

CLACKMANNANSHIRE COUNCIL

Report to Clackmannanshire Council

Date of Meeting: 10 August 2023

Subject: Wellbeing Hub Update

Report by: Robbie Stewart, 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. Update on the project brief **(See paragraphs 3.1 to 3.4).**
- 2.2. RIBA Stage 2 - concept design update **(See paragraphs 3.5 to 3.9).**
- 2.3. Update on supply chain selection for the design team and main contractor **(See paragraphs 3.10 to 3.22).**
- 2.4. An update on the Communications & Engagement Strategy **(See paragraphs 3.23 to 3.26).**
- 2.5. An update on the Primary 5 curricular swimming programme **(See paragraphs 3.27 to 3.28).**

3.0 Considerations

Project Brief

- 3.1. The final output of the Briefing and Evaluation Framework (BEF) workshops has been received which clearly articulates the vision and strategic objectives for the project. This has been a valuable process to establish a unified and clear direction for the project and will help to shape and steer the project to successfully realise the outcomes over the lifecycle of the project. **(See appendix 1 for project vision and strategic objectives overview).**

- 3.2. The overall Project Brief has been developed to the required level of detail to enable the RIBA Stage 2 Concept Design to commence. This not only includes project vision and objectives, but also defines other important elements to deliver and manage the project including:
- Project Title and Description
 - Location and Background Information
 - Site Information
 - Project Directory
 - Project Organisation Structure
 - Project Governance Structure
 - Project Budget (Affordability Cap)
 - Project Delivery Programme
 - Funding Sources and associated requirements
 - Schedule of Accommodation
 - Previous Feasibility Study / Options Appraisal Reports
 - Communications Strategy
 - Co-Design Requirements
 - Place Based Approach
 - Community Wealth Building and Wellbeing Economy Principles
- 3.3. In addition to the Project Brief, the first draft of the Authority's Construction Requirements (ACRs) have also been prepared, which defines the detailed and technical requirements for the project and is available to share with the design team to inform the design proposals.
- 3.4. Both the Project Brief and ACR's will continue to be developed and updated in parallel with the design stages and in response to the design questions and decisions.

RIBA Stage 2 – Concept Design Update

- 3.5. The RIBA Stage 2 Concept Design is planned to commence in September 2023 following the selection and appointment of the Tier 2 design consultants and the Tier 1 contractor. **(See appendix 2 for RIBA stages overview).**
- 3.6. The successful design team will continue on from the outputs arising from the mini-design competition and undertake a more detailed review of the accommodation requirements and identify opportunities to refine this and drive best value.
- 3.7. This stage will also involve further optioneering to determine the best configuration of the facilities on the site, continued development of the special adjacencies, definition of the engineering principles and commencement of the formal planning pre-application process.
- 3.8. The additional information and level of detail which will be developed through the RIBA Stage 2 design will all inform the Outline Business Case (OBC).

- 3.9. The RIBA Stage 2 design will be submitted by the design team for review and approval in December 2023 at the first approval gateway. This gateway will ensure that the project is still within the budget, adheres to the ACRs and will be validated against the project vision and objectives before the project proceeds to the next stage of design.

Supply Chain Selection

- 3.10. As shared at the June Council meeting the project team has now engaged with Hub East Central Scotland Ltd (hubco) to commence the supply chain selection process for the Main Contractor and the Design Consultants.
- 3.11. The selection process has started with the Architect and given the importance of the project; the decision has been taken to add a 'mini-design competition' to the standard selection process of Expressions of Interest (EOI), Pre Qualification Questionnaire (PQQ) and interview process.
- 3.12. The design competition will provide initial insight into each bidders approach and determine who has a greater understanding of the project vision than could otherwise be obtained through the standard selection process and generic questioning.
- 3.13. The outputs from the Briefing and Evaluation Framework, as noted in paragraph 3.1, have proved invaluable for the supply chain selection process to help clearly communicate and articulate the project vision and objectives which is evident through the large amount of interest seen in the project.
- 3.14. The EOI responses and 'mini-design competition' submissions received from the Architects' have been evaluated by both the project team and hubco to arrive at a top three (3) being invited to the final interview stage in mid-August.
- 3.15. The interview panel will be comprised of representatives from both hubco and the project team and ensuring that both the Wellbeing Hub and Lochies are being represented. Following the interviews, the panel will decide the winning practice with the successful supplier being notified thereafter.
- 3.16. Running in parallel with the Architect's selection process will be the selection of both the Mechanical and Electrical (M&E) and Civil and Structural (C&S) engineering firms. However, these will follow the more standardised EOI, PQQ and interview process.
- 3.17. The Design consultants i.e. Architect, M&E and C&S engineers will be appointed by the end of August to allow RIBA Stage 2 Concept Design to commence in September.
- 3.18. The selection process for the Main Contractor will commence immediately after the conclusion of the Architect's mini-design competition.

