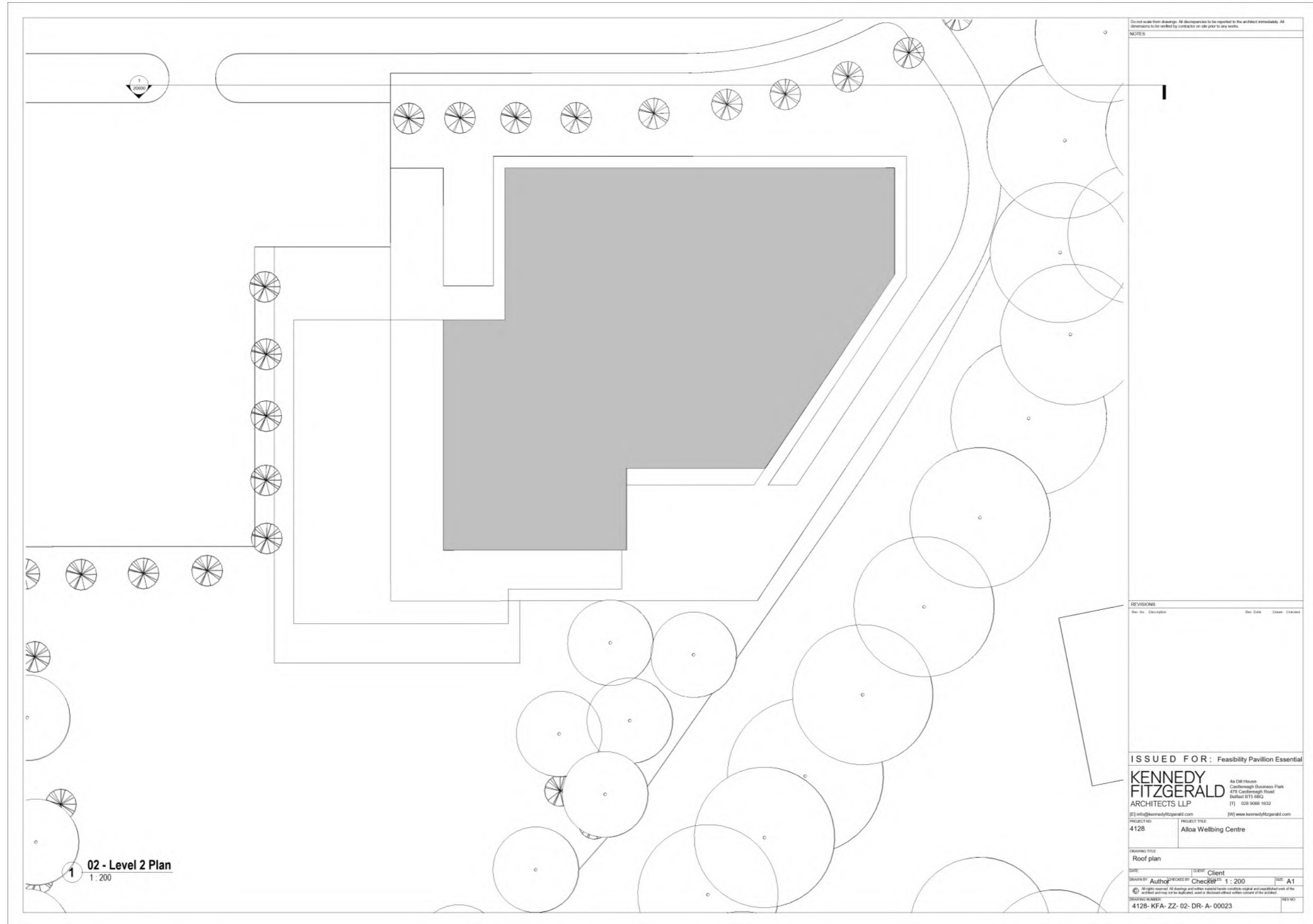
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Pavilion Site - Essential Roof Plan



1 02 - Level 2 Plan  
1 : 200

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ALLOA LEISURE CENTRE  
Pavilion Site - Essential Site Section



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PROJECT NO: 4128	PROJECT TITLE: Alloa Wellbeing Centre
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DRAWING TITLE:  
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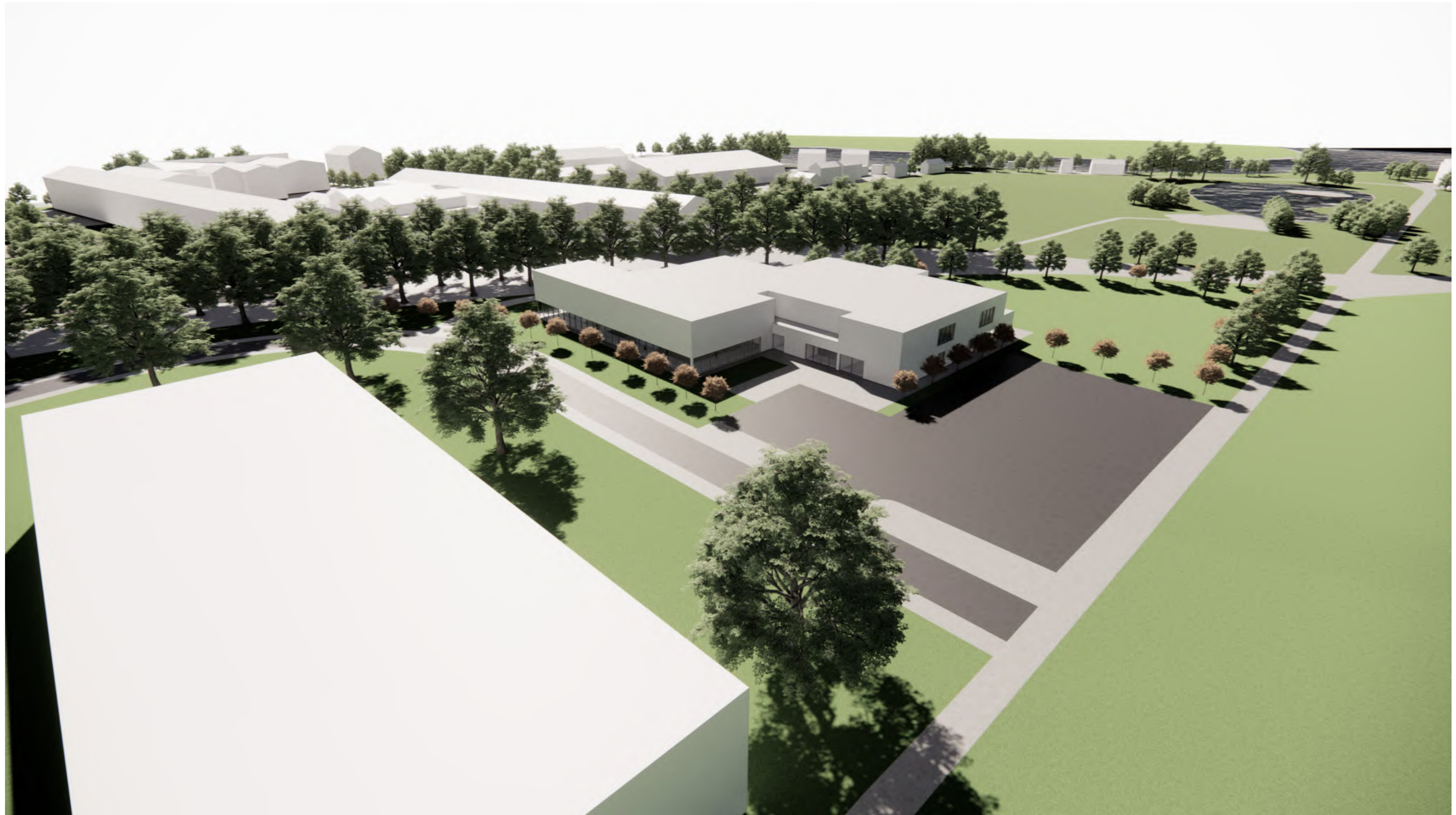
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Pavilion Site - Desirable

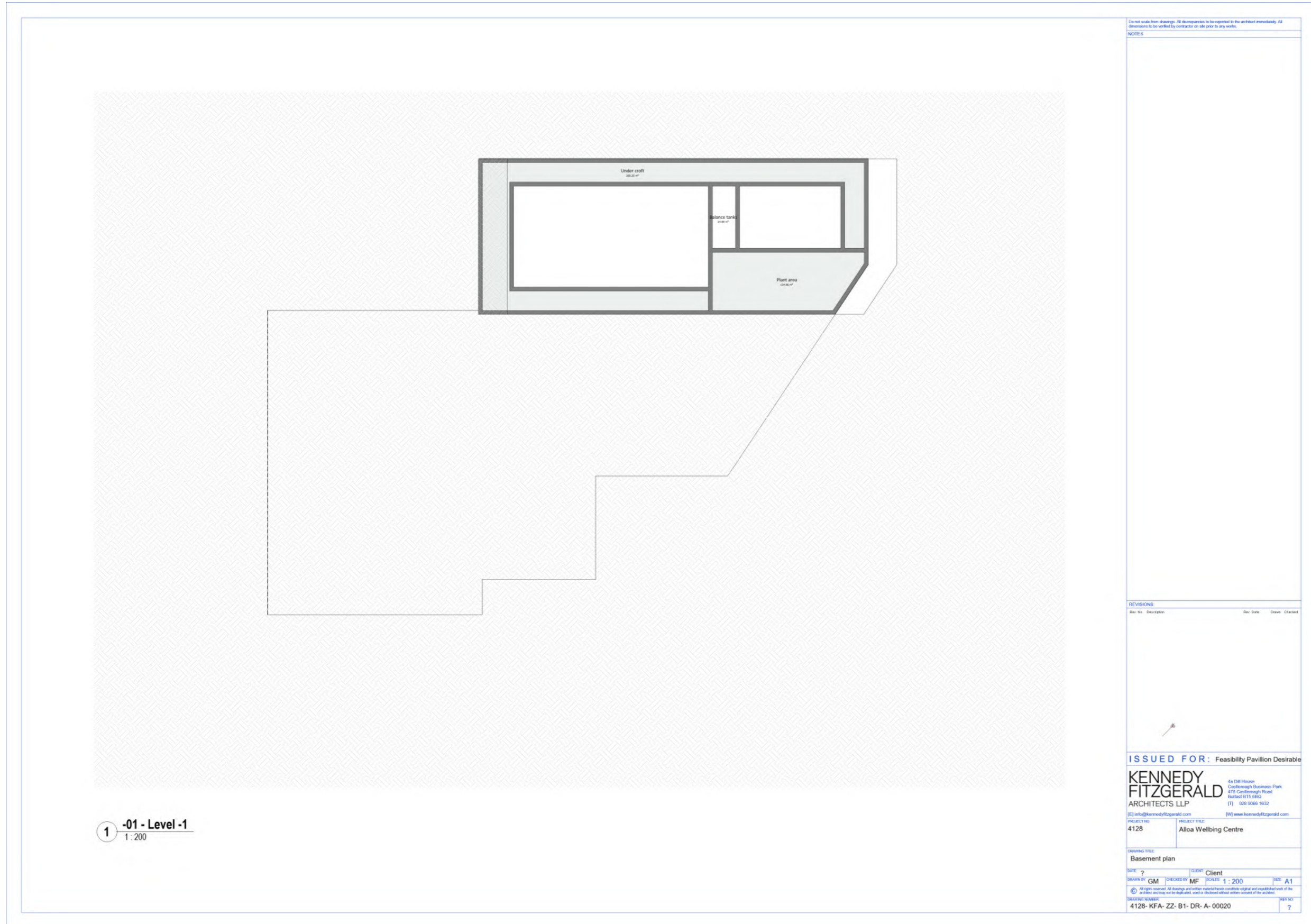




ALLOA LEISURE CENTRE  
Pavilion Site - Desirable Site Plan



ALLOA LEISURE CENTRE  
Pavilion Site - Desirable Basement



1 -01 - Level -1  
1:200

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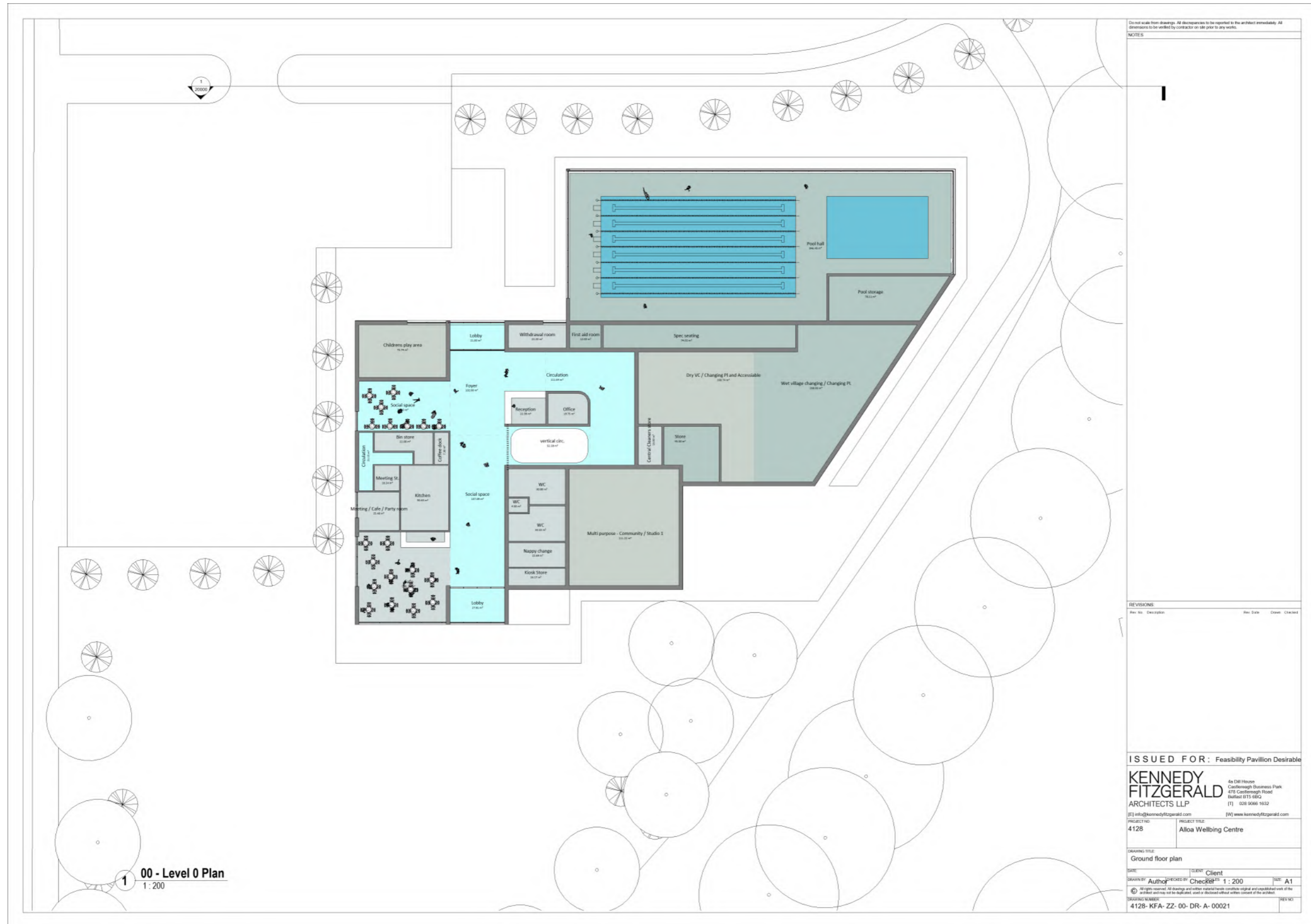
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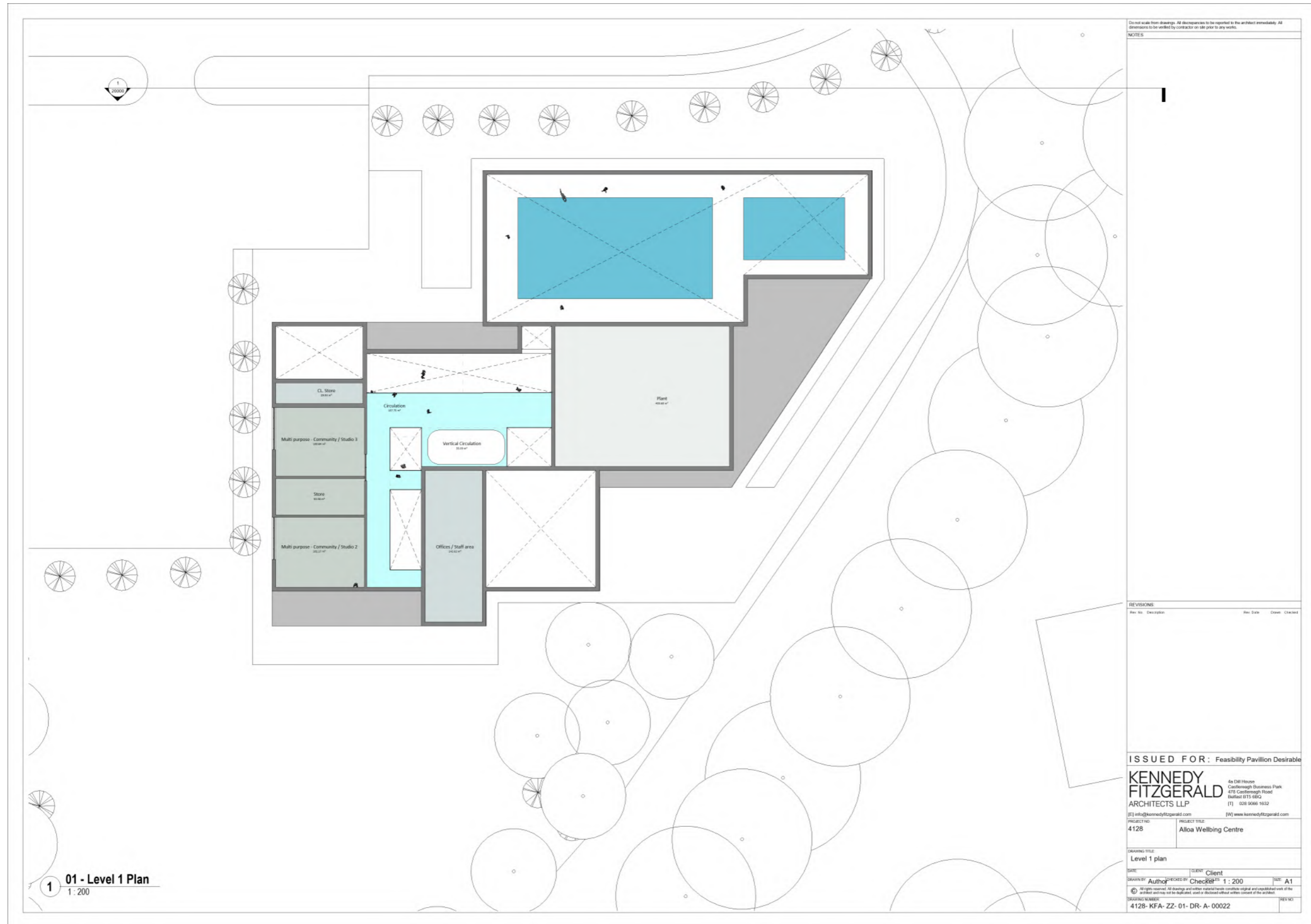
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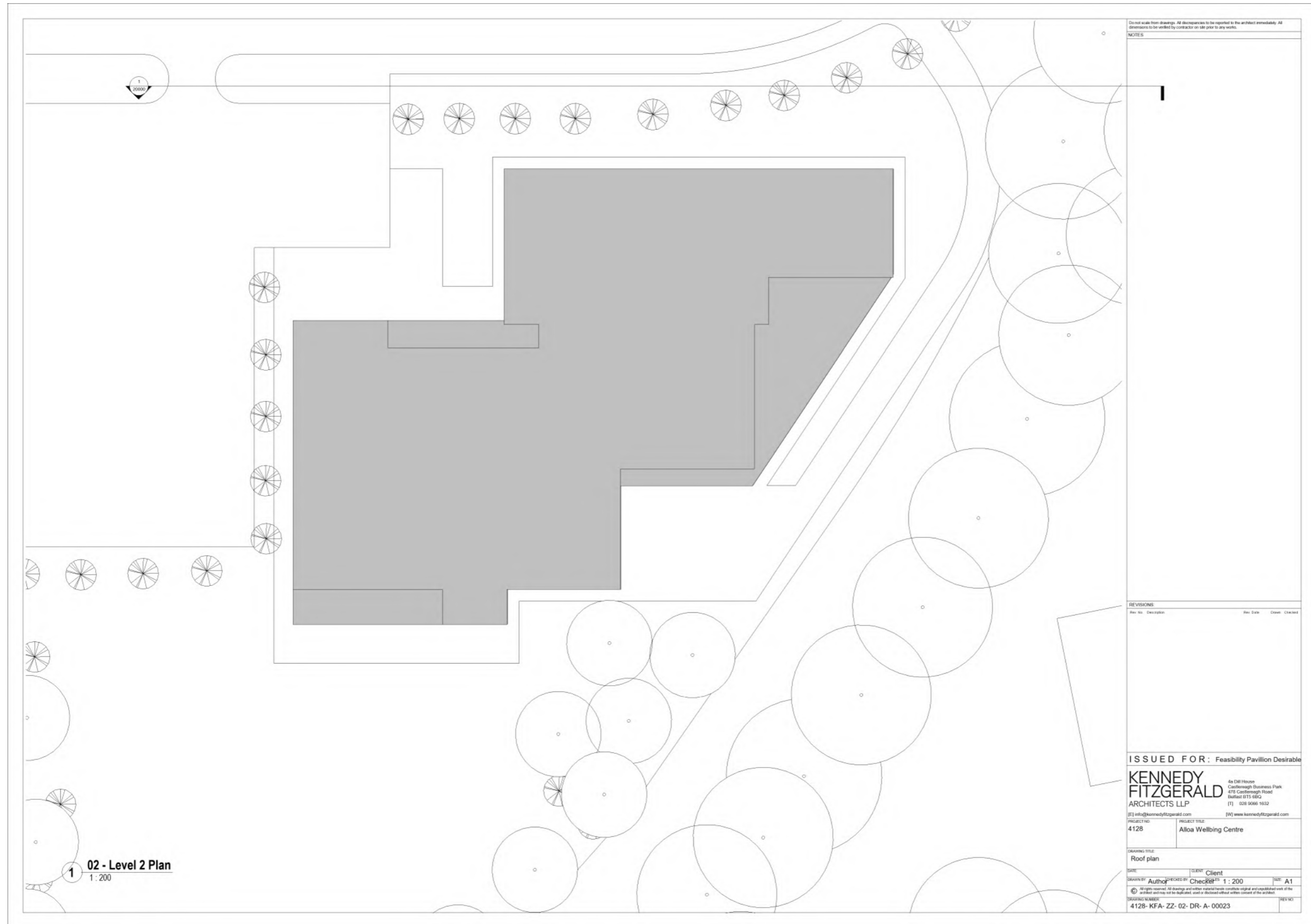


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Pavilion Site - Desirable 1st Floor

