

**CLACKMANNANSHIRE COUNCIL**

---

**Report to Clackmannanshire Council**

---

**Date of Meeting: 29 June 2023**

---

**Subject: Wellbeing Hub Update**

---

**Report by: Senior Manager, Sport & Leisure**

---

**1.0 Purpose**

- 1.1. The purpose of this report is to provide Council with an update on the progress of the Wellbeing Hub development.

**2.0 Recommendations**

*It is recommended that the Council notes the following:*

- 2.1. The appointment of Hub East Central Scotland Ltd (Hubco) to develop a design and build project for the new Wellbeing Hub and Lochies School (**See paragraphs 3.1-3.3**).
- 2.2. The progression of the project from RIBA Stage 1 – Preparation & Briefing, to RIBA Stage 2 – Concept Design (**See paragraphs 3.4-3.5**).
- 2.3. The next stages for the project including supply chain selection for the design team and Tier 1 contractor (**See paragraphs 3.6-3.7**).
- 2.4. An update on the Primary 5 curricular swimming programme and wider swimming provision (**See paragraphs 3.8-3.13**).
- 2.5. An update on the Communications Strategy for the project (**See paragraphs 3.14-3.18**)

**3.0 Considerations**

***Procurement Strategy***

- 3.1. The recommended procurement route for the project is Two-Stage Design and Build (D&B). The key drivers and determining factors include:
- The prevailing market conditions.
  - The specified Passivhaus design standards.
  - Access to Tier 1 Contractors capable of delivering a project of this scale with Passivhaus experience.

- The need for early contractor involvement & engagement with the supply chain to improve quality.
  - The associated programme improvements; and,
  - The desire for increased cost certainty at the earliest stage.
- 3.2. Based on these key drivers Hub East Central Scotland Ltd have been appointed (as provided for in the Council's Scheme of Delegation) to procure the project under the existing Territory Partnering Agreement (TPA) which the Council is a party to amongst other public authorities. Under the terms of the TPA a New Project Request (NPR) has been issued to Hub East Central Scotland Ltd.
- 3.3. Strict control measures will be put in place through the Project Team to monitor costs and performance throughout the duration of the project.

### ***Project Progression to RIBA Stage 2 – Concept Design***

- 3.4. The four workshops undertaken as part of the Scottish Future's Trust Briefing & Evaluation Framework (BEF) have now been completed. The output of these workshops has helped to shape key documentation within the Project Brief. The framework has provided structure, transparency and certainty to this process and has ensured that all key officers and strategic partners were part of the process.
- 3.5. The draft Project Brief has been completed and this includes the specific vision and outcomes for the project which enables the supply chain selection process to take place. The Project Brief will continue to be refined and developed until the end of RIBA Stage 2 at Q4 2023 as per the project timeline. **(See appendix 1 for RIBA stages overview).**

### ***Project Next Steps***

- 3.6. Supply chain selection for the design team and Tier 1 contractor which involves;
- expression of interest to Hub East Central Scotland Ltd framework supply chain
  - completion of a pre qualification questionnaire which includes the submission of a proposal outlining their experience, capability, resources, fees, etc
  - short list created for interview
  - interview process and selection
  - Hub East Central Scotland Ltd and members of the Project Board / Senior Project Team will be involved in the selection process.
- 3.7. In parallel with the above process the draft Authority Construction Requirements (ACRs) will be developed to a sufficient level of detail to allow the Concept Design to commence immediately after the appointment of the design team and Tier 1 contractor.

### ***Swimming Programme***

- 3.8. Between April and June 2023 all 590 Primary 5 children from our 19 schools, including Lochies School, have now received 5 weeks of water safety and aquatics skills training at Dollar Academy or The Peak, Stirling. This equates to a total of 2,950 individual hours of delivery in the pool. This is augmented with water safety sessions in school.
- 3.9. Attendance has been excellent despite some initial fear and anxiety all 590 young people got in the water and significant progress has been made in their water confidence, technical skills and ability to achieve the targets, particularly at beginner level.
- 3.10. The programme has relied heavily on a range of partnerships including; Scottish Swimming, Safety Training Awards, Dollar Academy, the PEAK (Active Stirling), Stirling Council, Bo'ness Recreation Centre (Falkirk Council) and Clackmannanshire Council all supporting the programme in various ways such as; delivering staff training, access to swimming pools, tendering for the transport for over 600 pupils and staff.
- 3.11. In order to condense a programme of this scale into one term required a huge amount of planning from the Sport & Leisure team and cooperation from our schools including; adjusting timetables and lunch hours, and preparing pupils and their families ahead of their sessions.
- 3.12. Informal feedback about the programme from pupils and staff has been extremely positive. More detailed evaluations, assessments and data will be included in a final report. A review of the current delivery model is underway in preparation for the 2023/24 academic year.
- 3.13. In addition to the school swimming programme the Sport & Leisure Team's 'Active Summer' programme now includes an expanded water confidence programme at Alloa Academy this year – offering sessions for both children and young people with additional support needs and new sessions for Primary 4 children moving up to primary 5 to build confidence and skills ahead of their school swimming in the 2023/24 academic year.