- 3.19. The process for the Contractors does not require the EOI stage due to the reduced number of suppliers with the appropriate size, capability and experience to deliver this project.
- 3.20. The process will therefore commence at the PQQ stage, and the decision has been taken to utilise the outputs from the Architects mini design competition to inform the PQQ and task the bidding Contractors with demonstrating their approach to phasing, sequencing, logistics and buildability.
- 3.21. As with the Architects mini-design competition, this is an adjustment to the standard process with the intention of identifying who is the most suitable and capable company to deliver the project. The final Contractor interviews and selection will be undertaken during early September and the successful bidder will join the design team thereafter.
- 3.22. This was seen as the optimal process and timeline for selecting the supply chain; achieving a balance between both maintaining programme and undertaking a thorough evaluation of the bidders to establish the best team. **(See appendix 3 for supply chain selection timeline overview).**

Communications & Engagement Update

- 3.23. Community engagement is continuing throughout the summer period with officers from both the Project Team and wider Sport & Leisure Team attending a range of community events from May to August 2023. The views and questions gathered at these events are being fed into the updated FAQs that are on the website <http://www.clacks.gov.uk/leisure/wellbeing>
- 3.24. Since the launch of the suite of social media platforms in June our communications advisors Glen Rae have created an ongoing flow of information across these platforms building both the audience and awareness around the project.
- 3.25. Wider awareness and promotion activities are planned for August onwards including further distribution of information posters and flyers, creation of a quarterly newsletter to be circulated online and via a 'sign up' process and continued presence at third sector organisation meetings.
- 3.26. A more detailed Communications & Engagement Update, including social media handles and QR code, **can be found in appendix 4.**

Swimming Programme

- 3.27. As reported at the June Council meeting the Primary 5 school swimming programme was re-introduced successfully with 590 children participating. As part of the Active Summer programme Water Confidence sessions were delivered in the hydro pool at Alloa Academy for children with additional support needs and to children currently in primary 4 supporting non swimmers and beginners to get ready for next years swimming programme.

3.28. A full report on the success and learning from the P5 swimming programme is attached (**see appendix 5**) with key areas covered;

- Process & Partnerships
- Key statistics
- Evaluation
- Learning and next steps

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 | <input checked="" type="checkbox"/> |
| Our families; children and young people will have the best possible start in life | <input checked="" type="checkbox"/> |
| Women and girls will be confident and aspirational, and achieve their full potential | <input checked="" type="checkbox"/> |
| Our communities will be resilient and empowered so that they can thrive and flourish | <input checked="" type="checkbox"/> |

(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 **Project vision and strategic objectives overview**

10.2 Appendix 2 RIBA stages overview

10.3 Appendix 3 Supply chain selection timeline overview

10.4 Appendix 4 Communications and engagement summary

10.5 Appendix 5 P5 swimming programme report

11.0 Background Papers

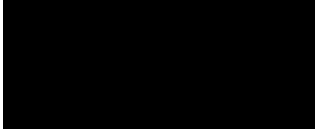
11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

Author(s)

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Robbie Stewart	Senior Manager, People (Sport & Leisure)	2431

Approved by

NAME	DESIGNATION	SIGNATURE
Lorraine Sanda	Strategic Director, People	

Vision

A hub that provides a range of health, wellbeing and learning services that are connected, holistic and well signposted both internally and with other services in Clackmannanshire, creating a destination that the community takes pride in. Lochies school and the wellbeing hub enjoy mutual benefits from facilities and skills that would not be available to each as separate entities.