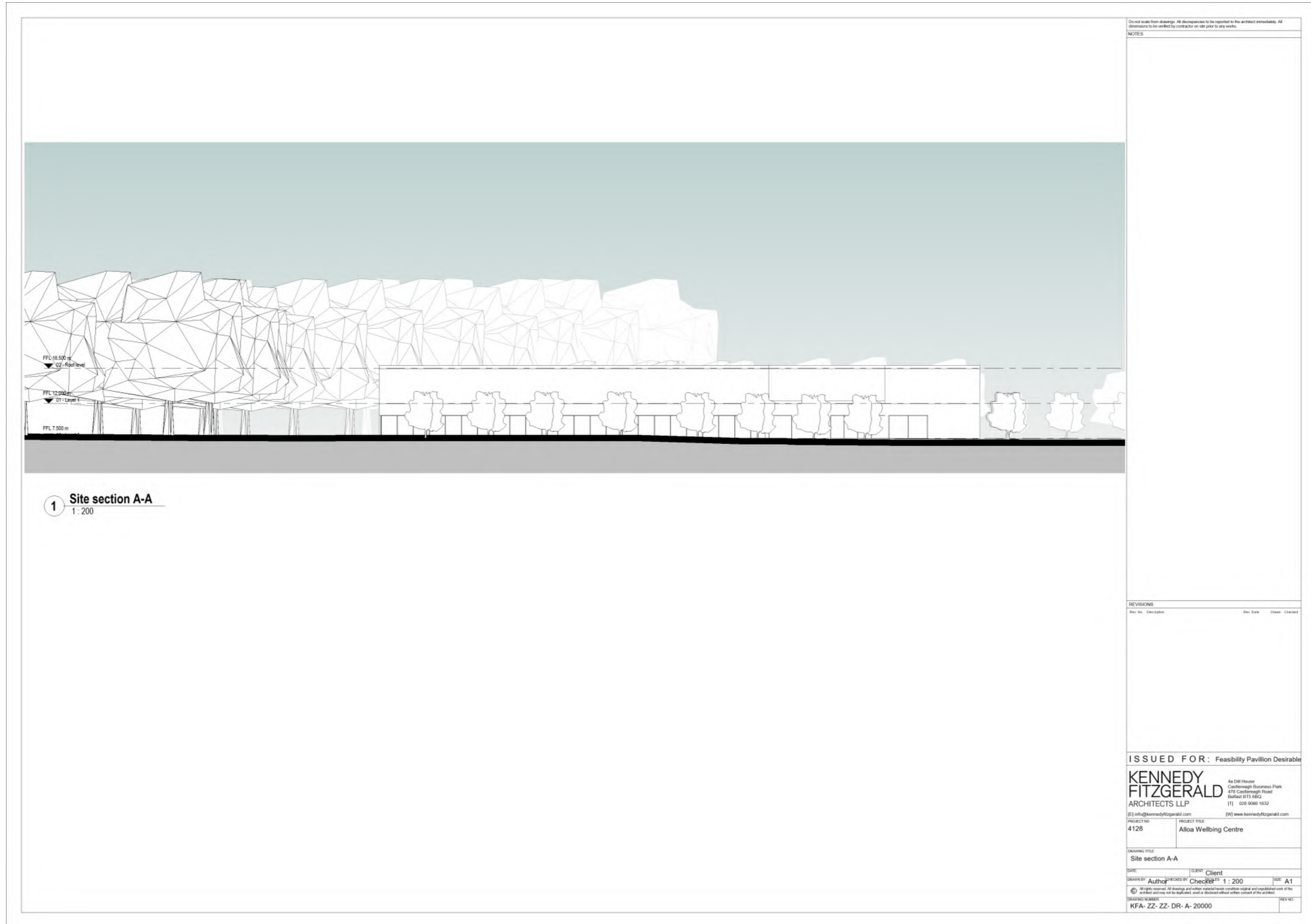




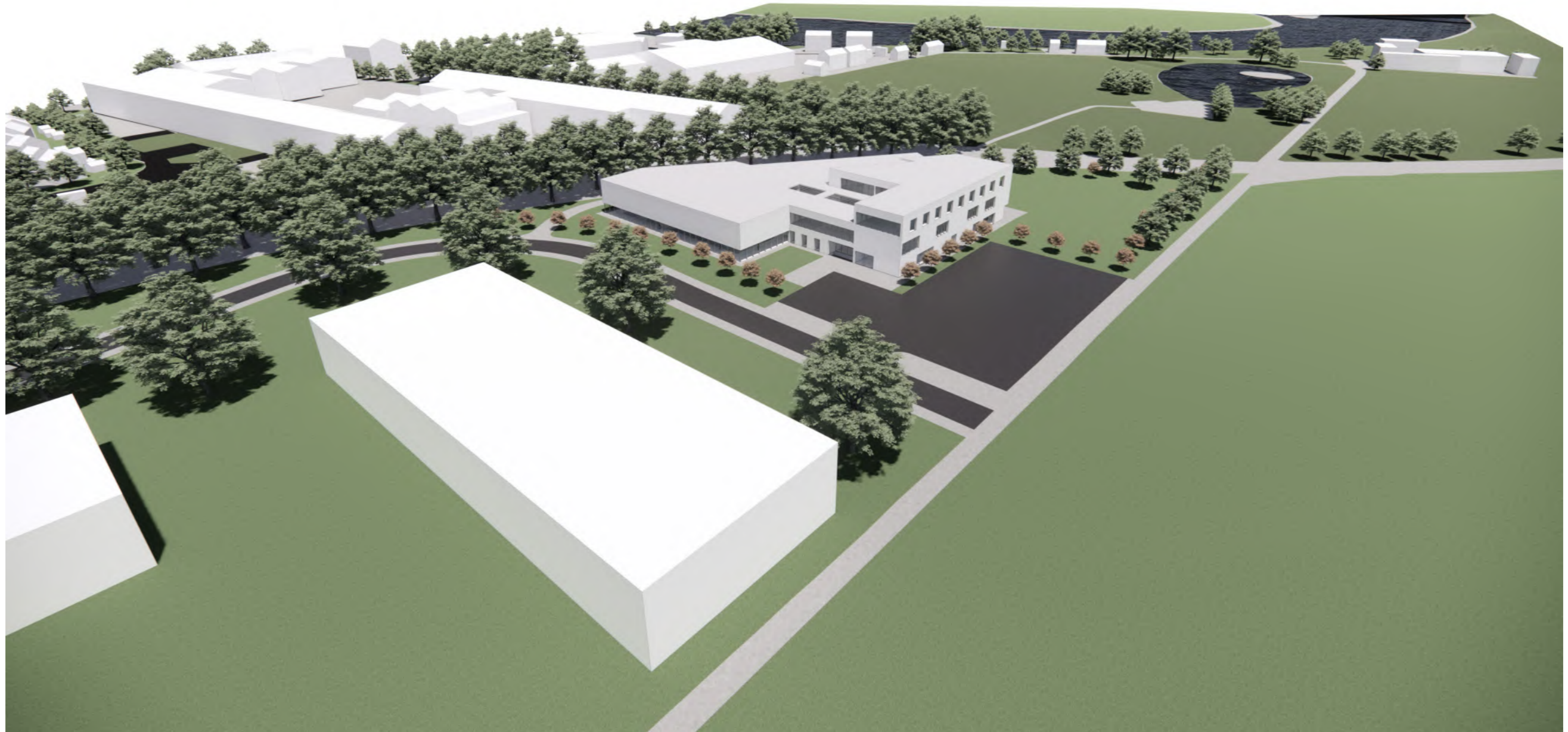
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Pavilion Site - Desirable Roof Plan



ALLOA LEISURE CENTRE  
Pavilion Site - Desirable Site Section



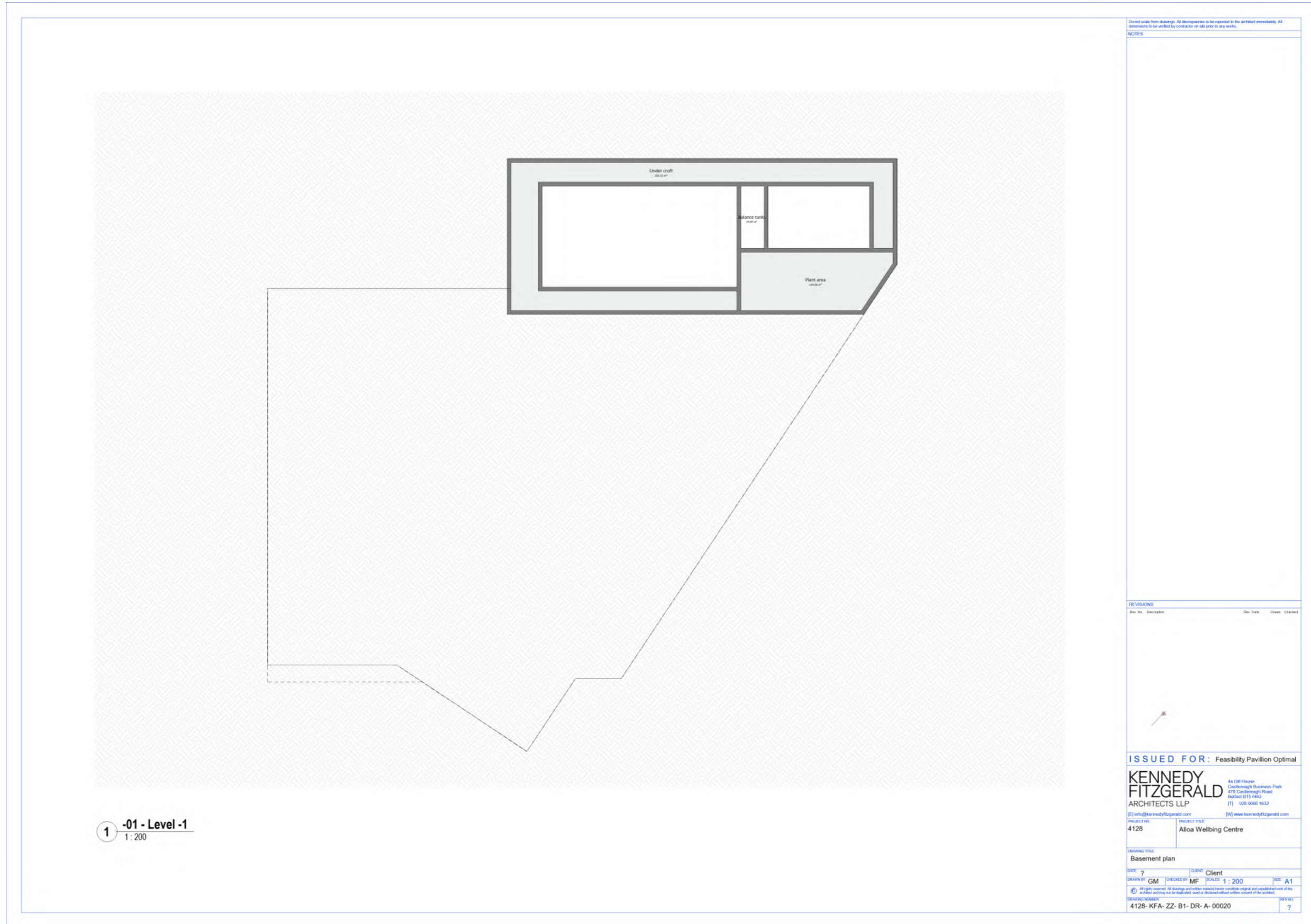
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Pavilion Site - Optimal







ALLOA LEISURE CENTRE  
Pavilion Site - Optimal Basement



1 -01 - Level -1  
1:200

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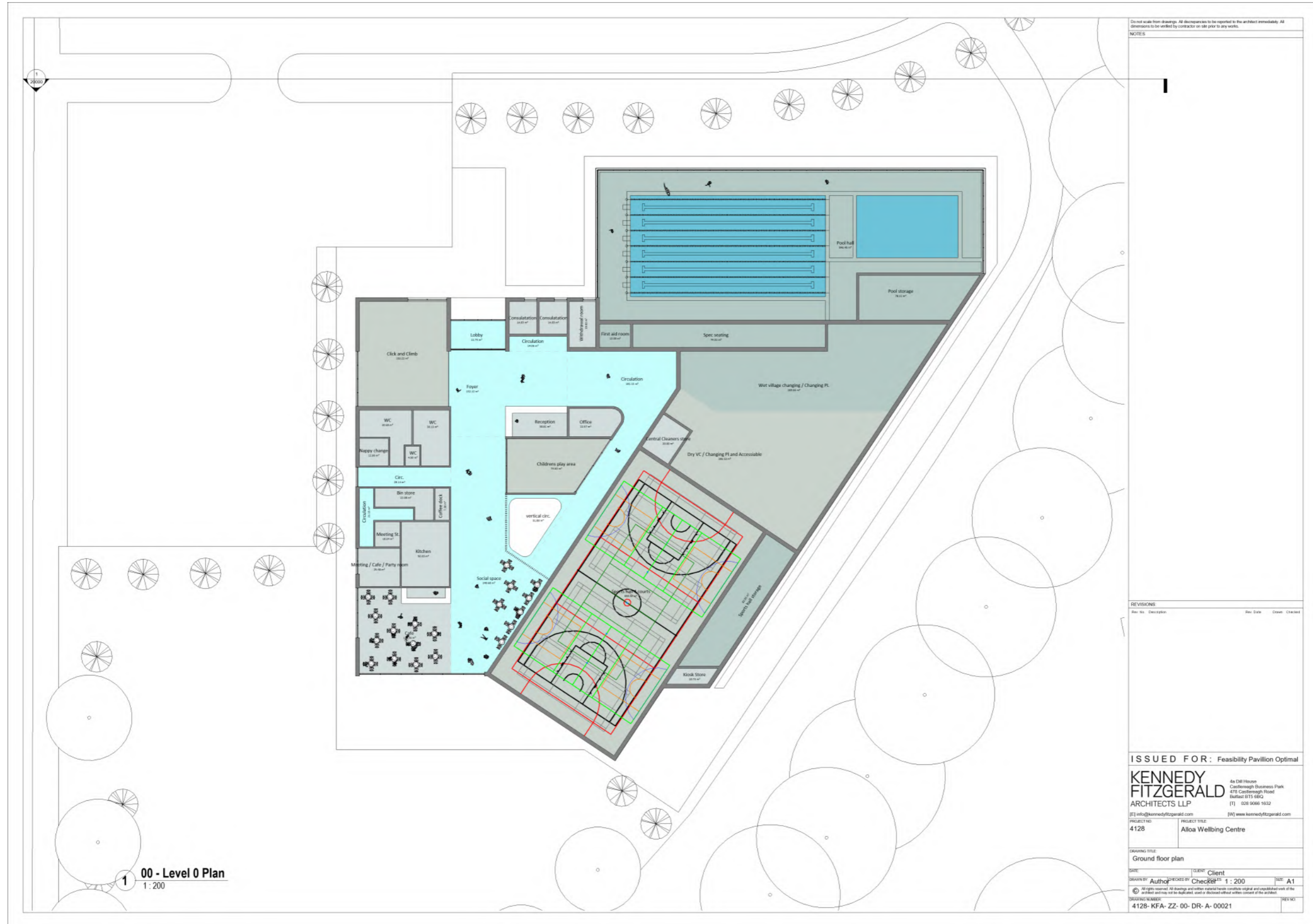
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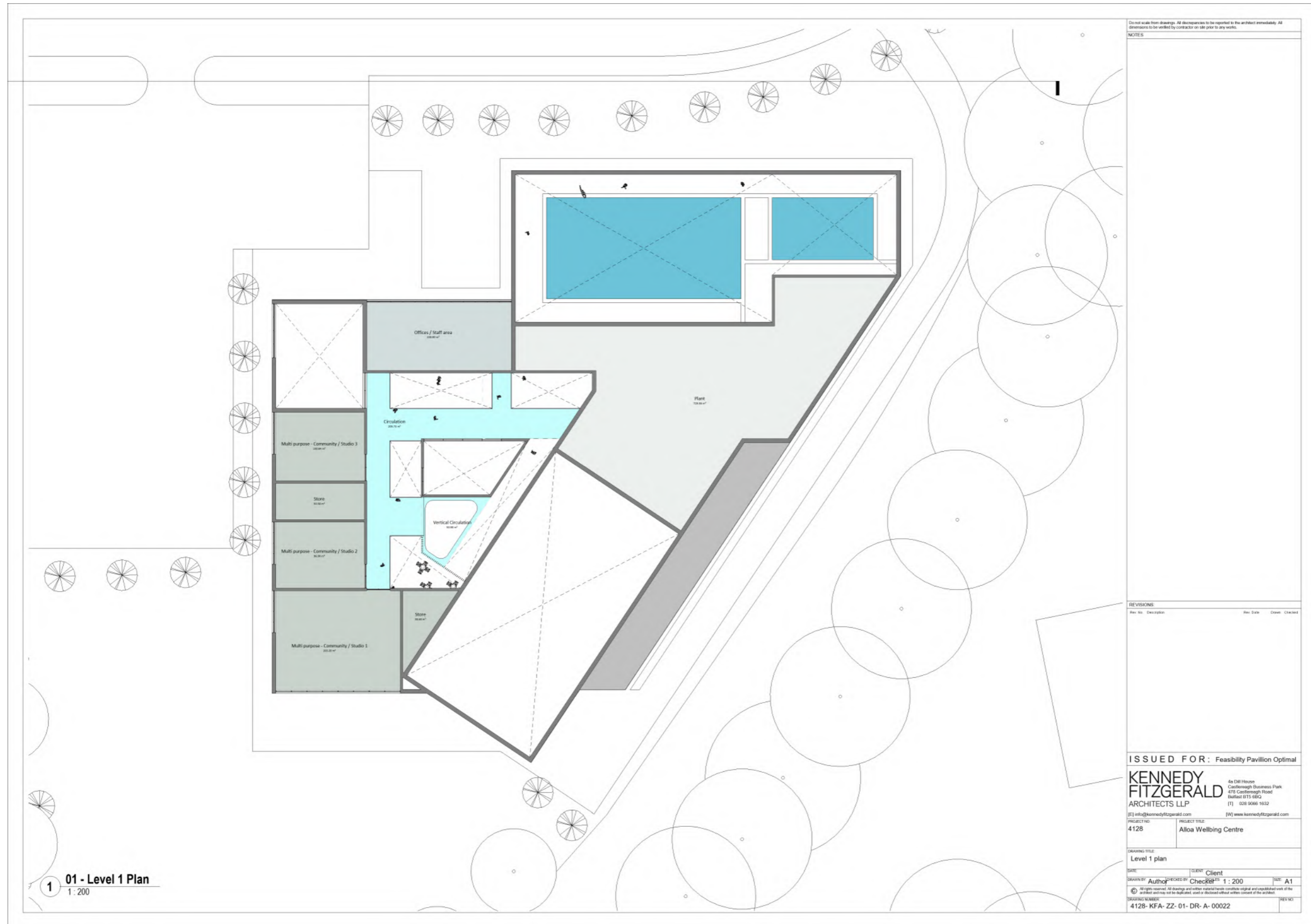
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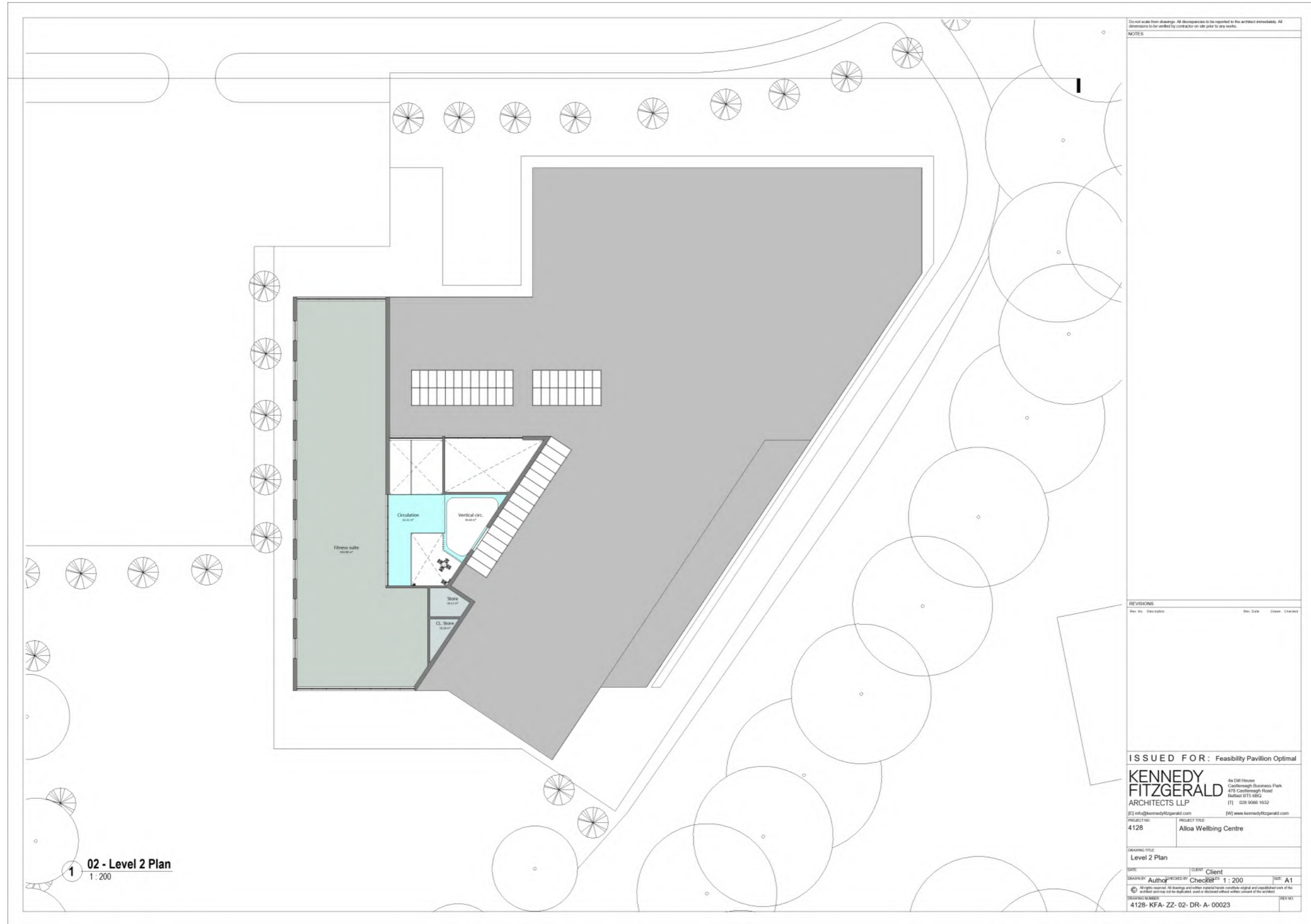
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Pavilion Site - Optimal Ground Floor