### ***Communications Update***

- 3.14. Community engagement is continuing throughout the summer period as part of the RIBA Stage 2 process including officers attending gala days, open days, holiday programmes and other third sector sessions. This engagement will include both awareness raising and gathering views as the project develops.
- 3.15. As part of the communications strategy a review of the digital strategy for the project has been completed. The purpose of the review was to find and deliver a suitable digital presence for a project of this nature and the requirement around audience building and engagement. This has resulted in;

- 3.15.1. The creation of a suite of dedicated Wellbeing Hub & Lochies School social media platforms including twitter, Instagram, YouTube and Facebook.
- 3.15.2. Dedicated time and resource allocated from within the communication advisors to support the launch and ongoing audience building for the platforms.
- 3.15.3. The ability to control the flow of information directly through these channels about the project whilst continuing to link with Council channels therefore widening the reach of the messaging.
- 3.16. Strategic input and development into press releases ensuring that developments across the wider Sport & Leisure team reinforce the project messaging.
- 3.17. Support and development of the content of the website including updates to the FAQ's, engagement summary and the addition of a visual map showcasing the venue location.  
  
<http://www.clacks.gov.uk/leisure/wellbeing>
- 3.18. Artwork creation of banners, flyers and social media images for communications campaigns and assisting in deployment of brand and design – with a view to establishing an updated brand when the project brief is completed.

#### **4.0 Sustainability Implications**

- 4.1 Alignment with the Clackmannanshire Council Interim Climate Change Strategy

#### **5.0 Resource Implications**

- 5.1 Financial Details

The projected costs for the Wellbeing Hub and Lochies School developments are outlined in the General Services Capital Programme 2023/24 to 2042/43.

#### **6.0 Exempt Reports**

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

#### **7.0 Declarations**

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

- (1) **Our Priorities** (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**

- 10.1 Appendix 1 **RIBA stages overview**


**11.0 Background Papers**

- 11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)  
 Yes  (please list the documents below) No

**Author(s)**

NAME	DESIGNATION	TEL NO / EXTENSION
Robbie Stewart	Senior Manager, People (Sport & Leisure)	2431

**Approved by**

NAME	DESIGNATION	SIGNATURE
Lorraine Sanda	Strategic Director, People	

## Wellbeing Hub & Lochies School

### RIBA Stages Overview

<b>Task ID</b>	<b>Task Name</b>	<b>Start</b>	<b>Finish</b>
<b>1.</b>	<b>Pre-Construction Design &amp; Procurement Programme</b>	<b>Q1 2023</b>	<b>Q4 2024</b>
1.1	RIBA Stage 1 – Preparation & Briefing	Q1 2023	Q2 2023
1.2	Gateway 1 – Approval to proceed to RIBA Stage 2	Q2 2023	
1.3	RIBA Stage 2 – Concept Design	Q3 2023	Q3 2023
1.4	Gateway 2 – Approval to proceed to RIBA Stages 3 & 4 ( <i>Outline Business case (OBC)</i> )	Q4 2023	
1.5	RIBA Stage 3 – Spatial Coordination	Q4 2023	Q1 2024
1.6	RIBA Stage 4 – Technical Design	Q2 2024	Q3 2024
1.7	Gateway 3 – Approval to proceed to Contract Finalisation ( <i>Full Business Case (FBC)</i> )	Q3 2024	
1.8	RIBA Stage 4 – Contract Finalisation	Q4 2024	Q4 2024
1.9	Gateway 4 – Financial Close	Q4 2024	
<b>2.</b>	<b>Construction Delivery Programme</b>	<b>Q4 2024</b>	<b>Q4 2026</b>
2.1	RIBA Stage 5 - Construction	Q4 2024	Q4 2026