A place where the whole community feels welcome, safe and encouraged to come in, spend time, try new things or develop existing skills and activities. A destination improving health and wellbeing opportunities for every person in Clackmannanshire. Inclusivity, equity and accessibility are central to the entire user journey, helping people to be connected, active and well throughout their lives.



Digital infrastructure supports across all strategic objectives

Wellbeing Hub & Lochies School

RIBA Stages Overview

Task ID	Task Name	Start	Finish
1.	Pre-Construction Design & Procurement Programme	Q1 2023	Q4 2024
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	
2.	Construction Delivery Programme	Q4 2024	Q4 2026
2.1	RIBA Stage 5 - Construction	Q4 2024	Q4 2026

Appendix 3

Supply Chain Selection timeline overview

Stage	T2 Architect	T1 Main Contractor	T2 C&S/M&E
EOI - Out	12/06/2023	N/A	04/07/2023
EOI - Return	19/06/2023	N/A	11/07/2023
	1 week scoring	1 week scoring	1 week scoring
PQQ - Out	(26-28)/06/2023	31/07/2023	18/07/2023
PQQ - Return	24/07/2023	14/08/2023	01/08/2023
	1 week scoring	1 week scoring	2 week scoring
Issue invite to Interview	31/07/2023	21/08/2023	15/08/2023
	2 week prep	2 week prep	2 week prep
Interviews	14/08/2023	04/09/2023	29/08/2023

	Out to Council	Return to Hub
Architect EOI Scoring	19/06/2023	26/06/2023
Architect PQQ Scoring Week	24/07/2023	31/07/2023
Interview Week (1 day)	week commencing 14/08/23	
Main Contractor PQQ Scoring Week	14/08/2023	21/08/2023
Interview Week (1 day)	week commencing 04/09/2023	
C&S / M&E EOI Scoring Week	11/07/2023	18/07/2023
C&S / M&E PQQ Scoring Weeks	01/08/2023	15/08/2023
Interview Week (2 days)	week commencing 29/08/2023	

Wellbeing Hub & Lochies School

Appendix 4 - Communications & Engagement Update August 2023

Awareness raising & engagement

Project Team members and wider Sport & Leisure staff have been attending local community galas, fete, forums and fun days to raise awareness of the Wellbeing Hub & Lochies School project. This will continue throughout the summer.

May/June	July/August
Alva Academy Health Fair	OYCI Festival of Fun (Tillicoultry)
Clackmannanshire Health Fair (Alva)	Tullibody Summer Fete
CTSi Volunteer Recognition Event (Dollar)	Local Employability Partnership
CTSi Volunteer Recruitment Event (Tullibody)	CTSi Children & Families Forum
Wimpey Park Gala Day	
Dumyat Centre Open Day (Menstrie)	

A specific A5 flyer has been created as a hand out for these events including signposting to website and social media channels. (attached at end of report)

The most frequently asked questions for these sessions to date are:

- *Where exactly is it going to be?*
- *Will there be transport to the venue?*
- *Will there be access to the hydro pool out with the schoolchildren?*

Other comments received:

- *Brilliant – can't wait for it to open*
- *That is not too far for us to get to – we only live down near Park so we can walk*
- *It's great that there will be more than one pool – can't wait to use it*
- *I am happy that there will be activities that my toddler can do whilst I sit and watch (café)*

Social Media Channels

A suite of social media channels have been created and were launched week beginning 26th June – starting with twitter, Facebook & Instagram in the first instance and expanding to include YouTube & TikTok as the audience builds. There has been a steady build up of likes, followers & interactions across these platforms since their launch.

Twitter @wbhandlochies
 Facebook Wellbeing Hub & Lochies School
 Instagram wellbeinghub_Lochies



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Chlach Mhanann

Articles / Press Releases

June's edition of Connected has a feature on the project focusing on the progress and energy and sustainability aspect of the build. This was followed up with a press release at the start of July on Passivhaus and its benefits.

The UCI World Cycling Championships is coming to Scotland in August and as part of this amazing sporting event Clackmannanshire has included an advert in the spectator programme highlighting the amazing local cycle network & signposting people to the weewalkweecycle.org website. This website is being updated to include the Wellbeing Hub & Lochies School Development and how it sits on a key active travel route.