ALLOA LEISURE CENTRE  
Pavilion Site - Optimal 1st Floor



ALLOA LEISURE CENTRE  
Pavilion Site - Optimal 2nd Floor

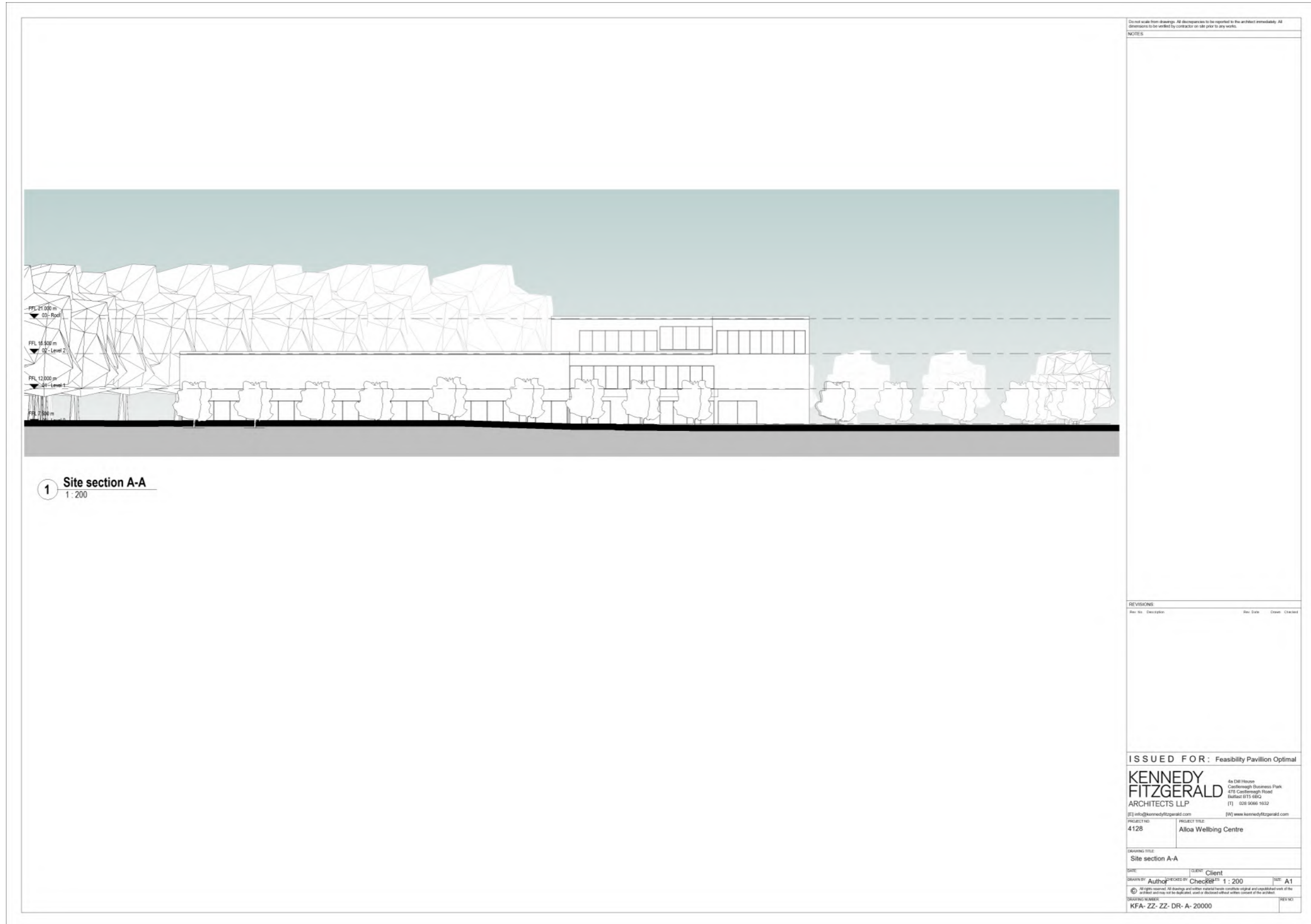




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Pavilion Site - Optimal Roof Plan



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Pavilion Site - Optimal Site Section

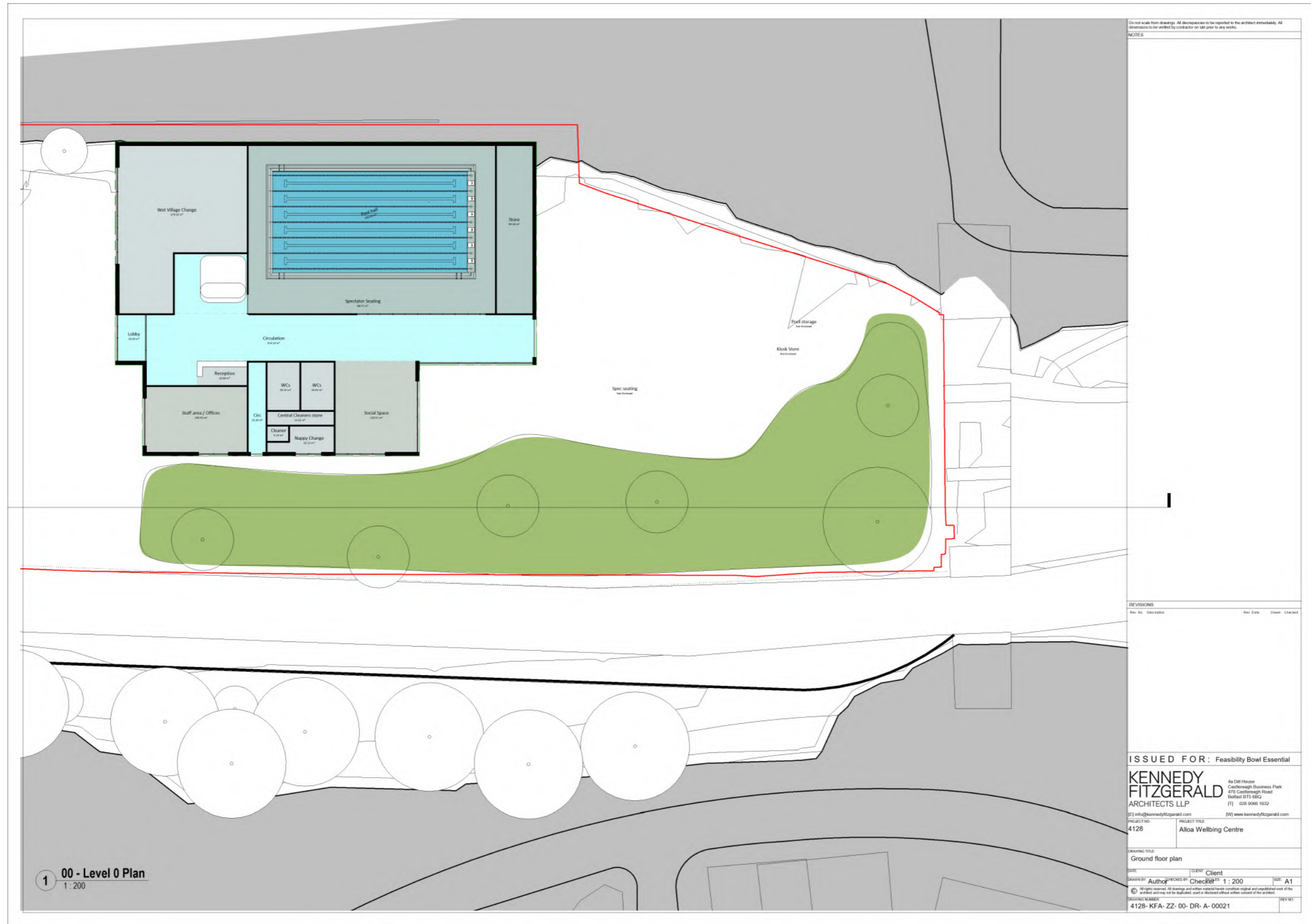


ALLOA LEISURE CENTRE

APPENDIX  
ARCHITECTURAL DRAWINGS  
BOWL SITE

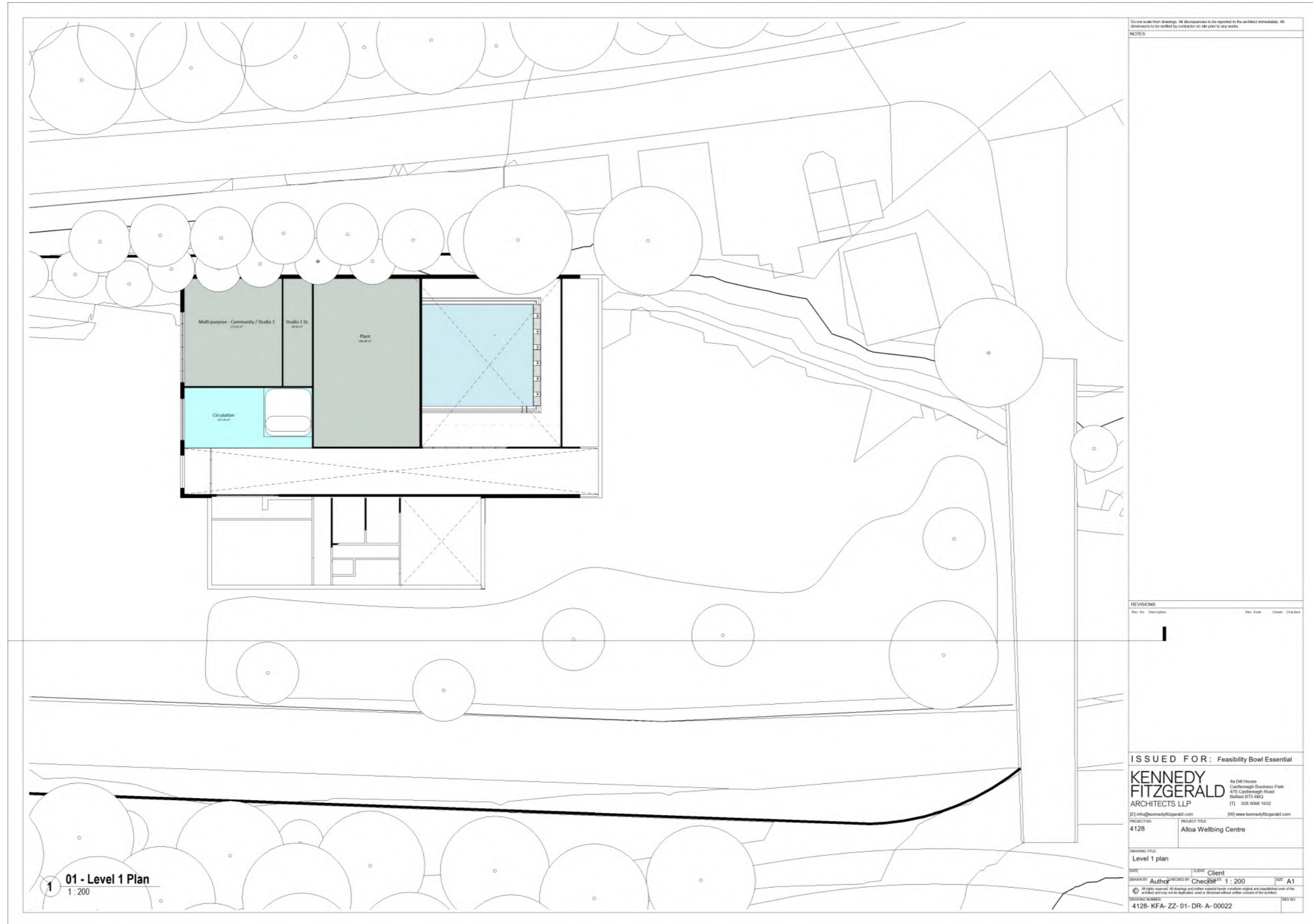
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Bowl Site - Essential Ground Floor





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Bowl Site - Essential 1st Floor



1 01 - Level 1 Plan  
1:200

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DRAWING TITLE: Level 1 plan

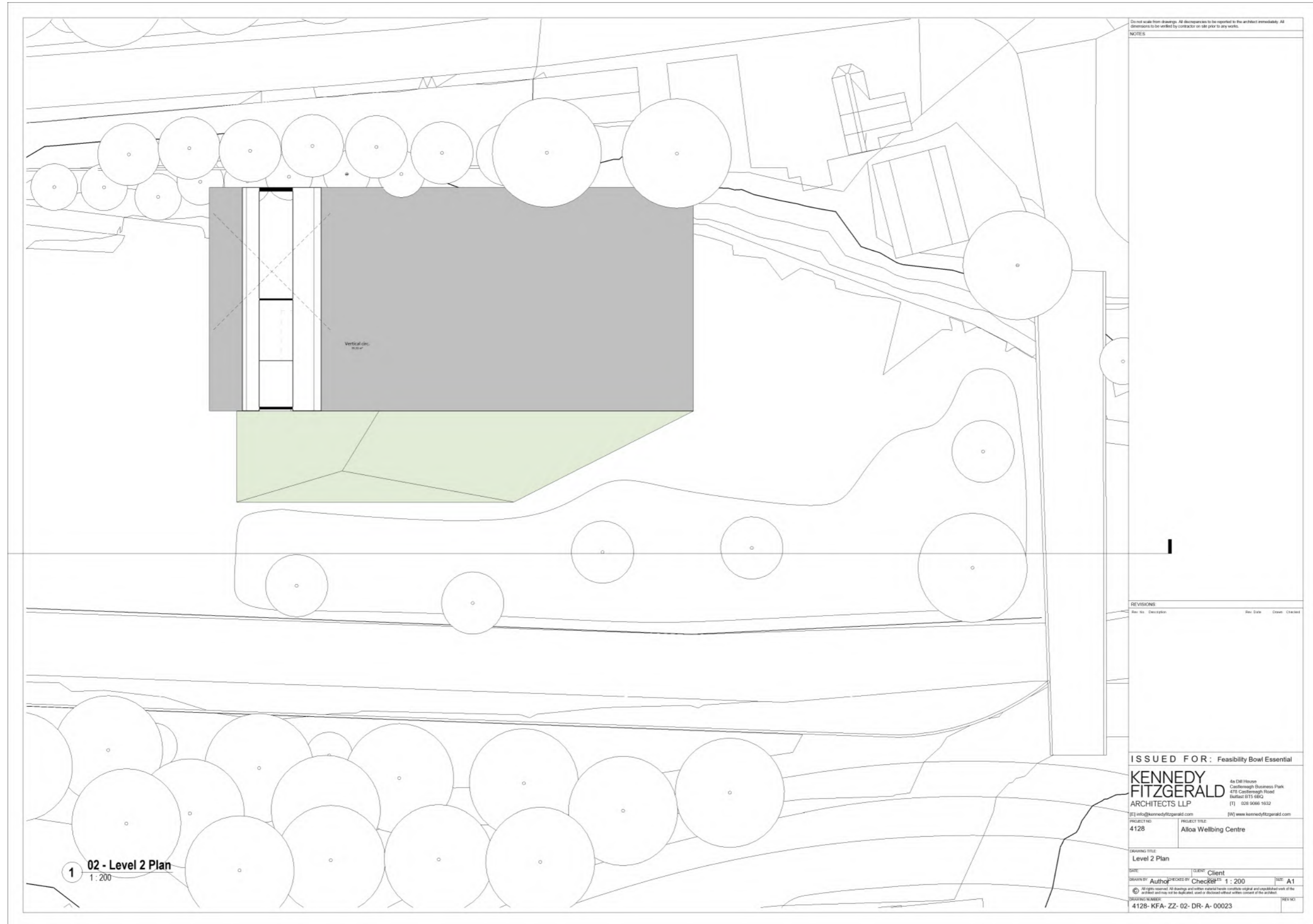
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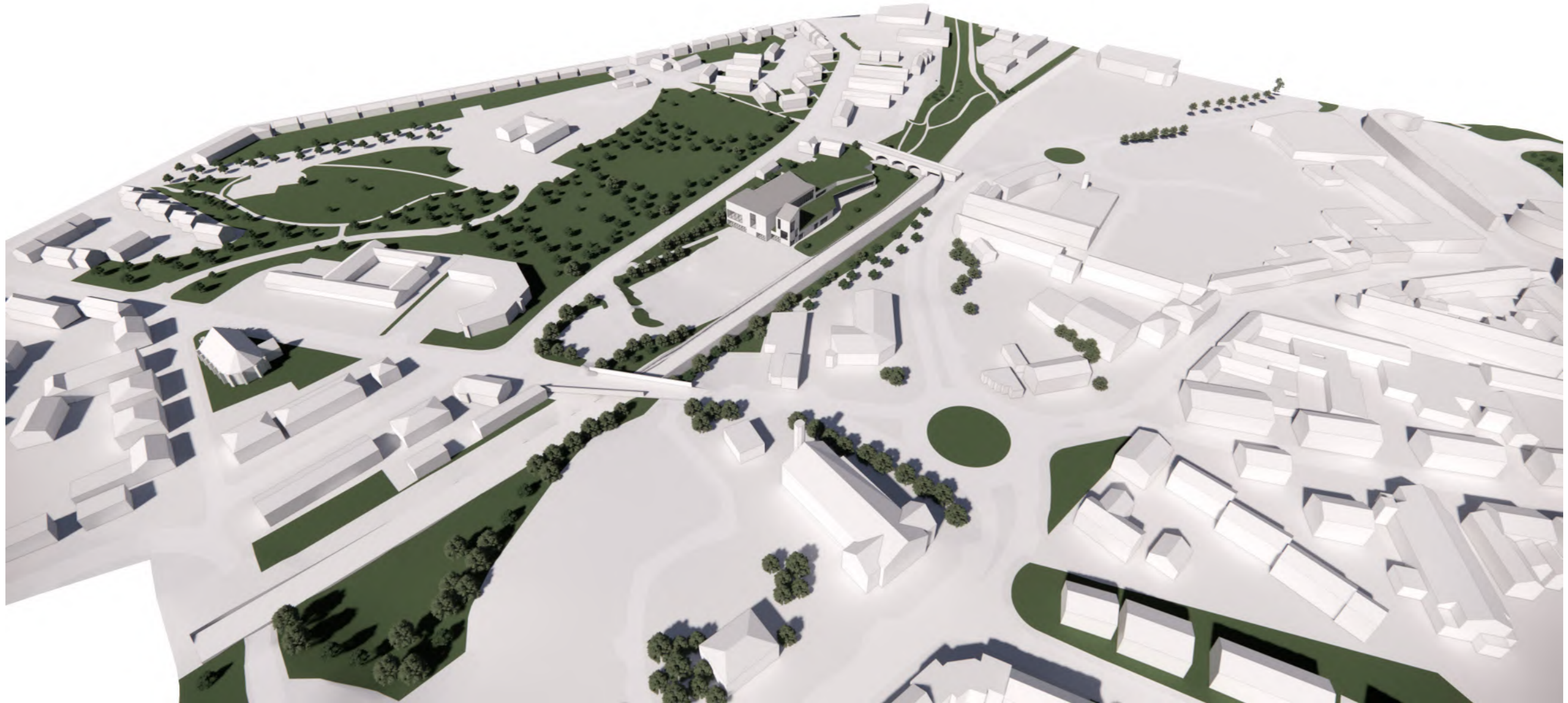
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ALLOA LEISURE CENTRE  
Bowl Site - Essential Roof Plan





ALLOA LEISURE CENTRE  
Bowl Site - Desirable



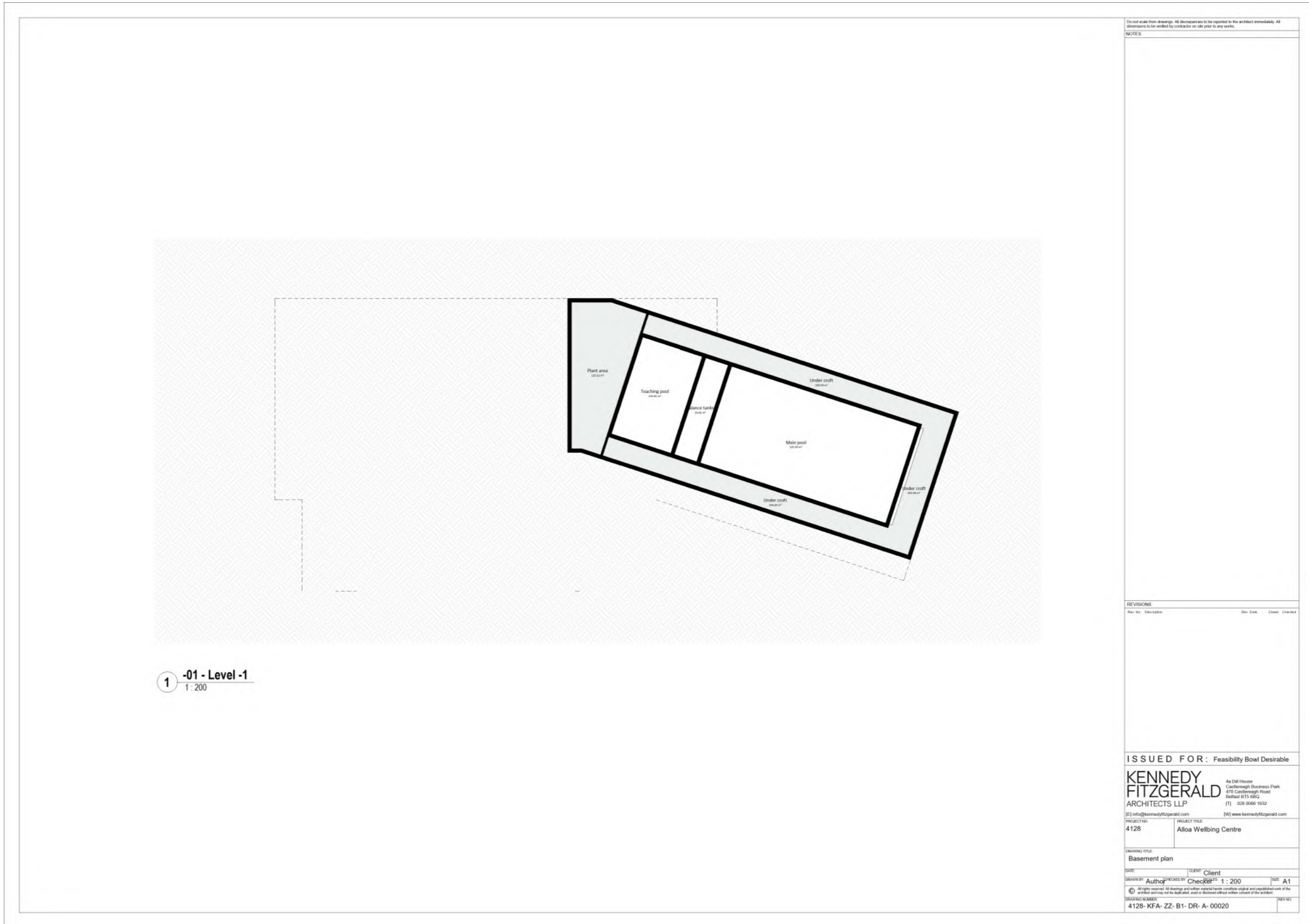


ALLOA LEISURE CENTRE  
Bowl Site - Desirable Site Plan





ALLOA LEISURE CENTRE  
Bowl Site - Desirable Basement Plan



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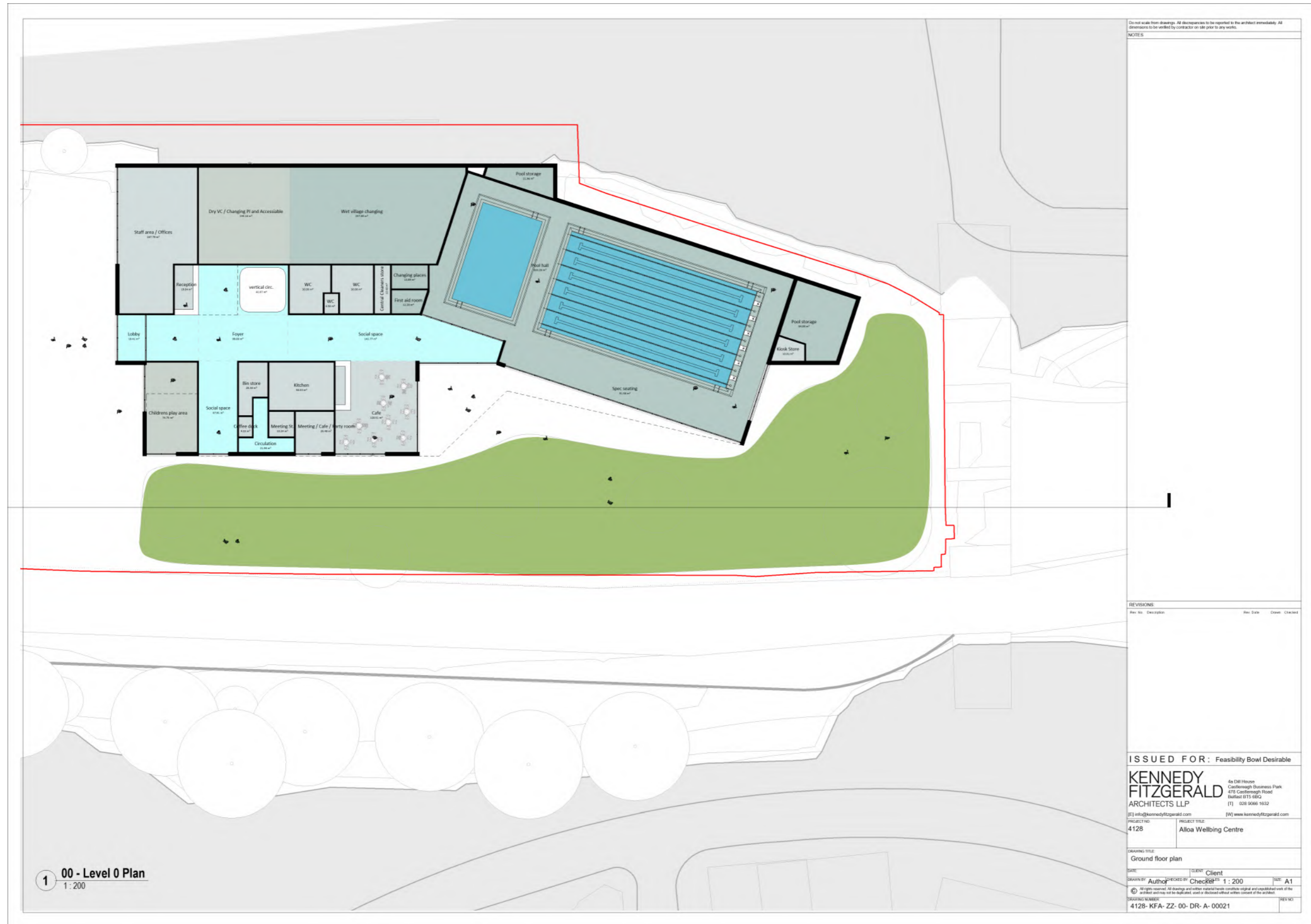
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DRAWING TITLE: Basement plan

DATE: DRAWN BY: Author CHECKED BY: Checker CLIENT: Client SCALE: A1

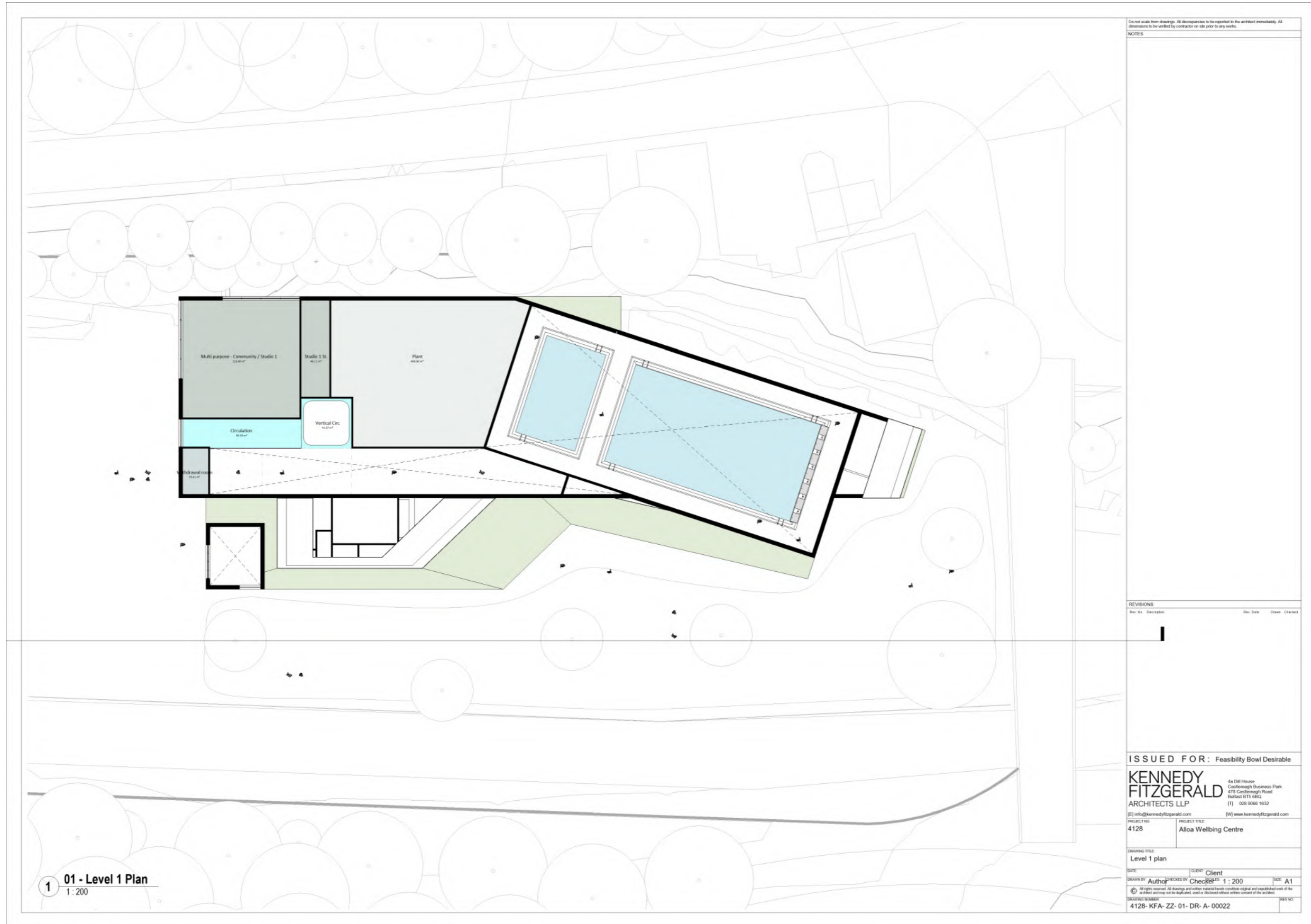
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DRAWING NUMBER: 4128-KFA-ZZ-B1-DR-A-00020

ALLOA LEISURE CENTRE  
Bowl Site - Desirable Ground Floor



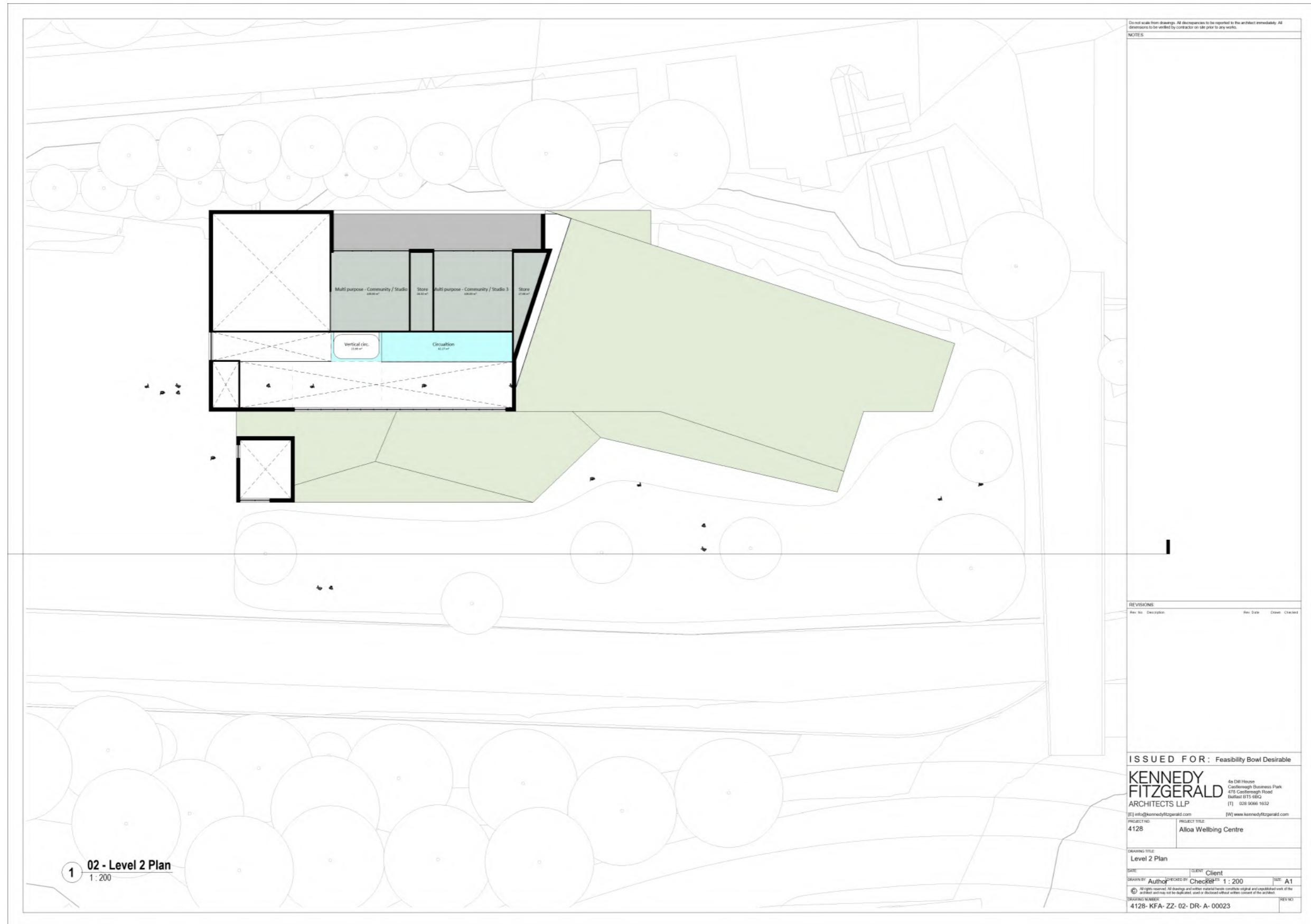


ALLOA LEISURE CENTRE  
Bowl Site - Desirable 1st Floor





ALLOA LEISURE CENTRE  
Bowl Site - Desirable 2nd Floor



1 02 - Level 2 Plan  
1 : 200

Do not scale from drawings. All discrepancies to be reported to the architect immediately. All dimensions to be verified by contractor on site prior to any work.

NOTES

Rev. No.	Description	Rev. Date	Drawn	Checked

ISSUED FOR: Feasibility Bowl Desirable

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PROJECT NO: 4128 PROJECT TITLE: Alloa Wellbeing Centre

DRAWING TITLE: Level 2 Plan

DATE: DESIGNED BY: Client

DRAWN BY: Author CHECKED BY: Checker 1 : 200 SCALE: A1

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ALLOA LEISURE CENTRE  
Bowl Site - Desirable Section



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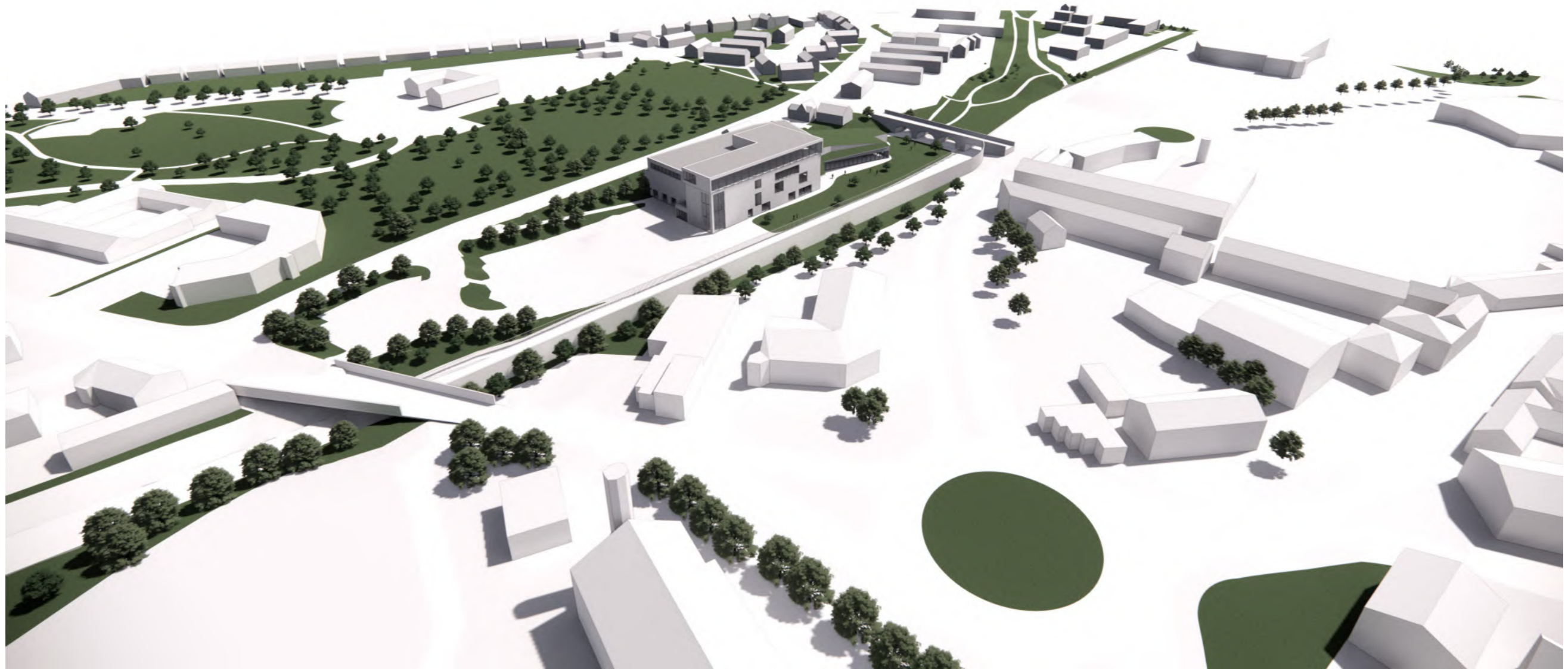
PROJECT NO: 4128 PROJECT TITLE: Alloa Wellbeing Centre

DRAWING TITLE: Section section A-A  
DATE: CLIENT: Client

DRAWN BY: Author CHECKED BY: Checker 1:500 SIZE: A1

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ALLOA LEISURE CENTRE  
Bowl Site - Optimal

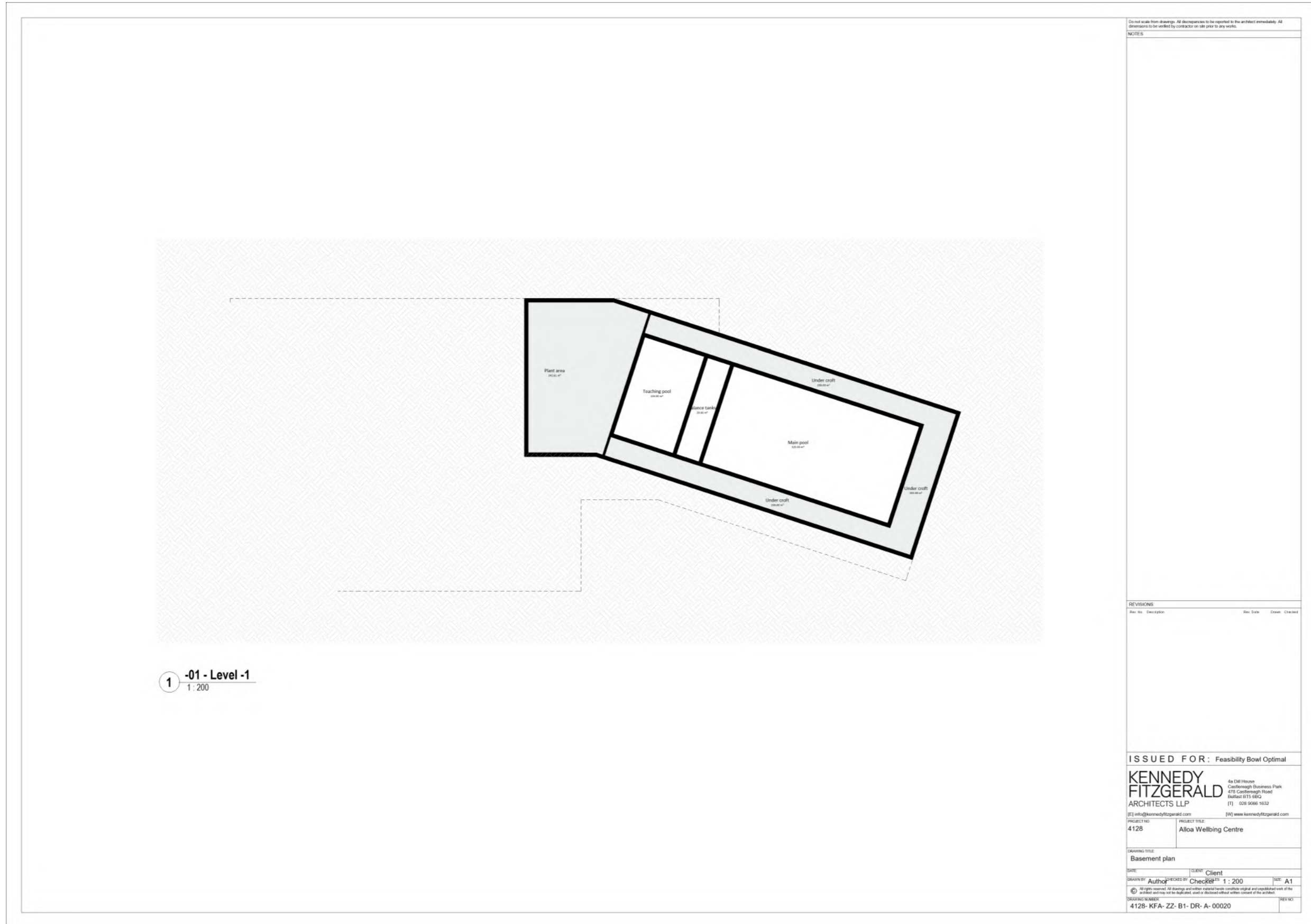




ALLOA LEISURE CENTRE  
Bowl Site - Optimal Site Plan

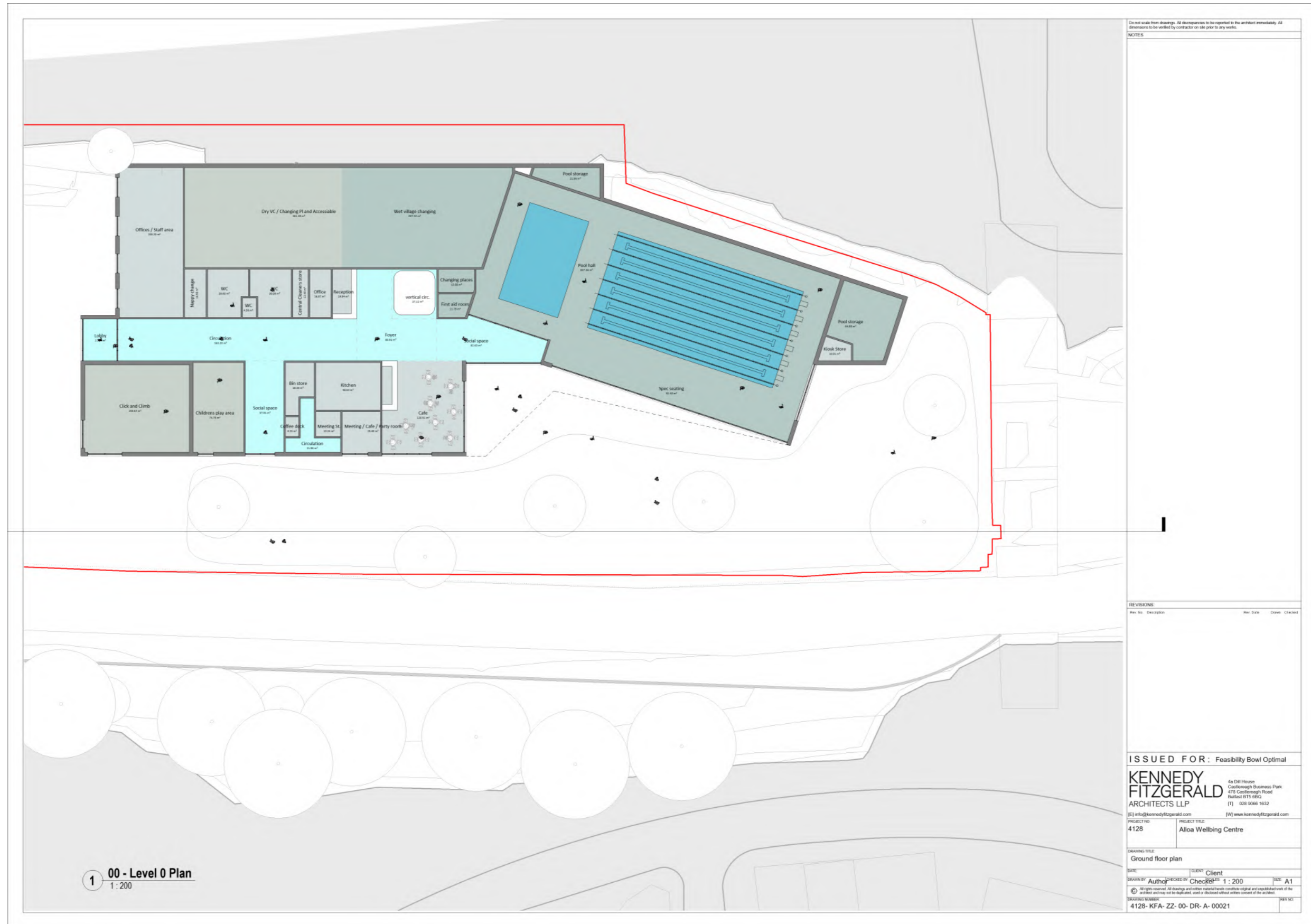


ALLOA LEISURE CENTRE  
Bowl Site - Optimal Basement





ALLOA LEISURE CENTRE  
Bowl Site - Optimal Ground Floor



1 00 - Level 0 Plan  
1 : 200

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PROJECT NO: 4128 PROJECT TITLE: Alloa Wellbeing Centre

DRAWING TITLE: Ground floor plan

DATE: \_\_\_\_\_ CLIENT: \_\_\_\_\_

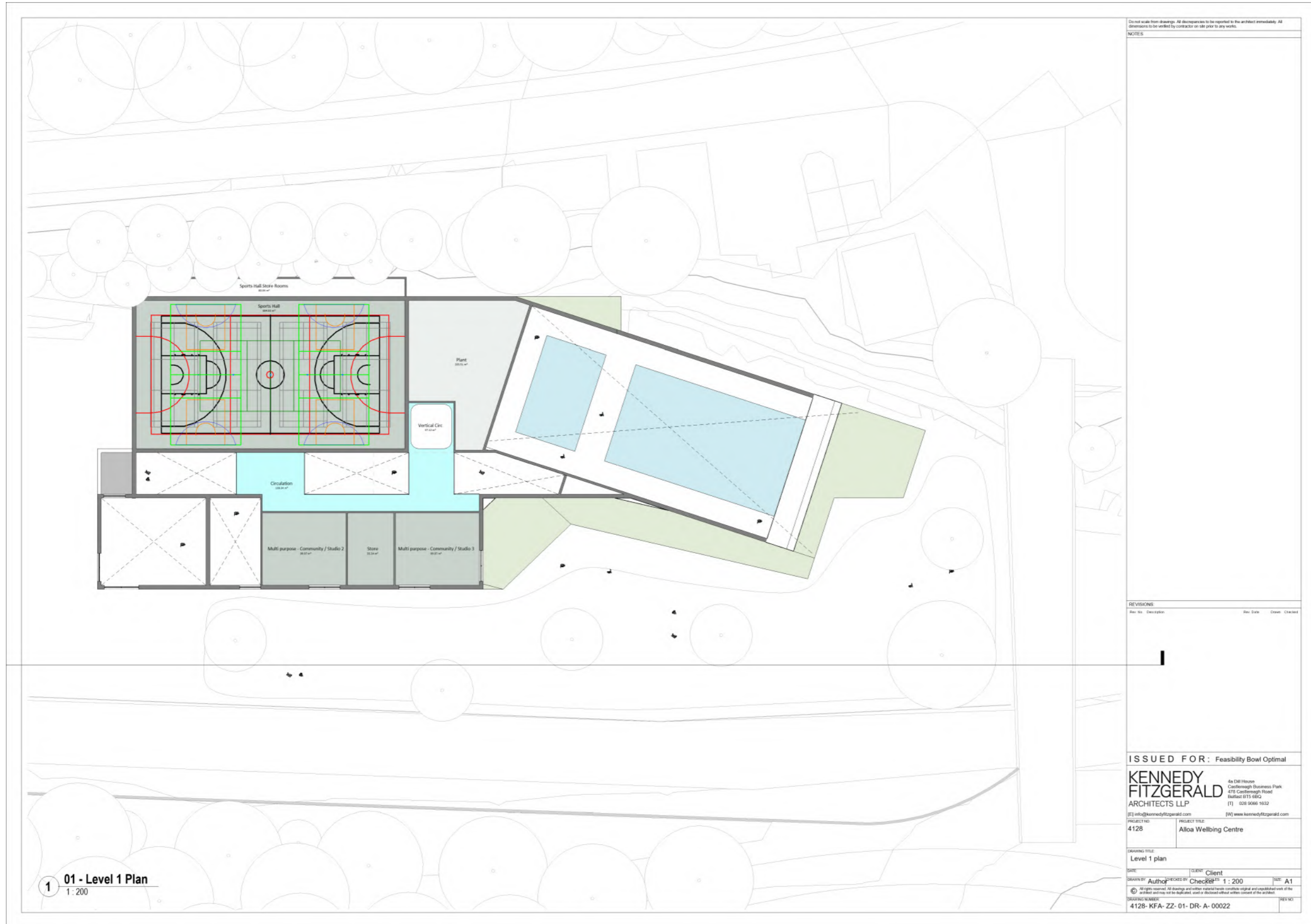
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ALLOA LEISURE CENTRE  
Bowl Site - Optimal 1st Floor



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PROJECT NO: 4128 PROJECT TITLE: Alloa Wellbeing Centre

DRAWING TITLE: Level 1 plan

DATE: 15/07/2022 CLIENT: Client

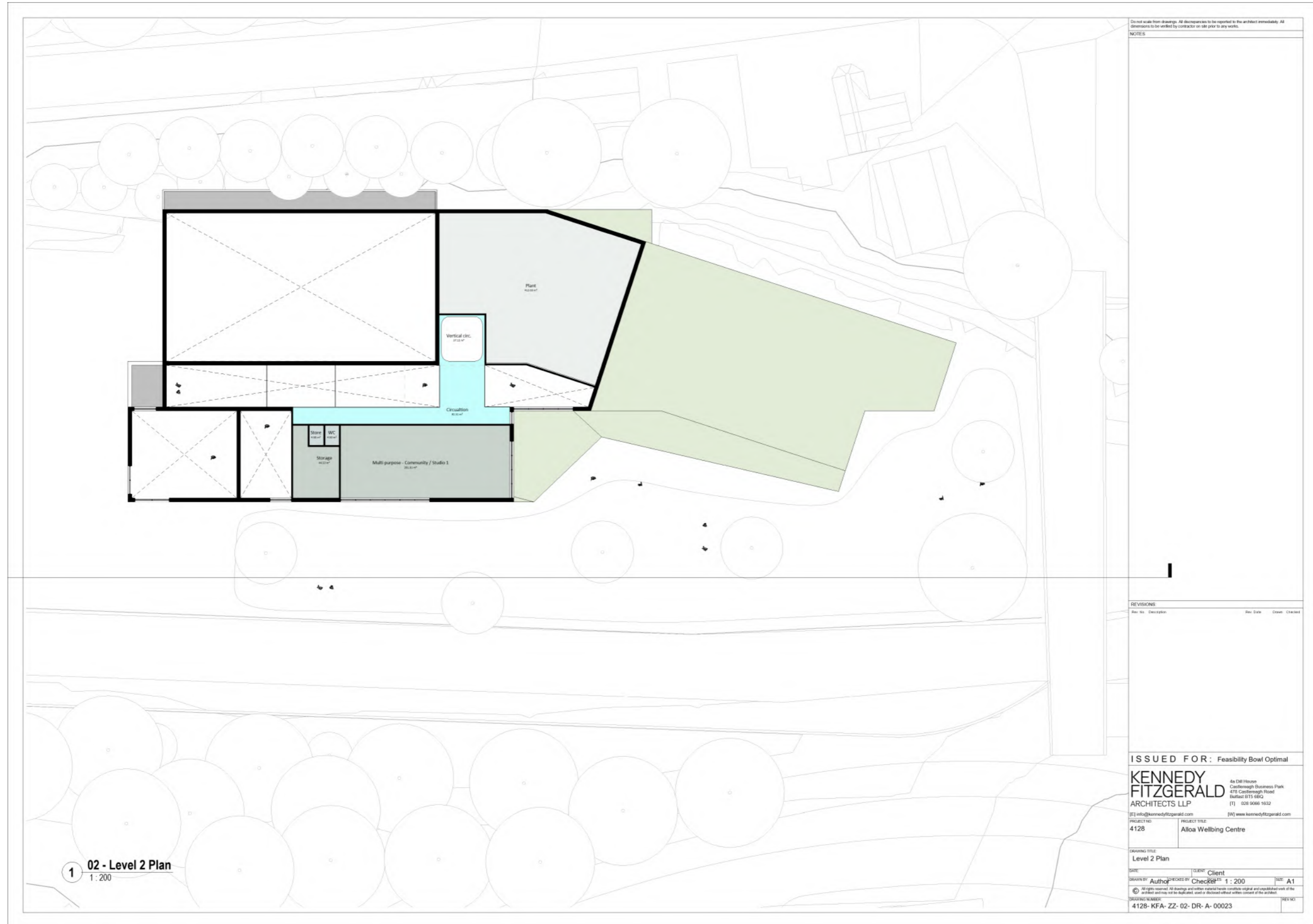
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1 01 - Level 1 Plan  
1:200

ALLOA LEISURE CENTRE  
Bowl Site - Optimal 2nd Floor



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PROJECT NO: 4128 PROJECT TITLE: Alloa Wellbeing Centre

1 02 - Level 2 Plan  
1 : 200

DRAWING TITLE: Level 2 Plan

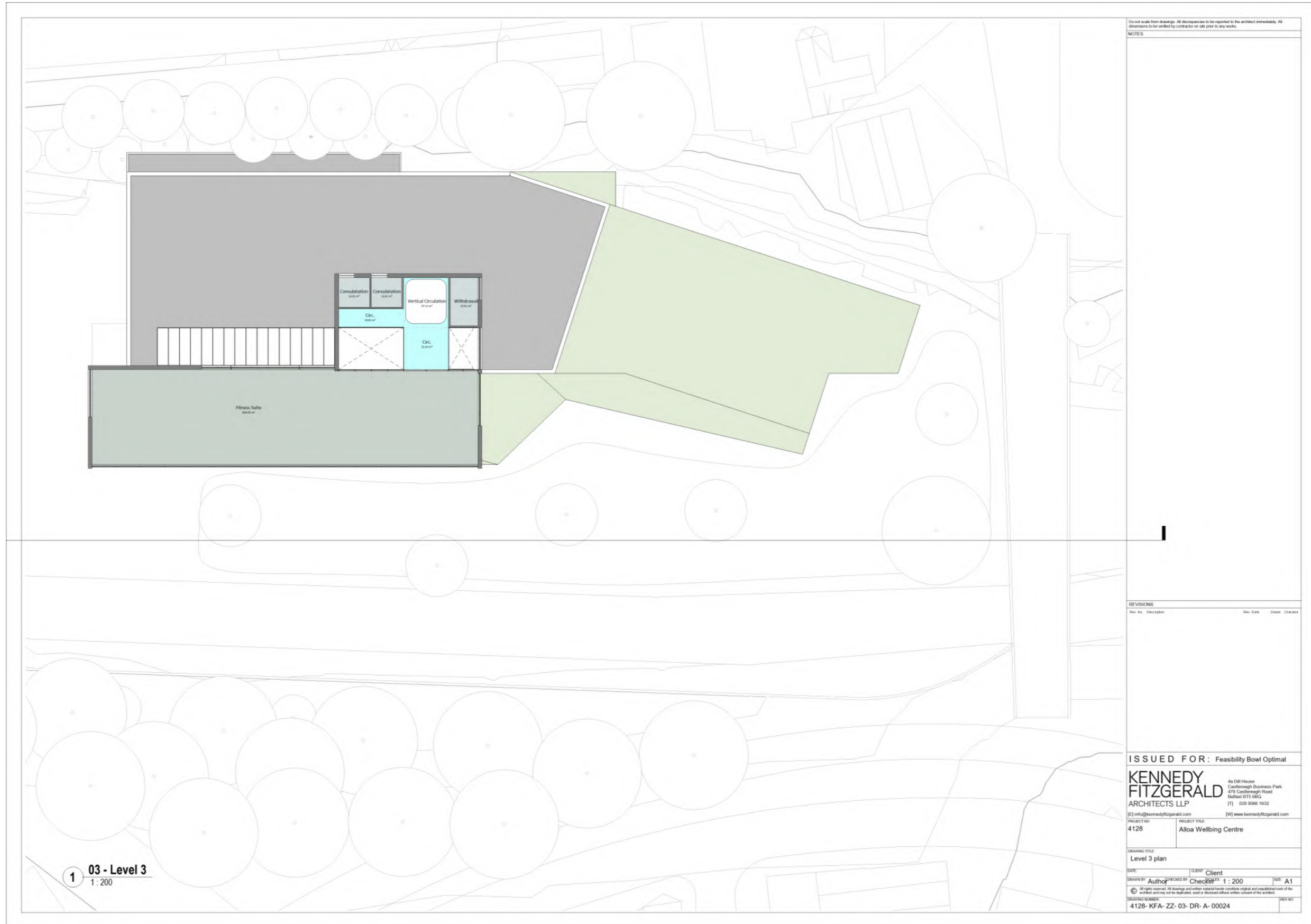
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DESIGNED BY: Author CHECKED BY: Checker 1 : 200 SCALE: A1

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DRAWING NUMBER: 4128-KFA-ZZ-02-DR-A-00023

ALLOA LEISURE CENTRE  
Bowl Site - Optimal 3rd Floor



1 03 - Level 3  
1 : 200

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PROJECT NO: 4128 PROJECT TITLE: Alloa Wellbeing Centre

DRAWING TITLE: Level 3 plan

DATE: \_\_\_\_\_ DRAWN BY: Author CHECKED BY: Checker CLIENT: \_\_\_\_\_ SCALE: A1

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DRAWING NUMBER: 4128-KFA-ZZ-03-DR-A-00024



ALLOA LEISURE CENTRE  
Bowl Site - Optimal Section



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PROJECT NO: 4128 PROJECT TITLE: Alloa Wellbeing Centre

DRAWING TITLE: Site section A-A

DATE: \_\_\_\_\_ DRAWN BY: Author CHECKED BY: Client SCALE: 1:500 SHEET: A1

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Extract from Hub East Central Interim Options Appraisal Report

July 2022

**6.0 SWOT Analysis**

The SWOT analysis has mainly taken into consideration the sites and technical details that have been identified so far. The Design Team have not been given sight of the Critical Success Factors in relation to the project and so it is not possible to make a SWOT assessment of the different facilities mix in relation to the requirements of the Council.

**6.1 Alloa Bowl – All Options**

	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<b>BOWL – ESSENTIAL</b>	<p>Existing site with infrastructure that could be reused (access road, services etc).</p> <p>Town Centre location with good links to local transport links and other service providers (Health Centre, GP's etc)</p> <p>Smaller footprint of the 'Essential' building would provide good town centre green space on the rest of the site.</p> <p>Connection to the community</p>	<p>The site is constrained, both in topography and proximity to the railway line. This will impact the location of the building on the site.</p> <p>The smaller building would create less visual presence. As the site is somewhat concealed, careful design would be required to create the street presence necessary</p> <p>Existing pedestrian routes would require enhancement.</p> <p>External space is limited, potentially resulting on plant being placed on the roof which removes the opportunity to maximise this space for PV's.</p>	<p>Regeneration of the area</p> <p>'Green' links to other services</p> <p>Current site would quickly be redeveloped and not lie empty</p> <p>Creation of a presence on the main road, which the previous Alloa Bowl building did not have.</p>	<p>Network Rail would have to be consulted which could impact programme and costs. There may be a requirement for the Council to enter into agreement with Network Rail which allows Network Rail to charge the project for any consultancy assistance that maybe required from Network Rail. This agreement has had to be entered into for the Alloa Bowl Demolition project.</p> <p>Depending on the proximity of the building to the live railway line and the external works to the site, Network Rail would be entitled to review all method statements and construction plans associated with the work.</p> <p>New utilities connections will be required. Specifically, permission will be required to discharge the surface water into the local watercourse.</p> <p>Cognisance of development of the site to the east should be taken into account. Access in and around the site will need to be considered and may require upgrade or alteration to existing road network</p> <p>DIA may be required by Scottish Water</p> <p>May be required to create a new entrance off the main road, requiring additional offsite works</p>





	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<b>BOWL – DESIRABLE</b>	<p>Existing site with infrastructure that could be reused (access road, services etc).</p> <p>Town Centre location with good links to local transport links and other service providers (Health Centre, GP's etc)</p> <p>Connection to the community</p>	<p>The site is constrained, both in topography and proximity to the railway line. This will impact the location of the building on the site.</p> <p>The larger footprint of the building leaves less external recreational space.</p> <p>The recreational space faces the railway line which is less than ideal and would take careful planning</p> <p>Existing pedestrian routes would require enhancement</p> <p>External space is limited, potentially resulting on plant being placed on the roof which removes the opportunity to maximise this space for PV's.</p>	<p>Regeneration of the area</p> <p>'Green' links to other services</p> <p>Current site would quickly be redeveloped and not lie empty</p> <p>Building could be designed to be stacked closer to the town centre to create a 'civic presence' and ensure the east side of the building is not overbearing on neighbours</p> <p>Creation of a presence on the main road, which the previous Alloa Bowl building did not have.</p>	<p>Network Rail would have to be consulted which could impact programme and costs. There may be a requirement for the Council to enter into agreement with Network Rail which allows Network Rail to charge the project for any consultancy assistance that maybe required from Network Rail. This agreement has had to be entered into for the Alloa Bowl Demolition project.</p> <p>Depending on the proximity of the building to the live railway line and the external works to the site, Network Rail would be entitled to review all method statements and construction plans associated with the work.</p> <p>New utilities connections will be required. Specifically, permission will be required to discharge the surface water into the local watercourse</p> <p>Cognisance of development of the site to the east should be taken into account. Access in and around the site will need to be considered and may require upgrade or alteration to existing road network</p> <p>Car parking may be limited relative to the size of the building</p> <p>DIA may be required by Scottish Water</p> <p>May be required to create a new entrance off the main road, requiring additional offsite works</p>

	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<b>BOWL - OPTIMAL</b>	<p>Existing site with infrastructure that could be reused (access road, services etc).</p> <p>Town Centre location with good links to local transport links and other service providers (Health Centre, GP's etc)</p> <p>Connection to the community</p>	<p>The site is constrained, both in topography and proximity to the railway line. This will impact the location of the building on the site.</p> <p>The building would have to go to 4 storeys in some parts to accommodate all the facilities on the site.</p> <p>Useable external space is becoming tighter and would be limited compared to the other 2 options</p> <p>The recreational space faces the railway line which is less than ideal and would take careful planning</p> <p>Existing pedestrian routes would require enhancement</p> <p>External space is limited, potentially resulting on plant being placed on the roof which removes the opportunity to maximise this space for PV's.</p>	<p>Regeneration of the area</p> <p>'Green' links to other services</p> <p>Current site would quickly be redeveloped and not lie empty</p> <p>This would be a large building near to the centre of town. Opportunities to create a 'statement building' for Alloa and Clackmannanshire.</p> <p>Building could be designed to be stacked closer to the town centre to create a 'civic presence' and ensure the east side of the building is not overbearing on neighbours</p> <p>Creation of a presence on the main road, which the previous Alloa Bowl building did not have.</p>	<p>Planning may have a view on the height of the building due to its town centre location</p> <p>Cognisance of development of the site to the east should be taken into account. Access in and around the site will need to be considered and may require upgrade or alteration to existing road network</p> <p>Network Rail would have to be consulted which could impact programme and costs. There may be a requirement for the Council to enter into agreement with Network Rail which allows Network Rail to charge the project for any consultancy assistance that maybe required from Network Rail. This agreement has had to be entered into for the Alloa Bowl Demolition project.</p> <p>Depending on the proximity of the building to the live railway line and the external works to the site, Network Rail would be entitled to review all method statements and construction plans associated with the work.</p> <p>New utilities connections will be required. Specifically, permission will be required to discharge the surface water into the local watercourse</p> <p>Car parking may be limited relative to the size of the building</p> <p>DIA may be required by Scottish Water</p> <p>May be required to create a new entrance off the main road, requiring additional offsite works</p>

6.2 Pavilion – All Options

	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<b>PAVILION – ESSENTIAL</b>	<p>Greenfield site with few constraints in terms of building location.</p> <p>Large external spaces</p> <p>Car parking would not be restricted</p>	<p>The site is not designated for Leisure use under the LDP.</p> <p>High voltage cables running across the most Optimal part of the site</p> <p>Site is seen as remote. Further from the town centre and local transport hubs, does not encourage none car use.</p>	<p>The site would require master planning, opportunity to create a 'campus' with other services, for example the new Lochies school which is currently being considered by the Council.</p> <p>Potential economies of scale if the site infrastructure for a number of developments could be constructed at once, rather than 'piecemeal' for individual developments.</p> <p>Consideration could be given to the development of an energy centre for the site, if more than one development was to be considered.</p> <p>Secures development to the west of Alloa.</p> <p>The development could be 'future proofed' to allow further development of facilities at a later stage.</p> <p>Greater scope to accommodate plant externally. Provides easier access for maintenance and leaves roof space for PV's.</p>	<p>Radon contamination has been identified as a possible risk in the bottom corner of the site. This would require management through design and construction.</p> <p>Likely require changes to the wider road network which would require additional investment.</p> <p>EIA may be required</p> <p>Northern half of the site may be more Optimal to Planning. Consideration would need to be given to ensure the rest of the site does not become 'land locked' by the development.</p> <p>Planning consent may be delayed, if the Wellbeing Hub project was to be submitted as part of a wider development of the site.</p>



	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<b>PAVILION – DESIRABLE</b>	<p>Greenfield site with few constraints in terms of building location.</p> <p>Size of the site means the building can go 'out' rather than 'up', keeping more of the accommodation on the ground floor.</p> <p>Large external spaces</p> <p>Car parking would not be restricted</p>	<p>The site is not designated for Leisure use under the LDP.</p> <p>High voltage cables running across the most Optimal part of the site</p> <p>Site is seen as remote. Further from the town centre and local transport hubs, does not encourage none car use.</p>	<p>The site would require master planning, opportunity to create a 'campus' with other services, for example the new Lochies school which is currently being considered by the Council.</p> <p>Potential economies of scale if the site infrastructure for a number of developments could be constructed at once, rather than 'piecemeal' for individual developments.</p> <p>Consideration could be given to the development of an energy centre for the site, if more than one development was to be considered.</p> <p>Secures development to the west of Alloa.</p> <p>The development could be 'future proofed' to allow further development of facilities at a later stage.</p> <p>Greater scope to accommodate plant externally. Provides easier access for maintenance and leaves roof space for PV's.</p>	<p>Radon contamination has been identified as a possible risk in the bottom corner of the site. This would require management through design and construction.</p> <p>Likely require changes to the wider road network which would require additional investment.</p> <p>EIA may be required</p> <p>Northern half of the site may be more Optimal to Planning. Consideration would need to be given to ensure the rest of the site does not become 'land locked' by the development.</p> <p>Planning consent may be delayed, if the Wellbeing Hub project was to be submitted as part of a wider development of the site.</p>

	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<b>PAVILION - OPTIMAL</b>	<p>Greenfield site with few constraints in terms of building location.</p> <p>Size of the site means the building can go 'out' rather than 'up', keeping more of the accommodation on the ground floor.</p> <p>Large external spaces</p> <p>Car parking would not be restricted</p>	<p>The site is not designated for Leisure use under the LDP.</p> <p>High voltage cables running across the most Optimal part of the site</p> <p>Site is seen as remote. Further from the town centre and local transport hubs, does not encourage none car use.</p>	<p>The site would require master planning, opportunity to create a 'campus' with other services, for example for example the new Lochies school which is currently being considered by the Council.</p> <p>Potential economies of scale if the site infrastructure for a number of developments could be constructed at once, rather than 'piecemeal' for individual developments.</p> <p>Consideration could be given to the development of an energy centre for the site, if more than one development was to be considered.</p> <p>Secures development to the west of Alloa.</p> <p>Greater scope to accommodate plant externally. Provides easier access for maintenance and leaves roof space for PV's.</p>	<p>Radon contamination has been identified as a possible risk in the bottom corner of the site. This would require management through design and construction.</p> <p>Likely require changes to the wider road network which would require additional investment.</p> <p>EIA may be required</p> <p>Northern half of the site may be more Optimal to Planning. Consideration would need to be given to ensure the rest of the site does not become 'land locked' by the development.</p> <p>Planning consent may be delayed, if the Wellbeing Hub project was to be submitted as part of a wider development of the site.</p>

# Place and Wellbeing Assessment of the Clackmannanshire Council Wellbeing Hub Location Analysis

## About the report

This is a report of a small workshop held in July 2022 to consider the impacts of the two site locations for the Clackmannanshire Council Wellbeing Hub on the wellbeing of the people of Alloa and the wider Clackmannanshire Council area. We know that the places we create impact on those who live, work and relax in them and can have a positive or negative influence on their health and well-being. The process applied during the workshop takes a place-based approach considering the unintended consequences of each proposal on creating a place that has a positive impact.

Each site proposal has different characteristics, and the proposals were considered for their impact on delivering a place that enables a positive impact on peoples health and wellbeing. These are known as the Place and Wellbeing Outcomes. We also included a focus on three groups of people that have been highlighted as being in need of particular consideration when looking to enhance wellbeing. These are people living in poverty, young men and then young girls and women. There was also a geographic focus on Alloa South and East in particular as these areas are in the 20% most deprived according to the SIMD and face the worst inequalities in Clackmannanshire. Focus was given to Alloa itself but also the wider context of Clackmannanshire was also considered.

Participants were asked to use their knowledge and expertise to consider how the proposals were likely to impact on creating a place that enabled wellbeing and with a focus on the identified population groups.

This paper begins with a Report Summary of which proposal contributes most to delivering a place that enables health and wellbeing according to its contribution to delivering the Place and Wellbeing Outcomes and to improving health and wellbeing for the groups identified above. It then includes a short summary of the two proposed sites, how the choice of site links to the Shaping Places for Wellbeing Programme and lists those participating in the small workshop. The remainder of the report outlines the discussions that took place, alongside some recommendations to enhance each proposals contribution to health and wellbeing. To assist our understanding, we also include relevant information from the *EKOS Clackmannanshire Council: Wellbeing Hub – Phase 1 Location Analysis report* evidence, the *Clackmannan Alliance Local Outcome Improvement Plan 2017-2027* and Public Health research papers that shaped the Place and Wellbeing Outcomes.



## Report Summary

Overall, the Alloa Leisure Bowl option contributes more to delivering the aspects of a place that enable the wellbeing of those who live, work and relax in Alloa and the wider Clackmannanshire Council area. The reasons for this include:

1. Proximity to population impacted most by inequality in health and wellbeing . It is located immediately adjacent to the most deprived areas in Alloa and indeed in all of Clackmannanshire. This increases the potential for those experiencing inequalities in health and wellbeing to readily access health enhancing opportunities. The reduced reliance on car journeys also reduces the cost for those individuals to access the facilities.
2. Walking, wheeling and cycling connections.- Its town centre location means it is better connected with existing routes for walking and wheeling. This will enable five times as many users to actively access this health enhancing facility and mean more users improve their physical and mental health as they travel to the Hub. Just over 13,000 people are within a 20 minute walk as opposed to just under 2,500 for the out of town location. Walking and wheeling is also evidenced to improve social connections. The resulting increased use of walking and wheeling routes around the town centre will improve perceptions of safety especially beyond the 9-5 of standard town centre activity.
3. Public transport connections. It's town centre location is better served by public transport. It is therefore the least reliant on a car-based journey. This will make the Hub more accessible to the third of households with no access to a car (which rises to half of all households in areas of deprivation). For Clackmannanshire's young people this also means less reliability on a parent with a car so better suited for independent travel. The resulting increased use of bus services to access the Hub will support services and help contribute to better quality provision. Overall, the location will help reduce short journeys by car helping to meet the Council targets on net zero emissions.
4. Services, facilities and amenities. The location is better connected to existing Alloa Town Centre businesses, services and amenities including council buildings. This enables joined up trips that can improve patronage for the Wellbeing Hub and businesses. This can also increase opportunity for more social connections across all ages and resulting improvements in mental wellbeing.
5. Links with existing green space and recreation opportunities. The site is adjacent to several spaces with opportunities to improve access to play and recreation. Greenfield park is adjacent so there is already existing greenspace for the hub to use. The strip of land to immediate north has potential for further linked outdoor recreation facilities.
6. Work and economy. The site has better connections to walking, wheeling, cycling and public transport along with its reduced reliance on car journeys for access improve the opportunity for more to access good quality work within the facility. This is particularly true for those without access to a car: one third of households (half in deprived areas) where the cost of a car has been shown to exacerbate

poverty. Young women are less likely to cycle if lanes are not safe and segregated from traffic so accessing the Smithfield location could further disadvantage their opportunity to access to good quality work.

## Summary of Welling Hub Site Options, links with Shaping Places for Wellbeing Programme Context and Participants

### **Summary background of the [Well-being Hub](#):**

In April - May 2021 the Clackmannanshire Alliance asked local people about their thoughts about leisure and wellbeing services and support. An [online survey](#) was created as part of the Sport and Active Living Framework Vision and Ambition for Clackmannanshire.

‘Swimming for Fitness and Leisure’ emerged as the number one priority need as identified by the diverse Clackmannanshire community.

Clackmannanshire Council allocated £16.8 million to the creation of a Wellbeing Complex for the people of Clackmannanshire to be based in Alloa. From April 2021 there has been collaborative work with Council officers, sportscotland, governing bodies, equalities groups, NHS teams and other stakeholders covering the progress of the development work. A steering group was established and there has been extensive engagement so far and there is an aim for the project to continue be community-led and develop a state of the art leisure and wellbeing facility that is inclusive for all people in Clackmannanshire.

### [Sport and Active Living Framework](#)



**Climate change and carbon emissions (taken from *Well-being Hub Critical Success Factors – Place Comments Report*)**

A town centre location for the Wellbeing- Hub is most likely to have a positive impact on health and well-being; It will be least reliant on car-based journeys, most accessible by active travel, and thereby promoting health and well-being in how it can be accessed. The Alloa West site will generate short car journeys, which are amongst the biggest generators of greenhouse gases and air pollution.

The Scottish Government and COSLA have adopted the “**Place Principle**” asking that we all consider how people, location and resources combine to create a sense of identity and purpose, and this is at the heart of addressing the needs of communities, with a more joined-up, collaborative approach to services, land and buildings, enabling better outcomes for everyone. Alongside this is the SG “**Town Centre First**” principle, which acknowledges and supports town centres as the places best suited to for uses which attract significant numbers of people, including retail and commercial leisure, offices, community and cultural facilities.

The town centre site is previously developed, and will not involve the development of greenfield land, as Alloa West would. This is also, locationally, the most sustainable location in Clackmannanshire, being at the heart of the largest town, adjacent to the rail station and the main bus interchange and where the two main active travel routes converge. Alloa West is on one active travel route but is otherwise less accessible by non-car modes of transport and is likely to generate single occupant car journeys.

Being brownfield and in a central location, accessible by multiple sustainable modes of transport, the town centre site can provide significantly greater opportunity for carbon reduction/ decarbonisation, to support climate resilience than the Alloa West, edge of town site.

**Summary of locations**

The options appraisal process for the new Clackmannanshire Well-being Hub is considering two alternative sites. One at the former Alloa Leisure Bowl in Alloa town centre and the other on greenfield land at Alloa West, off Smithfield Loan, approximately 1.5km west of Alloa town centre.



### Links to Shaping Places for Wellbeing Programme

In line with the Place Principle the Shaping Places for Wellbeing Programme ambition is to improve Scotland's wellbeing by reducing the significant inequality in the health of its people. The Programme objective focussed on the evidenced impact that the places where we live, work and relax have on our health and wellbeing. This impact can be positive or negative and this Programme aims to ensure these unintended consequences are fully considered when we make decisions about a place. The choice of location for the Wellbeing Hub is an opportunity to consider each options impact on the health and wellbeing of the people of Clackmannanshire and ensure any unintended consequences are brought into the decisions making process.

All of the evidenced features that a place needs to exhibit for it to have a positive impact on health and well-being are set out in the Place and Wellbeing Outcomes. Our objective is to support delivery of these outcomes. A process used for doing so is a Place and Wellbeing Assessment. This paper is the output of one of these assessments.

A Place and Wellbeing Assessment involves a workshop pulling together expertise and perspectives from attendees to consider a plan, policy or decisions impact on delivering a place that enables wellbeing. It asks attendees to consider each of the Place and Wellbeing Outcomes with a lens on who is experiencing the most significant impact from inequality in that place.

The Place and Wellbeing Assessment process used to produce this paper was a particularly small group of expertise to introduce this process and initiate awareness raising of the role of considering place when making a decision about the location of the Wellbeing Hub. A

broader range of expertise and perspectives would provide a richer level on insight into impact.

Participants:

- Alison Mackie - Active Schools Manager / Future Leisure Provision Coordinator Sports Development , Clackmannanshire Council
- Ann Dougan - Freelance professional advisor for Lorraine Sanda
- Grant Baxter - Principal Placemaking Officer Clackmannanshire Council
- Irene Beautyman - Place & Wellbeing Partnership Lead, Improvement Service & Public Health Scotland
- Janette Fraser - Head of Planning NHS Forth Valley
- Susan Rintoul - Place and Wellbeing Project Officer - Planning for Place Programme and Shaping Places for Wellbeing Programme
- Theresa Glasgow- Shaping Places for Wellbeing Project Lead - Alloa

## Outline of Discussion and Recommendations by Place and Wellbeing Outcome

### Movement

#### Moving around

Everyone can:

- *easily move around using good-quality, accessible, well-maintained and safe segregated wheeling, walking and cycling routes and access secure bike parking.*
- *wheel, walk and cycle through routes that connect homes, destinations and public transport, are segregated from, and prioritised above, motorised traffic and are part of a local green network.*

#### **EKOS Evidence:**

##### Option 1 Alloa Leisure Bowl:

- The site is 5 minute walk from the Alloa Railway Station
- The site is 7 minute walk from the Alloa Bus Station
- Catchment population in walking distance (within a 20 minute walk) shows there is just over 13,000 people. 43% are from SIMD Quintile 1
- Catchment population in cycling distance (within a 20 minute cycle) shows there is just over 43,000 people. 31% are from SIMD quintile 1

##### Option 2 Smithfield Loan:

- Catchment population in walking distance (within a 20 minute walk) shows there is a just over 2,476 people. 3.2% are from SIMD Quintile 1
- Catchment population in cycling distance (within a 20 minute cycle) shows there is almost 36,000 people. 34% are from SIMD Quintile 1

#### **Public Health Evidence**

- Active travel has the potential to improve health by increasing physical activity, weight loss and reducing obesity.<sup>1</sup>
- Active travel has been associated with reduced risk for all cause mortality and improvements in mental health.<sup>2</sup>

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1

Rissel C, Curac N, Greenaway M, et al. Physical Activity Associated with Public Transport Use - A Review and Modelling of Potential Benefits. *International Journal of Environmental Research and Public Health* 2012 9: 2454-2478

<sup>2</sup> <https://www.gov.uk/government/publications/active-travel-a-briefing-for-local-authorities>



- Active travel can increase social interactions.<sup>3</sup>
- Active travel has the potential to provide benefits to local economies.<sup>4</sup>

### **Summary of discussion**

The group agreed that Option 1: Alloa Leisure Bowl is well-connected and accessible by National cycling routes and the local network and there is a local internal network of paths and streets. Out of the two it is the more accessible location for the ability to walk, wheel and cycle.

It is accessible by multiple sustainable modes of transport and can provide significantly greater opportunity for carbon reduction/ decarbonisation, to support climate resilience than the Alloa West, edge of town site.

Option 2: Smithfield Loan is 1 and a half km out of the town centre and mostly on roads. The group highlighted that children do use this route to cycle and the cycle networks are also mostly lit. Residents from the hillfoot towns can get to this site easier. However, there is a potential barrier of being further to walk from the town centre. It is also remote from other parts of Clackmannanshire other than Menstrie which is better connected. This site has more reliance on the use of cars to access and thus likely to have more of an emphasis on generating motorised traffic.

For both sites it was noted that the journeys certain demographics take to the site will need to be considered. For example, young women are less likely to use active travel if the roads are not segregated. The site will need to consider how they will get there, other than by car, and what that journey will be like at different times of day and where there are opportunities to meet friends before and after.

The cost of accessing the site for those on lower income will need to be considered. The group noted there are initiatives through the active schools programme to show the pupils how to access certain areas where there are opportunities to be physically active. Option 2 Smithfield Loan will have an added expense for those living in the most deprived areas unless they walk. By locating the hub at Option 1 Alloa Leisure Bowl, it is located nearer the most deprived areas where those living there will be less likely to own a car.

### **Recommendations**

#### **Option 1 Alloa Leisure Bowl**

- Provide improvements to the road crossing to the site to ensure they are accessible and safer.

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<sup>3</sup> Boniface S, Scantlebury, R, Watkins SJ, et al. Health implications of transport: Evidence of effects of transport on social interactions. *Journal of Transport & Health*, 2015. 2(3): p. 441-446.

<sup>4</sup> [www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf](http://www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf)

- Make cycle lanes segregated.

#### Options 2 Smithfield Loan

- Create more attractive and safe space by segregating the road and introducing traffic calming measures.
- Introduce sufficient seating and have clear signposting to make it easy to navigate to the site.

### Public Transport

*Everyone has access to a sustainable, affordable, accessible, available, appropriate, and safe public transport service.*

#### EKOS evidence

##### Option 1 Alloa Leisure Bowl

- Catchment population within a 20 minute by public transport link, there is a population of just over 8,000. 47% are from SIMD Quintile 1.

##### Option 2 Springfield Loan

- Catchment population within a 20 minute by public transport link, there is a population of just around 1,500. None of these are from SIMD Quintile 1.

#### Public Health Evidence

- Public transport has the potential to encourage active travel.<sup>5</sup>
- Links between public transport and reduced obesity, physical activity and mental health.<sup>6</sup>
- Public transport has the potential to improve access to services and facilities and connect communities.<sup>7</sup>

#### Summary of discussions

Overall, bus services in Alloa have been reduced which has led to a lack of confidence and inclination to adopt that as a method of transport. The cost of transport has been mitigated for young people and older people with the introduction of subsidised bus passes however affordability is an issue for other age groups.

Option 1 Alloa Leisure Bowl is well serviced by buses as most of the bus services come into Alloa town centre and the bus station is adjacent to the site. By locating the hub at the

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<sup>5</sup> [www.inherit.eu/wp-content/uploads/2017/06/INHERIT-Report-A4-Low-res\\_s.pdf](http://www.inherit.eu/wp-content/uploads/2017/06/INHERIT-Report-A4-Low-res_s.pdf)

<sup>6</sup> Patterson R, Webb E, Hone T, et al. Associations of Public Transportation Use With Cardiometabolic Health: A Systematic Review and Meta-Analysis. *American Journal of Epidemiology* 2019 188(4):785-795

<sup>7</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/847884/Transport\\_health\\_and\\_wellbeing.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/847884/Transport_health_and_wellbeing.pdf)

Leisure Bowl there is a potential to increase demand for the bus service, which could lead to reductions in cost and improve accessibility. People will be more inclined to get a bus to the centre of town and then a short walk to the site. By encouraging people to take public transport to the centre of town it could increase footfall into other services and shops in the area.

Option 2 Smithfield Loan is not well serviced by public transport, there is one bus service serving Alloa West at present. Smithfield Loan, the road that passes the site has bus stops on it. There would be a need to create new public transport services to the site which is traditionally challenging. For those getting the bus into town there would be a longer walk to the site, which could make people more reliant on car use. It is challenging to get providers to come to a new site if they aren't heavily subsidised. There are ambitions to improve the active travel offer so that people won't rely on public transport.

### **Recommendations**

#### **Option 1**

- Subsidies already existing for our younger and older populations perhaps need to consider what can be done for the other age groups.

#### **Option 2**

- Could consider subsidised public transport routes to Smithfield but it is acknowledged that setting these up tends to be expensive and to be unsustainable when the subsidy is withdrawn.

### **Traffic and parking**

*Everyone can benefit from:*

- *reducing traffic and traffic speeds in the community.*
- *traffic management and design, where traffic and car parking do not dominate or prevent other uses of space and car parking is prioritised for those who don't have other options.*

### **Public Health Evidence**

- Motorised transport has the potential to reduce levels of physical activity and social interactions.<sup>8</sup>

### **Summary of discussions**

The group noted that the hub will need to be fully accessible and inclusive. There are people with a wide range of disabilities and support needs that will use the hub and they will need to be driven to the site. However, this only affects the population groups who have access to a car, with on average one third of households do not have access to a car. As well as the half of household with no access to a car in SIMD areas such as Alloa South and East.

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<sup>8</sup> Mueller N, Rojas-Rueda D, Cole-Hunter T, et al. Health impact assessment of active transportation: A systematic review. *Preventative Medicine* 2015;76:103–114.

Option 1 Alloa Leisure Park is the least reliant on car-based journey. Less reliability on a parent with a car so better suited for independent travel by young people. When the site was in use in the past it created congested roads when school buses were dropping kids off, but there is an opportunity to make the site accessible. The town centre is currently very easy to drive through and there is a risk that people will choose that option.

Option 2 Smithfield Loan is situated in a quiet road network. There is potential that the hub will draw traffic to the area and encourage car use as it is easy to access by car. Most of these will be short car journeys, which are amongst the biggest generators of greenhouse gases and air pollution. The hub has potential to encourage more development and therefore more traffic into the area. It is less accessible by public transport so will encourage cars. Smithfield is currently business land zoning in the current Local Development Plan. This may change or at least be reduced in size as part of the Local Development Plan review. However, the Well-being Hub currently would only take up a portion of the business land designation. The site is identified in the Local Development Plan as suitable for Classes 4 – Business/ 5- Industry/ 6- Storage & Distribution, which could include uses generating heavy goods vehicles in and around the Wellbeing Hub and on the roads servicing it. This is likely to be another barrier to active travel journey to/from the site.

## **Recommendations**

### **Option 1 Alloa Leisure Bowl**

- Make as accessible as possible without a car. More pedestrianisation around the site and to link it to other parts of the town centre.
- Improve the connectivity to other facilities in the nearby area, make these routes easy to walk, cycle and wheel through.
- Change priority in streets to enable people to walk there more safely.

### **Option 2**

- Potential to change the zoning of the site in the Local Development Plan.

## **Space**

### **Streets and spaces**

*Everyone can access:*

- *buildings, streets and public spaces that create an attractive place to use, enjoy and interact with others.*
- *streets and spaces that are well-connected, well-designed and maintained, providing multiple functions and amenities to meet the varying needs of different population groups.*

## **EKOS evidence**

### **Option 1: Alloa Leisure Bowl**

- Site is adjacent to Greenfield Park and West End Park which are two of Alloa's main public green spaces.

## **Public Health Evidence**



- Vacant and derelict land can negatively impact on health.<sup>9</sup>
- If neighbourhoods are attractive this can improve mental wellbeing.<sup>10</sup>
- Inadequate or poor spaces can lead to reduced social interactions.<sup>11</sup>

### Summary of discussions

The Alloa Leisure Bowl site is well-connected, walkable but the overall public space could be improved. The group noted the strip of land at under the railway bridge archways could be available to the hub and help link it into the surrounding area. The increase in people using a town centre location improves connections. The existing vacant Leisure Bowl building sits vacant having a detrimental impact on the area and described as a “box in a hole”. The creation of a better designed building with street level access would improve the creation of an attractive and useable place.

The Smithfield Loan site is only connected to one active travel route. There aren't many services nearby apart from the faith school. The group noted that there is a rural path from site to where levelling up bridge proposal is, but it is not very well connected. There isn't any public realm at the site, therefore providing an opportunity to create this, however it may then impact parking. Smithfield has good views but limited opportunity to link into other functions and amenities as adjacent land is mostly agricultural.

### Recommendations

#### Option 1 Alloa Leisure Bowl:

- The street and spaces need to prioritise the pedestrian.
- Enhance the space to create a more attractive place for the community to use, enjoy and interact with others.
- The site could link to the strip of land under the bridge archways.
- Site is low and needs an exciting new design and link to Greenfield Park. Need help to visualise how that could be done and need to address the road in-between.

#### Option 2 Smithfield Loan:

- Opportunity to create a public realm that prioritises the pedestrian. Need to think about people's journey to the 'front door'

### Natural space

#### Everyone can:

- *access good-quality natural spaces that support biodiversity and are well-connected, well-designed, safe, and maintained, providing multiple functions and amenities to meet the varying needs of different population groups.*
- *be protected from environmental hazards including air/water/soil pollution or the risk of flooding.*

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<sup>9</sup> <https://www.landcommission.gov.scot/our-work/housing-development/vacant-and-derelict-land-taskforce>

<sup>10</sup> <https://www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf>

<sup>11</sup> <https://www.gov.uk/government/publications/local-action-on-health-inequalities-reducing-social-isolation>

- *access community food growing opportunities and prime quality agricultural land is protected.*

### **Summary of discussion**

Connecting the hub to natural spaces could create more opportunities for activities. Greenfield Park is situated opposite Option 1 Alloa Leisure Bowl. There is potential to incorporate the park into the plans. The building could be on multiple levels with natural spaces surrounding. Therefore, bringing the wellbeing hub to the area could help reinvigorate the existing natural space.

The group noted that Option 2 Smithfield Loan felt more connected to nature as it is surrounded by open farmland. However, this is not accessible to the public.

### **Recommendations**

#### Option 1 Alloa Leisure Bowl

- Ensure connections to Greenfield Park.

### **Play and recreation**

*Everyone can access a range of high quality, safe, well-maintained, accessible places with opportunities for play and recreation to meet the varying needs of different population groups and the community itself.*

### **Public Health Evidence and Information**

- “Parks, play equipment and public spaces for older children and teenagers are currently designed for the default male. Provision is almost entirely in terms of skate parks, BMX tracks, football pitches and MUGAs, which are used almost entirely by boys. This absence has important implications for how active girls are, for their health in later life, and for how they see themselves as belonging in public spaces. But providing for girls is more than an ideal, it’s a legal requirement under the Equality Act 2010. The current state of affairs does not comply with the law”<sup>12</sup>
- Play and recreation is beneficial for the health of both adults and children through the encouragement of physical activity and social interactions.<sup>13</sup>

### **Summary of discussions**

Option 1 Alloa Leisure Bowl provides the opportunity to enhance what is already in the surrounding area and the greenspace on the northern strip of land along the cycle route for outdoor play and recreation. Also, an opportunity to link Alloa Wellbeing Hub and more play in Greenfield Park.

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<sup>12</sup> Make Space for Girls Annual Report: <https://makespaceforgirls.co.uk/wp-content/uploads/2022/03/Make-Space-for-Girls-trustee-report-10-Feb-22.pdf>

<sup>13</sup> <https://www.gov.uk/government/publications/local-action-on-health-inequalities-reducing-social-isolation>; <http://www.playscotland.org/wp-content/uploads/Power-of-Play-an-evidence-base.pdf>

Whereas Option 2 Smithfield Loan the group noted that there is no existing infrastructure therefore new links will need to be created to link into further opportunities for play and recreation. This will be a challenge due to site being surrounded by agricultural land. There could be links to Redfield Primary but would need to be created from scratch.

## Recommendations

### Option 1

- Enhance the existing Greenfield Park facilities
- Consider need for specific engagement with girls on their needs in line Make Space for Girls work

### Option 2

- Assess whether better access could be made to the school play facilities
- Consider need for specific engagement with girls in line with Make Space for Girls work.

## Resources

### Services and support

*Everyone can access:*

- *health enhancing, accessible, affordable and well-maintained services, facilities and amenities. These are informed by community engagement, responsive to the needs and priorities of all local people.*
- *a range of spaces and opportunities for communities to meet indoors and outdoors.*
- *information and resources necessary for an included life in a range of digital and non-digital formats.*

### Public Health Evidence

- The *Clackmannanshire Alliance Local Outcome Improvement Plan 2017-2027* states that in Clackmannanshire around 27% of all children are living in poverty which is around 2,400 of our children – a figure well in excess of the national rate in Scotland. Their levels of accessibility to the Wellbeing Hub especially during the darker mornings and evenings of winter is an important consideration. In particular their ability to access swimming club sessions which tend to access pools in early mornings.
- People need local facilities and services to live and enjoy healthy independent lives.<sup>14</sup>
- Accessibility to services can be exacerbated by poor transport links and safety of wider environment.<sup>15</sup>

### EKOS evidence

#### Option 1 Alloa Leisure Bowl

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<sup>14</sup> <https://www.tandfonline.com/doi/abs/10.1080/10511482.2014.900102>;

<https://www.instituteofhealthequity.org/resources-reports/spatial-planning-and-health-nice>

<sup>15</sup> <https://www.transport.gov.scot/our-approach/national-transport-strategy/>

- Within a 20 minute walk there are 6 nurseries and early learning centres, 4 primary schools, one high school, Clackmannan community healthcare centre, a library, a family centre, Alloa Town Hall and Sauchie Hall, a community centre, a day care centre, a community access point, a resource centre, a secondary school support unit.
- There are a significant number of sports clubs within this catchment area all of whom could benefit from services and activities available at the new wellbeing hub.

#### Option 2 Springfield

- Within a 20 minute walk there are 4 nurseries and early learning centres and 1 primary school.
- There are very few sports clubs within this catchment area who would benefit from services and activities available at the new wellbeing hub without having to travel more than a 20 minutes' walk.

### Summary of discussions

The group noted that the indoor and outdoor facilities the hub will offer will not be dictated by either site. Only the layout will differ. Each site therefore offers the same opportunities. It was noted that Option 2 Smithfield Loan would be on a lower-level layout and the cost of that might be less to construct than a multilevel layout needed at Option 1 Alloa Leisure Bowl. The cost of the site may allow more facilities, this is however an unknown at the moment.

### Work and economy

*Everyone benefits equally from a local economy that provides:*

- *essential goods & services produced or procured locally*
- *good quality paid and unpaid work*
- *access to assets such as wealth & capital and the resources that enable people to participate in the economy such as good health and education*
- *a balanced value ascribed across sectors such as female dominated sectors and the non-monetary economy*
- *the resources that enable people to participate in the economy such as good health and education.*

### Public Health Evidence

- Some people find it necessary to purchase a car even when they cannot afford it, which can lead to further debt.<sup>16</sup>

### Summary of discussion

Due to the out of centre location Option 2 Smithfield Loan will be more challenging for those working there to access. Possibly requiring the additional expense of access to car to

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<sup>16</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/953951/Transport\\_and\\_inequality\\_report\\_document.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/953951/Transport_and_inequality_report_document.pdf)



enable early and late shift work and given the low level of public transport links, this would make the Smithfield site more challenging to access good quality work for those living in poverty. Whereas the Option 1 Alloa Leisure Bowl would allow easier access to good quality work for those living in poverty.

Option 1 Leisure Bowl is more accessible by those in most deprived communities in both Clackmannanshire and Alloa – Alloa South and East. The town centre site will therefore have a more significant impact on improving access to exercise and all facilities for those living in poverty/ people of low income. Enabling their ability to access the resources that enable people to participate in the economy such as good health.

## Housing and community

*Everyone has access to:*

- *a home that is affordable, energy efficient, high quality and provides access to private outdoor space.*
- *a variety of housing types, sizes and tenancies to meet the needs of the community. And of a sufficient density to sustain existing or future local facilities, services and amenities.*
- *a home that is designed and built to meet need and demand, is adaptable to changing needs and includes accessible/wheelchair standard housing.*
- *new homes that are located and designed to provide high levels of climate resilience and use sustainable materials and construction methods.*
- *homes that are designed to promote community cohesion.*

### Summary of discussions

The group agree that the Wellbeing Hub will not impact this outcome.

## Civic

### Identity and belonging

*Everyone can benefit from a place that has a positive identity, culture and history, where people feel like they belong and are able to participate and interact positively with others.*

### Public Health Evidence

- Social interaction is positively associated with health.<sup>17</sup>
- Social isolation and fewer social interactions can be exacerbated by a poor physical environment<sup>18</sup>

### Summary of discussion

The group agree that the hub will offer people a place to meet and interact with others. It is important that people can see inside the building and that it feels connected to the outside. This will allow people to see the spaces they can use. It is also important that the community feel ownership over it.

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<sup>17</sup> <https://www.gov.uk/government/publications/local-action-on-health-inequalities-reducing-social-isolation>

<sup>18</sup> <https://vhscotland.org.uk/the-zubairi-report/>

The group felt that the people of Clackmannanshire might feel a stronger cultural identity with Option 1 Alloa Leisure Bowl as that is where the swimming pool existed before. It is part of their childhood memories. However, it might lead to questions on why it was closed in the first place. Alloa South and East is Clacks' largest area of multiple deprivation as evidenced by the SIMD indicators. The area includes and adjoins the Alloa town centre. Locating the WBH in the town centre will not only make the hub easily accessible to our most deprived communities, it will provide a sense of ownership of the facility to these communities, whereas an out of town/edge of town facility is both less accessible and perhaps will be viewed as a facility "not for us, but for them".

The swimming club just want a pool and would identify with it at both locations.

### Feeling safe

*Everyone feels safe and secure in their own home and their local community taking account of the experience of different population groups.*

#### Public Health Evidence

- A fear of crime can impact negatively on physical and mental health.<sup>19</sup>

#### Summary of discussions

The group noted that during a **recent town centre consultation** people felt the town centre did not feel particularly safe at night, e.g. Primrose St. There is a need to generate more town centre footfall beyond the 9-5 to enhance feeling of being safer. Option 1 Alloa Leisure Bowl could however provide an opportunity to generate more footfall to and from the Wellbeing Hub and is an opportunity to address this. By investing in an area, it can create that feeling of safety. The adjacent vacant properties will need to be addressed. The alternative is the site remains vacant and adding to the vacant buildings in the town centre that increase the feeling of not being safe.

Similar issues were raised for Option 2 Smithfield Loan. The remote location means there is not the same potential for other activities happening in the area at all times of day to create that feeling of safety.

For both sites the journeys that certain demographics, such as young girls, make to the sites will have to be considered.

#### Recommendations

##### Option 1

- Look at vacant properties in the area around the Leisure Bowl

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<sup>19</sup> <https://www.youngfoundation.org/our-work/publications/design-for-social-sustainability/>

## Stewardship

### Care and Maintenance

*Everyone has access to:*

- *buildings, spaces and routes that are well cared for in a way that is responsive to the needs and priorities of local communities.*
- *good facilities for recycling and well organised refuse storage and collection.*

### Summary of discussions

The group noted that the intention of both sites is the same and they did not draw out any specific differences between the two. Same approach as services and support.

### Influence and sense of control

*Everyone is empowered to be involved a place in which:*

- *Local outcomes are improved by effective collaborations between communities, community organisations and public bodies.*
- *Decision making processes are designed to involve communities as equal partners.*
- *Community organisations co-produce local solutions to issues.*
- *Communities have increased influence over decisions.*
- *Democratic processes are developed to be accessible to all citizens.*

### Public Health Evidence

- Sense of control can be beneficial for mental health and quality of life.<sup>20</sup>

### Summary of discussions

The group agreed that a similar approach would be taken for both sites and need to look beyond Alloa. The Wellbeing Hub is for the whole of Clackmannanshire community and discussions are being had on what is next for engaging with them. There is a general perception in the community that the new facility will go where the existing one is. Many are unaware that an out-of-town location is being considered. Moving forward with the town centre site would enhance the perspective that the community have increased influence and involvement in the decision-making process.

### Recommendations

#### Option 2

- This choice requires ongoing community engagement to be very clear that an out-of-town location is being considered.

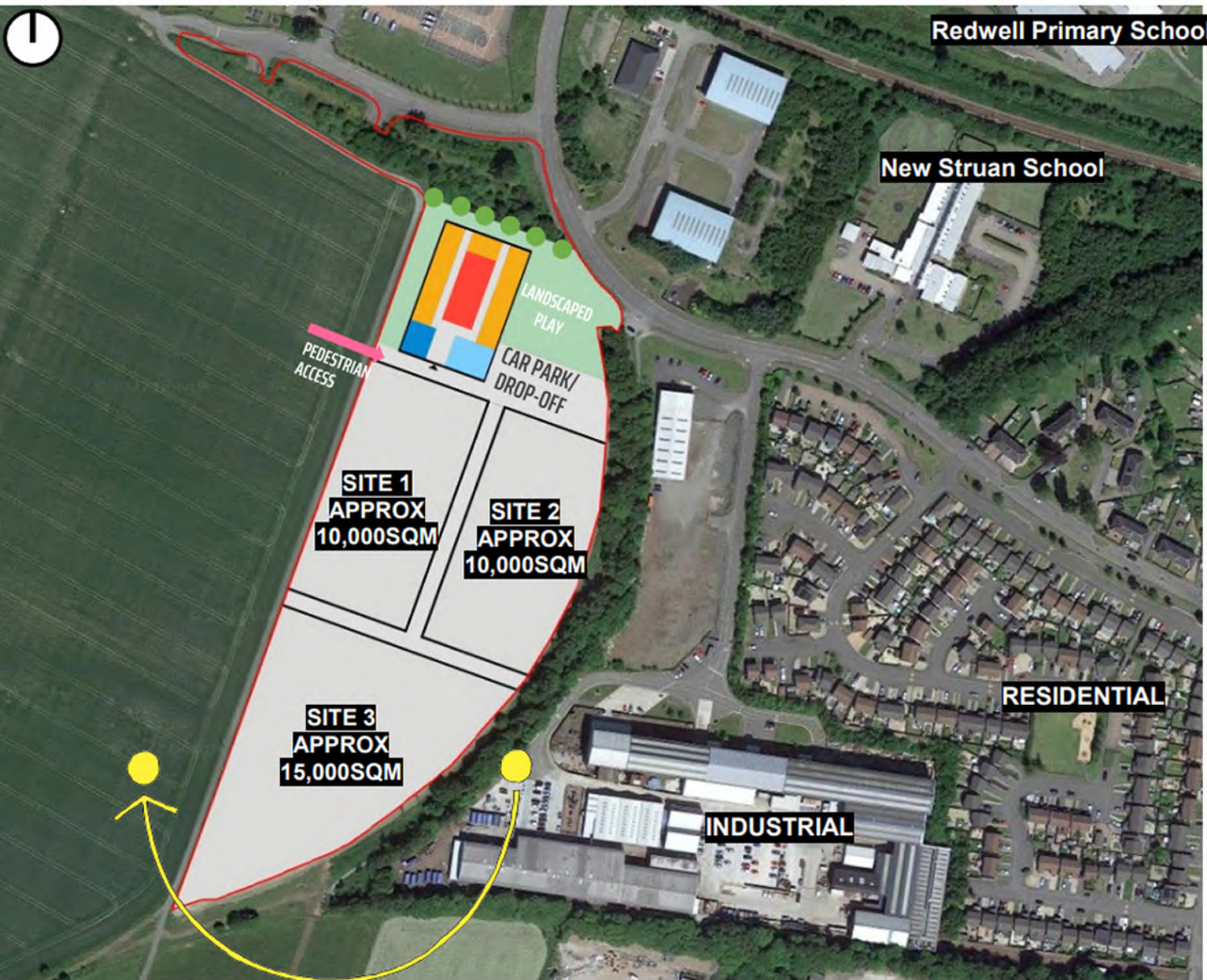
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<sup>20</sup> <https://vhscotland.org.uk/the-zubairi-report/>





# SITE 4: FOOTPRINT TEST



Redwell Primary School

New Struan School

RESIDENTIAL

INDUSTRIAL

PEDESTRIAN ACCESS

SITE 1  
APPROX  
10,000SQM

SITE 2  
APPROX  
10,000SQM

SITE 3  
APPROX  
15,000SQM

LANDSCAPED  
PLAY

CAR PARK/  
DROP-OFF

## KEY

- OUTLINE OF NEW BUILD
- INTERNAL SOCIAL/WELLBEING
- INTERNAL FACILITIES
- LEARNING & SUPPORT FACILITIES
- LEARNING & TEACHING CORE
- CIRCULATION
- EXTERNAL SPACE
- PUBLIC REALM/ DROP-OFF / CAR PARK

- SITE LIES DIRECTLY ON NATIONAL CYCLE ROUTE
- GOOD PEDESTRIAN CONNECTIVITY
- GOOD VEHICLE ACCESS FROM SMITHFIELD LOAN
- SITE FORMS THE BEGINNING OF WELLBEING CAMPUS

Extract from Hub East Central Interim Options Appraisal Report

July 2022

Wellbeing Hub Capital Costs



## ALLOA WELNESS CENTRE - AREA &amp; COST MATRIX

BUILDING FUNCTIONAL AREAS		Functional Area m2	Total Functional Cost
Pavilion - Essential	Schedule 160520	(Inc. Dep. Clrc)	
<b>WET SIDE ACCOMMODATION</b>			
25m Pool 6 lane (Exc Moveable Floor)		650.00	3,080,152
Associated Moveable floor			600,000
Spectating Area (20 Seats)		40.00	154,476
Teaching Pool (Exc Moveable Floor)		106.50	-
Associated Moveable floor			-
Spa Area - Low Range		200.00	-
Changing Village		200.00	877,636
Pool Store		90.00	173,738
Pool First Aid Room		15.00	60,549
<b>DRY SIDE ACCOMMODATION</b>			
Fitness Gym		500.00	-
Fitness Gym Store		14.00	-
Studio 1		250.00	-
Studio Stores		37.00	-
Physio / PT Assessment		15.00	-
<b>SHARED ACCOMMODATION</b>			
Entrance Foyer, Offices, Cash, Retail		150.00	789,904
Conference/Multi-Purpose Room		150.00	579,284
Café 1		150.00	-
General Storage Spaces 1 & 2		100.00	-
Furniture Store		25.00	-
First Aid Room		15.00	-
<b>INFRASTRUCTURE AND SUPPORT</b>			
Kitchen - Central		50.00	-
Central Office Space		60.00	-
Staff Welfare		50.00	175,517
General WCs		120.00	547,675
Changing Places WC		20.00	115,846
Nappy Change		20.00	80,733
Cleaners Store Central		10.00	19,304
Cleaners Store 1		5.00	9,652
Cleaners Store 2		5.00	-
Pool Plant		450.00	1,184,622
Mechanical / HVAC Plant		300.00	737,327
Electrical Plant		150.00	368,663
Sprinkler Pumphouse		50.00	122,888
Sprinkler Water Storage		150.00	-
Bin Store		20.00	38,609
General FF&E - Additional			242,798
Sub Totals		4,167.50	
Circulation Space	Assessed		2,185,185
<b>POTENTIAL TOTALS - BUILDING FUNCTIONAL AREAS</b>			<b>12,144,559</b>
<b>EXTERNAL WORKS</b>		<b>Qty/Area</b>	<b>↓</b>
Hard Landscaping		5,000	732,375
Soft Landscaping		5,000	292,950
Drainage		3,237	284,484
External Services		1	732,375
Minor Building Works		1	73,238
Utilities works - 300m away		1	1,085,000
Access road		1	162,750
Additional gas measures		1	108,500
Relocate electrical overhead mains		1	108,500
Additional drainage measures		1	868,000
Site Masterplanning		1	27,125
Offsite Works		-	Excluded
<b>POTENTIAL TOTAL - PROJECT COST</b>			<b>2022 @ 359 16,619,855</b>
<b>PROJECTED TOTAL - PROJECT COST</b>			<b>1024 @ 384 19,165,238</b>

Costs are inclusive of all fees, prelims and overheads & profit.  
A general allowance has been made for FF&E based on a m2 rate.  
They are exclusive of VAT and any other direct Council costs



## ALLOA WELNESS CENTRE - AREA &amp; COST MATRIX

BUILDING FUNCTIONAL AREAS		Functional Area m2	Total Functional Cost
Functional Areas	Schedule 200622	(Inc Dep Circ)	
<b>WET SIDE ACCOMMODATION</b>			
25m Pool 6 lane (Exc Moveable Floor)		627.00	2,971,162
Spectating Area (50 Seats)		75.00	289,642
Teaching Pool (Exc Moveable Floor)		209.00	990,387
Associated Moveable floor			200,000
Changing Village (Wet)		269.00	1,180,421
Pool Store		86.00	166,017
Pool First Aid Room		12.00	48,440
<b>DRY SIDE ACCOMMODATION</b>			
Group Cycling		100.00	394,874
Group Cycling Storage		13.00	25,096
Multi Purpose/Studio Rooms 1 & 2		325.00	1,283,340
Dry Change		168.00	766,745
<b>SHARED ACCOMMODATION</b>			
Entrance Foyer, Offices, Cash, Retail		120.00	631,923
Indoor Play Area		75.00	269,126
Café 1		120.00	547,675
General Storage Spaces		105.00	202,695
<b>INFRASTRUCTURE AND SUPPORT</b>			
Kitchen - Central		50.00	315,930
Central Office Space		78.00	301,228
Meeting Room		25.00	96,547
Quiet / Withdrawal Space		20.00	77,238
Staff Welfare		50.00	175,517
General WCs		70.00	319,477
Changing Places WC		20.00	115,846
Nappy Change		20.00	80,733
Cleaners Store Central		10.00	19,304
Cleaners Store 1		10.00	19,304
Pool Plant		450.00	1,184,622
Mechanical / HVAC Plant		300.00	737,327
Electrical Plant		150.00	368,663
Sprinkler Pumphouse		50.00	122,888
Bin Store		20.00	38,609
General FF&E - Additional			353,667
Sub Totals		4,958.00	
Circulation Space	Assessed		3,182,999
<b>POTENTIAL TOTALS - BUILDING FUNCTIONAL AREAS</b>			<b>17,477,440</b>
<b>EXTERNAL WORKS</b>		<b>Qty/Area</b>	<b>↓</b>
Hard Landscaping		5,000	732,375
Soft Landscaping		5,000	292,950
Drainage		4,716	414,466
External Services		1	732,375
Minor Building Works		1	73,238
Utilities works - 300m away		1	1,085,000
Access road		1	162,750
Additional gas measures		1	108,500
Relocate electrical overhead mains		1	108,500
Additional drainage measures		1	868,000
Site Masterplanning		1	27,125
Offsite Works		-	Excluded
<b>POTENTIAL TOTAL - PROJECT COST</b>			<b>2022 @ 359 22,082,718</b>
<b>PROJECTED TOTAL - PROJECT COST</b>			<b>1Q24 @ 384 25,464,756</b>

Costs are inclusive of all fees, prelims and overheads & profit.  
 A general allowance has been made for FF&E based on a m2 rate.  
 They are exclusive of VAT and any other direct Council costs





**ALLOA WELNESS CENTRE - AREA & COST MATRIX**

BUILDING FUNCTIONAL AREAS		Functional Area m2 (Inc Dep Circ)	Total Functional Cost
Pavilion- Optimal	Schedule 140622		
<b>WET SIDE ACCOMMODATION</b>			
25m Pool 6 lane (Exc Moveable Floor)		627.00	2,971,162
Spectating Area (100 Seats)		150.00	579,284
Teaching Pool (Exc Moveable Floor)		209.00	990,387
Associated Moveable floor			200,000
Changing Village (Wet)		269.00	1,180,421
Pool Store		59.00	113,895
Pool First Aid Room		12.00	48,440
<b>DRY SIDE ACCOMMODATION</b>			
Sports Hall		690.00	3,390,986
Sports Hall Storage		86.00	166,017
Fitness Gym		600.00	2,948,684
Group Cycling		100.00	394,874
Group Cycling Storage		13.00	25,096
Multi Purpose Rooms 1 & 2		300.00	1,184,622
Dry Change		440.00	2,008,142
<b>SHARED ACCOMMODATION</b>			
Entrance Foyer, Offices, Cash, Retail		120.00	631,923
Click & Climb		150.00	608,459
Indoor Play Area		150.00	538,252
Education Space		102.00	393,913
Education Storage		10.00	19,304
Education WC		6.00	27,384
Café 1		120.00	547,675
General Storage Spaces		88.00	169,877
Cycle Hub		100.00	386,189
<b>INFRASTRUCTURE AND SUPPORT</b>			
Kitchen - Central		50.00	315,930
Central Office Space		48.00	185,371
Meeting Room		25.00	96,547
Staff Welfare		50.00	175,517
General WCs		70.00	319,477
Changing Places WC		20.00	115,846
Nappy Change		20.00	80,733
Cleaners Store Central		10.00	19,304
Cleaners Store 1		5.00	9,652
Pool Plant		450.00	1,184,622
Mechanical / HVAC Plant		300.00	737,327
Electrical Plant		150.00	368,663
Sprinkler Pumphouse		50.00	122,888
Sprinkler Water Storage		150.00	-
Bin Store		20.00	38,609
General FF&E - Additional			534,406
Sub Totals		6,443.00	
Circulation Space	Assessed		4,148,151
<b>POTENTIAL TOTALS - BUILDING FUNCTIONAL AREAS</b>			<b>27,976,027</b>
<b>EXTERNAL WORKS</b>		<b>Qty/Area</b>	<b>↓</b>
Hard Landscaping		5,000	732,375
Soft Landscaping		5,000	292,950
Drainage		7,125	626,181
External Services		1	732,375
Minor Building Works		1	73,238
Utilities works - 300m away		1	1,085,000
Access road		1	162,750
Additional gas measures		1	108,500
Relocate electrical overhead mains		1	108,500
Additional drainage measures		1	868,000
Site Masterplanning		1	27,125
Offsite Works		-	Excluded
<b>POTENTIAL TOTAL - PROJECT COST</b>			<b>2022 @ 359 32,795,020</b>
<b>PROJECTED TOTAL - PROJECT COST</b>			<b>1024 @ 384 37,817,681</b>

Costs are inclusive of all fees, prelims and overheads & profit.  
 A general allowance has been made for FF&E based on a m2 rate.  
 They are exclusive of VAT and any other direct Council costs

Appendix xvi WBH Capital Costs Options 1-6



ALLOA WELNESS CENTRE - AREA & COST MATRIX

BUILDING FUNCTIONAL AREAS		Functional Area m2 (Inc Dep Circ)	Total Functional Cost
<b>BOWL - Essential</b>	Schedule 160520		
<b>Functional Areas</b>			
<b>WET SIDE ACCOMMODATION</b>			
25m Pool 6 lane (Exc Moveable Floor)		650.00	3,080,152
Associated Moveable floor			600,000
Spectating Area (20 Seats)		40.00	154,476
Teaching Pool (Exc Moveable Floor)		106.50	-
Associated Moveable floor			-
Spa Area - Low Range		200.00	-
Changing Village		200.00	877,636
Pool Store		90.00	173,738
Pool First Aid Room		15.00	60,549
<b>DRY SIDE ACCOMMODATION</b>			
Fitness Gym		500.00	-
Fitness Gym Store		14.00	-
Studio 1		250.00	-
Studio Stores		37.00	-
Physio / PT Assessment		15.00	-
<b>SHARED ACCOMMODATION</b>			
Entrance Foyer, Offices, Cash, Retail		150.00	789,904
Conference/Multi-Purpose Room		150.00	579,284
Café 1		150.00	-
General Storage Spaces 1 & 2		100.00	-
Furniture Store		25.00	-
First Aid Room		15.00	-
<b>INFRASTRUCTURE AND SUPPORT</b>			
Kitchen - Central		50.00	-
Central Office Space		60.00	-
Staff Welfare		50.00	175,517
General WCs		120.00	547,675
Changing Places WC		20.00	115,846
Nappy Change		20.00	80,733
Cleaners Store Central		10.00	19,304
Cleaners Store 1		5.00	9,652
Cleaners Store 2		5.00	-
Pool Plant		450.00	1,184,622
Mechanical / HVAC Plant		300.00	737,327
Electrical Plant		150.00	368,663
Sprinkler Pumphouse		50.00	122,888
Sprinkler Water Storage		150.00	-
Bin Store		20.00	38,609
General FF&E - Additional			242,798
Sub Totals		4,167.50	
Circulation Space	Assessed		2,185,185
<b>POTENTIAL TOTALS - BUILDING FUNCTIONAL AREAS</b>			<b>12,144,558</b>
<b>EXTERNAL WORKS</b>		<b>Qty/Area</b>	<b>↓</b>
Hard Landscaping		5,000	732,375
Soft Landscaping		5,000	292,950
Drainage		3,237	284,484
External Services		1	732,375
Minor Building Works		1	73,238
Restrictions Due To Railway Line		1	108,500
Abnormal Drainage Connection		1	108,500
Foul Drainage Issue		1	54,250
Offsite Works		-	Excluded
<b>POTENTIAL TOTAL - PROJECT COST</b>			<b>2Q22 @ 359 14,531,230</b>
<b>PROJECTED TOTAL - PROJECT COST</b>			<b>1Q24 @ 384 16,756,734</b>

Costs are inclusive of all fees, prelims and overheads & profit.  
 A general allowance has been made for FF&E based on a m2 rate.  
 They are exclusive of VAT and any other direct Council costs



**ALLOA WELNESS CENTRE - AREA & COST MATRIX**

BUILDING FUNCTIONAL AREAS		Functional Area m2 (Inc Dep Circ)	Total Functional Cost
Bowl - Desirable	Schedule 200622		
Functional Areas			
<b>WET SIDE ACCOMMODATION</b>			
25m Pool 6 lane (Exc Moveable Floor)		627.00	2,971,162
Spectating Area (50 Seats)		75.00	289,642
Teaching Pool (Exc Moveable Floor)		209.00	990,387
Associated Moveable floor			200,000
Changing Village (Wet)		269.00	1,180,421
Pool Store		86.00	166,017
Pool First Aid Room		12.00	48,440
<b>DRY SIDE ACCOMMODATION</b>			
Group Cycling		100.00	394,874
Group Cycling Storage		13.00	25,096
Multi Purpose/Studio Rooms 1 & 2		325.00	1,283,340
Dry Change		168.00	766,745
<b>SHARED ACCOMMODATION</b>			
Entrance Foyer, Offices, Cash, Retail		120.00	631,923
Indoor Play Area		75.00	269,126
Café 1		120.00	547,675
General Storage Spaces		105.00	202,695
<b>INFRASTRUCTURE AND SUPPORT</b>			
Kitchen - Central		50.00	315,930
Central Office Space		78.00	301,228
Meeting Room		25.00	96,547
Quiet / Withdrawal Space		20.00	77,238
Staff Welfare		50.00	175,517
General WCs		70.00	319,477
Changing Places WC		20.00	115,846
Nappy Change		20.00	80,733
Cleaners Store Central		10.00	19,304
Cleaners Store 1		10.00	19,304
Pool Plant		450.00	1,184,622
Mechanical / HVAC Plant		300.00	737,327
Electrical Plant		150.00	368,663
Sprinkler Pumphouse		50.00	122,888
Bin Store		20.00	38,609
General FF&E - Additional			353,667
Sub Totals		4,958.00	
Circulation Space	Assessed		3,182,999
<b>POTENTIAL TOTALS - BUILDING FUNCTIONAL AREAS</b>			<b>17,477,440</b>
<b>EXTERNAL WORKS</b>		<b>Qty/Area</b>	
Hard Landscaping		5,000	732,375
Soft Landscaping		5,000	292,950
Drainage		4,716	414,466
External Services		1	732,375
Minor Building Works		1	73,238
Restrictions Due To Railway Line		1	108,500
Abnormal Drainage Connection		1	108,500
Foul Drainage Issue		1	54,250
Offsite Works		-	Excluded
<b>POTENTIAL TOTAL - PROJECT COST</b>		<b>2Q22 @ 359</b>	<b>19,994,093</b>
<b>PROJECTED TOTAL - PROJECT COST</b>		<b>1Q24 @ 384</b>	<b>23,056,252</b>

Costs are inclusive of all fees, prelims and overheads & profit.  
 A general allowance has been made for FF&E based on a m2 rate.  
 There are no other direct Council costs.



**ALLOA WELNESS CENTRE - AREA & COST MATRIX**

BUILDING FUNCTIONAL AREAS		Functional Area m2 (Inc Dep Circ)	Total Functional Cost
BOWL - Essential	Schedule 160520		
Functional Areas			
<b>WET SIDE ACCOMMODATION</b>			
25m Pool 6 lane (Exc Moveable Floor)		650.00	3,080,152
Associated Moveable floor			600,000
Spectating Area (20 Seats)		40.00	154,476
Teaching Pool (Exc Moveable Floor)		106.50	-
Associated Moveable floor			-
Spa Area - Low Range		200.00	-
Changing Village		200.00	877,636
Pool Store		90.00	173,738
Pool First Aid Room		15.00	60,549
<b>DRY SIDE ACCOMMODATION</b>			
Fitness Gym		500.00	-
Fitness Gym Store		14.00	-
Studio 1		250.00	-
Studio Stores		37.00	-
Physio / PT Assessment		15.00	-
<b>SHARED ACCOMMODATION</b>			
Entrance Foyer, Offices, Cash, Retail		150.00	789,904
Conference/Multi-Purpose Room		150.00	579,284
Café 1		150.00	-
General Storage Spaces 1 & 2		100.00	-
Furniture Store		25.00	-
First Aid Room		15.00	-
<b>INFRASTRUCTURE AND SUPPORT</b>			
Kitchen - Central		50.00	-
Central Office Space		60.00	-
Staff Welfare		50.00	175,517
General WCs		120.00	547,675
Changing Places WC		20.00	115,846
Nappy Change		20.00	80,733
Cleaners Store Central		10.00	19,304
Cleaners Store 1		5.00	9,652
Cleaners Store 2		5.00	-
Pool Plant		450.00	1,184,622
Mechanical / HVAC Plant		300.00	737,327
Electrical Plant		150.00	368,663
Sprinkler Pumphouse		50.00	122,888
Sprinkler Water Storage		150.00	-
Bin Store		20.00	38,609
General FF&E - Additional			242,798
Sub Totals		4,167.50	
Circulation Space	Assessed		2,185,185
<b>POTENTIAL TOTALS - BUILDING FUNCTIONAL AREAS</b>			<b>12,144,559</b>
<b>EXTERNAL WORKS</b>		<b>Qty/Area</b>	<b>↓</b>
Hard Landscaping		5,000	732,375
Soft Landscaping		5,000	292,950
Drainage		3,237	284,484
External Services		1	732,375
Minor Building Works		1	73,238
Restrictions Due To Railway Line		1	108,500
Abnormal Drainage Connection		1	108,500
Foul Drainage Issue		1	54,250
Offsite Works		-	Excluded
<b>POTENTIAL TOTAL - PROJECT COST</b>		<b>2Q22 @ 359</b>	<b>14,531,230</b>
<b>PROJECTED TOTAL - PROJECT COST</b>		<b>1Q24 @ 384</b>	<b>16,756,734</b>

Costs are inclusive of all fees, prelims and overheads & profit.  
 A general allowance has been made for FF&E based on a m2 rate.  
 They are exclusive of VAT and any other direct Council costs



Extract from Hub East Central Interim Options Appraisal Report

July 2022

Wellbeing Hub Running Costs

## 8.0 Operational and Revenue Costs

The following report has been provided by EKOS and provides a summary of the estimated operating costs and levels of usage associated with each of the options being considered by the Council.

### 8.1 Essential Option

The Essential Option would have a limited mix of facilities which would include:

- Main Pool
- Multi-Purpose Studio

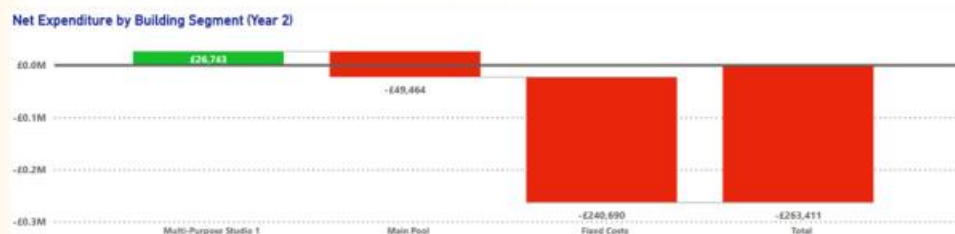
Figure 1-1 below shows a summary of the levels of income and expenditure forecast for the Essential Option. It shows that the facility would not generate sufficient income to cover the costs of operating the pool. This means that the facility would require significant and ongoing financial support from the Council in excess of £260k per annum. The financial forecasts reflect the current high levels of inflation on supplies and services and the significant rise in fuel and energy costs.

Figure 1-01 Year Income and Expenditure Forecast – Essential Option

Account Group	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Operating income	£413,026	£465,996	£477,646	£489,587.5	£501,827	£514,373
Cost of Sales	-£6,348	-£6,539	-£6,735	-£6,937.1	-£7,145	-£7,360
Supplies & Services	-£13,265	-£13,795	-£14,347	-£14,921.0	-£15,518	-£16,139
Property Costs	-£142,402	-£149,522	-£156,998	-£164,848.4	-£173,091	-£181,745
Staff Costs	-£548,579	-£559,551	-£570,742	-£582,156.4	-£593,800	-£605,676
<b>Total</b>	<b>-£297,568</b>	<b>-£263,411</b>	<b>-£271,176</b>	<b>-£279,275.4</b>	<b>-£287,726</b>	<b>-£296,546</b>

Figure 1-2 below shows the level of contribution that each facility area makes to the overall performance of the facility. The multi-purpose room is likely to be able to generate levels of income in excess of the costs of providing the facility however, in the case of the main pool, the levels of income generated from each area would be less than the costs of operating the areas. The fixed costs are those costs that would be incurred in terms of staffing, supplies and services and property costs no matter what the mix of facilities within the venue.

Figure 1-2 Net Expenditure by Building Segment – Essential Option



**Figure 1-3** shows that the annual usage estimated for the Essential option would be circa £123k pa. This compares to almost 400k visits pa to the previous facility at the Alloa Leisure Bowl.

Figure 1-03 Annual Visitor Numbers – Essential Option



### 8.2 Desirable Option

The Desirable Option would have the following mix of facilities:

- Main Pool
- Teaching Pool
- Multi-Purpose Studio 1
- Multi-Purpose Studio 2
- Multi-Purpose Studio 3
- Cafe
- Children’s Play Area

**Figure 2-1** below shows a summary of the levels of income and expenditure forecast for the Desirable Option. It shows that the facility would not generate sufficient income to cover the costs of operating the pool. This means that the facility would require significant and ongoing financial support from the Council in excess of £230k per annum. The financial forecasts reflect the current high levels of inflation on supplies and services and the significant rise in fuel and energy costs.

Figure 2-1 Year Income and Expenditure Forecast – Desirable Option

#### Income and Expenditure Breakdown

Account Group	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Operating income	£921,994	£1,022,580	£1,048,144	£1,074,347.9	£1,101,207	£1,128,737
Cost of Sales	-£72,759	-£74,941	-£77,190	-£79,505.3	-£81,890	-£84,347
Staff Costs	-£918,644	-£937,017	-£955,757	-£974,872.4	-£994,370	-£1,014,257
Supplies & Services	-£18,319	-£19,052	-£19,814	-£20,606.5	-£21,431	-£22,288
Property Costs	-£209,821	-£220,312	-£231,328	-£242,894.2	-£255,039	-£267,791
<b>Total</b>	<b>-£297,549</b>	<b>-£228,743</b>	<b>-£235,944</b>	<b>-£243,530.6</b>	<b>-£251,523</b>	<b>-£259,947</b>

**Figure 2-2** below shows the level of contribution that each facility area makes to the overall performance of the facility. The 3 multi-purpose rooms, children’s play area and cafe are likely to be able to generate levels of income in excess of the costs of providing the facilities however, in the case of the main pool and teaching pools the levels of income generated from each area would be less than the costs of operating the areas. The fixed costs are those costs that would be incurred in terms

of staffing, supplies and services and property costs no matter what the mix of facilities within the venue.

Figure 2-2 Net Expenditure by Building Segment – Desirable Option

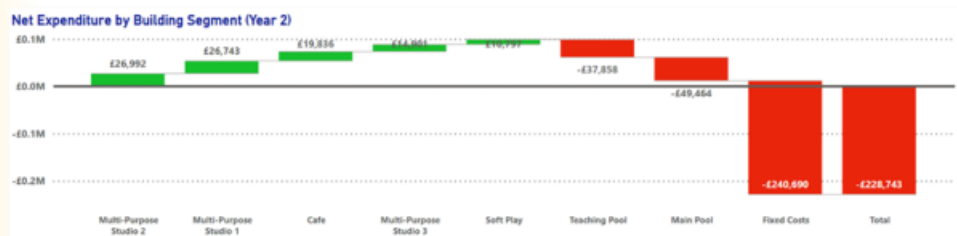


Figure 2-3 shows that the annual usage estimated for the Desirable option would be circa 214k pa. This compares to almost 400k visits pa to the previous facility at the Alloa Leisure Bowl.

Figure 2-3 Annual Visitor Numbers – Desirable Option



### 8.3 Optimal Option

The Optimal Option would have the following mix of facilities:

- Main Pool
- Teaching Pool
- Multi-Purpose Studio 1
- Multi-Purpose Studio 2
- Heath and Social Care Consultation Rooms
- Meeting Room/Education Space
- Multi-Purpose Studio 3
- Cafe
- Children’s Play Area
- 4 Court Sports Hall
- Clip and Climb Area

Figure 3-1 below shows a summary of the levels of income and expenditure forecast for the Optimal Option. It shows that the facility would not generate sufficient income to cover the costs of operating the pool. This means that the facility would require significant and ongoing financial support from the Council in excess of £87k per annum. The financial forecasts reflect the current high levels of inflation on supplies and services and the significant rise in fuel and energy costs.



Figure 3-1 Year Income and Expenditure Forecast – Optimal Option

Income and Expenditure Breakdown						
Account Group	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Operating income	£1,352,094	£1,515,124	£1,553,002	£1,591,826.9	£1,631,623	£1,672,413
Cost of Sales	-£74,875	-£77,121	-£79,435	-£81,818.1	-£84,273	-£86,801
Staff Costs	-£1,225,566	-£1,250,078	-£1,275,079	-£1,300,580.7	-£1,326,592	-£1,353,124
Supplies & Services	-£25,864	-£26,899	-£27,975	-£29,093.8	-£30,258	-£31,468
Property Costs	-£236,832	-£248,674	-£261,108	-£274,163.1	-£287,871	-£302,265
<b>Total</b>	<b>-£211,044</b>	<b>-£87,648</b>	<b>-£90,595</b>	<b>-£93,828.9</b>	<b>-£97,371</b>	<b>-£101,245</b>

Figure 3-2 below shows the level of contribution that each facility area makes to the overall performance of the facility. The 3 multi-purpose rooms, fitness suite, clip and climb area, sports hall, children’s play area, health, social care, education spaces and cafe are likely to be able to generate levels of income in excess of the costs of providing the facilities however, in the case of the main pool and teaching pools the levels of income generated from each area would be less than the costs of operating the areas. The fixed costs are those costs that would be incurred in terms of staffing, supplies and services and property costs no matter what the mix of facilities within the venue.

Figure 3-2 Net Expenditure by Building Segment – Optimal Option

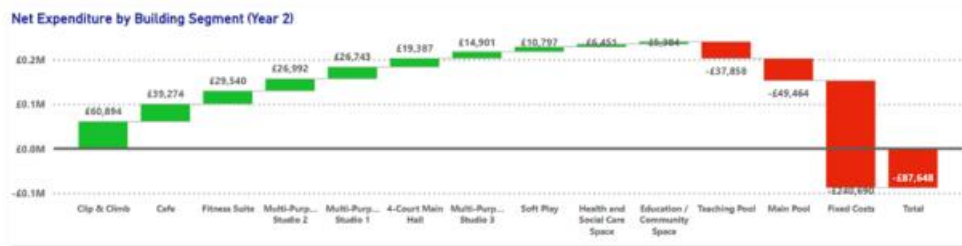
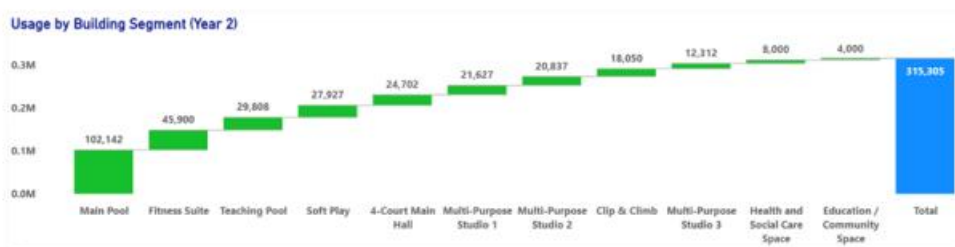


Figure 3-3 shows that the annual usage estimated for the Optimal option would be circa 315k pa. This compares to almost 400k visits pa to the previous facility at the Alloa Leisure Bowl.

Figure 3-3 Annual Visitor Numbers – Optimal Option



### 8.4 Staffing Information

The following tables show the staffing structures, hours and hourly rates for each of the options. The Waterfall charts show how staff costs are attributed across all the different facility areas.

#### Essential

Table 4-1 Essential Option Staff Structure

Job Title	Hours per week	Hourly Rate
Facilities Manager	35.00	£20.67
Group Fitness Instructors	32.69	£20.00
Duty Manager	33.50	£13.07
Maintenance Technician	35.00	£12.94
Admin Assistant	15.00	£10.71
Senior Leisure Attendant	108.00	£10.70
Swim Teacher	53.00	£10.65
Fitness Instructor	12.00	£10.65
Leisure Assistant	257.00	£9.81
Receptionist	78.00	£9.66
Cleaner	58.00	£9.23
<b>Total</b>	<b>717.19</b>	

Figure 4-01 Staff Costs Per Activity Area – Essential Option



#### Desirable Option

Table 40-2 Desirable Option Staff Structure

Job Title	Hours per week	Hourly Rate
Facilities Manager	35.00	£20.67
Group Fitness Instructors	58.46	£20.00
Duty Manager	33.50	£13.07
Maintenance Technician	35.00	£12.94
Admin Assistant	25.00	£10.71
Senior Leisure Attendant	108.00	£10.70
Swim Teacher	105.00	£10.65
Fitness Instructor	45.00	£10.65
Leisure Assistant	366.00	£9.81
Catering Supervisor	6.00	£9.66
Receptionist	122.50	£9.66
Cleaner	63.00	£9.23
Soft Play Assistant	124.00	£9.02
Catering Assistant	102.50	£9.00
<b>Total</b>	<b>1,228.96</b>	

Figure 40-2 Staff Costs Per Activity Area – Desirable Option

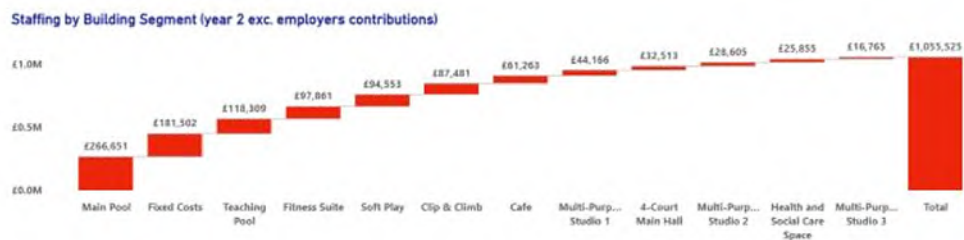


**Optimal Option**

Table 40-3 Optimal Option Staff Structure

Job Title	Hours per week	Hourly Rate
Facilities Manager	35.00	£20.67
Group Fitness Instructors	58.46	£20.00
Physical Activity Referral Officer	35.00	£13.35
Duty Manager	33.50	£13.07
Maintenance Technician	35.00	£12.94
Admin Assistant	35.00	£10.71
Senior Leisure Attendant	108.00	£10.70
Swim Teacher	105.00	£10.65
Clip & Climb Assistant	131.46	£10.65
Fitness Instructor	166.00	£10.65
Leisure Assistant	402.00	£9.81
Catering Supervisor	6.00	£9.66
Receptionist	137.50	£9.66
Cleaner	71.00	£9.23
Soft Play Assistant	124.00	£9.02
Catering Assistant	102.50	£9.00
<b>Total</b>	<b>1,585.42</b>	

Figure 40-3 Staff Costs Per Activity Area – Optimal Option



### **8.5 Opening Hours**

The staff costs, income, expenditure and usage are based on the following opening hours.

<b>Day</b>	<b>Start</b>	<b>End</b>
Monday	06:30am	22:00pm
Tuesday	06:30am	22:00pm
Wednesday	06:30am	22:00pm
Thursday	06:30am	22:00pm
Friday	06:30am	21:00pm
Saturday	08:30am	18:00pm
Sunday	08:30am	20:00pm



## 20220726 - Clacks WBH - Critical Success Factors

Critical Success Factors (CSFs)	Description	Green Book CSF Alignment
1.	<p>Ability to meet the Wellbeing Economy priorities and project outcomes associated with <b>Inclusion</b> and <b>Provision</b></p> <p>How well the option:</p> <ul style="list-style-type: none"> <li>• provides inclusive facilities which support people in being able to connect, be active and be well.</li> <li>• Key considerations include:               <ol style="list-style-type: none"> <li>I. There are plenty of indoor and outdoor spaces where people can connect</li> <li>II. The facilities allow for a wide range of uses for physical activity, wellbeing and sport</li> <li>III. People can access individual and group activities</li> <li>IV. Community based providers can use the Hub to meet clients or deliver services</li> <li>V. People feel welcome to the Hub</li> <li>VI. People can afford to use the facilities</li> <li>VII. People face no barriers in using the facilities</li> </ol> </li> </ul>	<p><i>Strategic fit and meets business needs; and, Potential Value for Money</i></p>
2.	<p>Ability to meet the Wellbeing Economy priorities and project outcomes associated with <b>Place</b> and <b>Accessibility</b></p> <p>How well the option:</p> <ul style="list-style-type: none"> <li>• helps to create a sustainable place where people want to live, work and visit.</li> <li>• can be accessed by the greatest number of users and employees.</li> <li>• Key considerations include:               <ol style="list-style-type: none"> <li>I. Increasing visitor numbers into Clacks</li> <li>II. Other leisure and wellbeing providers being attracted to locate in Clacks</li> <li>III. Alloa Town Centre is a vibrant destination for local people and visitors</li> <li>IV. People are increasingly proud of living in Alloa</li> <li>V. People can reach the Hub primarily using active travel and public transport</li> <li>VI. People feel safe travelling to the Hub</li> <li>VII. Interdependency with other developments in the area.</li> </ol> </li> </ul>	<p><i>Strategic fit and meets business needs</i></p>
3.	<p>Ability to meet the</p> <p>How well the option</p>	<p><i>Strategic fit and meets</i></p>



	Wellbeing Economy priorities and project outcomes associated with <b>Environment</b> and <b>Sustainability</b> .	<ul style="list-style-type: none"> <li>• can meet the operational sustainability and environmental targets.</li> <li>• Key considerations include:                             <ol style="list-style-type: none"> <li>I. Can achieve operational energy targets</li> <li>II. Can achieve Net Zero Carbon targets</li> <li>III. Provides opportunities for Low and Zero Carbon technologies.</li> </ol> </li> </ul>	<i>business needs</i>
4.	Ability to meet the Wellbeing Economy priorities and project outcomes associated with <b>Community Wealth</b> .	<p>How well the option:</p> <ul style="list-style-type: none"> <li>• supports community wealth building.</li> <li>• Key considerations include:                             <ol style="list-style-type: none"> <li>I. Makes appropriate use of available land (brownfield preferred).</li> <li>II. Creates skills and work opportunities for the most deprived communities.</li> <li>III. Creates supply opportunities for local organisations.</li> <li>IV. Complements the wider physical activity, wellbeing and sport provision.</li> </ol> </li> </ul>	<i>Strategic fit and meets business needs</i>
5.	Potential <b>achievability</b>	<p>How well the option</p> <ul style="list-style-type: none"> <li>• matches the organisations level of available skills required for successful delivery</li> <li>• reflects an appropriate and manageable level of construction risk; and,</li> <li>• matches the ability of potential suppliers to deliver the required operational services</li> <li>• Key consideration include:                             <ol style="list-style-type: none"> <li>I. The Strengths, Weaknesses, Opportunities and Risks (SWOT) analysis for each option.</li> </ol> </li> </ul>	<i>Potential achievability and Supplier capacity and capability.</i>

Assessor: Consensus Scoring recorded 1.30pm 25 July 2022

Table 1 Weighted Scores Summary

Critical Success Factors (CSF)		Weighting	Option 1		Option 2		Option 3		Option 4		Option 5		Option 6				
			Alloa West (Pavilion) Site Essential	Score	Weighted Score	Alloa West (Pavilion) Site Desirable	Score	Weighted Score	Alloa West (Pavilion) Site Optimal	Score	Weighted Score	Alloa Bowl Site Essential	Score	Weighted Score	Alloa Bowl Site Desirable	Score	Weighted Score
1	Ability to meet the Wellbeing Economy priorities and project outcomes associated with <b>Inclusion and Provision</b>	29.0%	2	0.58	3	0.87	4	1.16	2	0.58	3	0.87	4	1.16			
2	Ability to meet the Wellbeing Economy priorities and project outcomes associated with <b>Place and Accessibility</b>	26.0%	2	0.52	2	0.52	2	0.52	3	0.78	4	1.04	4	1.04			
3	Ability to meet the Wellbeing Economy priorities and project outcomes associated with <b>Environment and Sustainability</b>	17.0%	2	0.34	3	0.51	3	0.51	2	0.34	3	0.51	3	0.51			
4	Ability to meet the Wellbeing Economy priorities and project outcomes associated with <b>Community Wealth</b>	14.0%	1	0.14	2	0.28	3	0.42	2	0.28	3	0.42	4	0.56			
5	Potential <b>achievability</b>	14.0%	2	0.28	2	0.28	2	0.28	3	0.42	3	0.42	3	0.42			
<b>Total</b>		<b>100%</b>		<b>1.86</b>		<b>2.46</b>		<b>2.89</b>		<b>2.40</b>		<b>3.26</b>		<b>3.69</b>			
<b>Rank</b>				<b>6</b>		<b>4</b>		<b>3</b>		<b>5</b>		<b>2</b>		<b>1</b>			

Scores	Description
0	Does not satisfy the Critical Success Factor
1	Low
2	Moderate
3	Good
4	High

Consensus Scorers:

Name	Organisation
Mark Cow	Sport Scotland
Ann Doug	Clackmannanshire Council
Ryan McB	Kennedy Fitzgerald
Mark Finn	Kennedy Fitzgerald
Pete Leon	Clackmannanshire Council
Janette Fr	NHS Forth Valley
Donna Tie	Clackmannanshire Council
Alison Mac	Clackmannanshire Council