The Primary 5 school swimming programme has ended its first block & a press release highlighting the partnership work that has gone into making it happen featured in the Alloa Advertiser, both online and in the paper itself. The press release also focused on the work that is being done to create a workforce ready for the new swimming pools at the Wellbeing Hub.

<https://www.alloaadvertiser.com/news/23604300.primary-five-pupils-complete-safe-swimming-programme/>

Website Development

The Clacks Leisure website has been updated to feature a new, more customer friendly map of the location of the Wellbeing Hub & Lochies School. There are better lines of communication around the updating of the website and the FAQs are being refreshed on a regular basis.

<http://www.clacks.gov.uk/leisure/wellbeing>

In addition work is continuing on creating a section within the www.ClacksLife.co.uk website which is part of the wider network of sport, leisure, physical activity and wellbeing opportunities and providers for Clackmannanshire. Training was delivered to officers within the team at the start of July to enable ongoing administration of the site.

Next Steps

- Creation of regular content to keep the social media channels updated
- Build the audience for the social media channels through;
 - Promotion of channels at community events, posters in both Council & community venues & via existing social media channels
- Support recruitment of members to co-design group
- Development of promotional posters and other materials for use across a range of awareness raising activities
- Continue to attend community groups and forums to ensure ongoing awareness raising and engagement.

COMING
SOON

Wellbeing Hub & Lochies School

Clackmannanshire Council is investing in a new Wellbeing Hub and Lochies School
Find out more here or email wellbeinghub@clacks.gov.uk to sign up to receive regular updates on the projects progress.

What will this include?



Swimming pools for learning, leisure & sport



Indoor space where people can connect & relax



Flexible spaces for physical activity, sport & wellbeing activities



Outdoor & indoor spaces



A purpose built environment for learners with severe & complex needs



@wbhandlochies



WellbeingHub&Lochies



wellbeinghub_lochies



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Clackmannanshire Council

Sport and Leisure Team

Clackmannanshire Council School Water Safety & Aquatics Skills Programme



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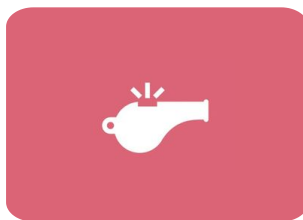
Our Aim

To deliver a curricular swimming programme to all Primary 5 pupils during academic year 2022 - 2023

Challenges



Accessing available pool time from partners across Forth Valley



Recruitment & training of a workforce to deliver a curricular programme (teachers & lifeguards)



The creation of a curricular swimming syllabus

Process and Partnerships

The Process



PE teachers take video walk through of the pool from arrival to entering water & show to classes

PE teachers design 'mock pools' in their gym hall using benches & vaults and teach the children how to get in and out of the pool

Class teachers use water safety training modules in their class time to raise their classes' awareness

Process and Partnerships

Partners



Project Delivery Team Planning



Craigbank PS at The PEAK, Stirling

Key Statistics

Block 1



11 schools taking part across **2** venues - Dollar Academy & The Peak



16 P5 Classes in total



255 pupils in total



56.25 hours of pool time



Block 2



10 schools taking part across **2** venues - Dollar Academy & The Peak



13 P5 Classes in total



285 pupils in total



60.5 hours of pool time



In March a letter was sent home to every family informing them of the programme and asking them to assess their child's water confidence and swimming ability. Families were also asked to indicate if they needed support for swimwear - this was provided for 13 children. Of the responses returned families assessed their child as follows:

Level 1	Lacks confidence & scared of water / never been in a swimming pool	22
Level 2	Lacks confidence, has basic skills, wears flotation aides	131
Level 3	Poor swimming technique, happy with water splashing on face	217
Level 4	Good body position on front/back crawl & can swim out of their depth	66
Level 5	Club swimmer	18

During the 5 week programme the children were assessed against a range of measures & their results were as follows:

	Float	Tread Water	Swim 5m Recognisable Stroke	Perform a recognisable front / back crawl without aid
No. Pupils Assessed as able to	510	371	330	227
% of pupils achieving against total attendees	94%	69%	61%	51%

Evaluation

Both informal and formal evaluation of the programme has been completed, with feedback from pupils taking many forms including video clips, pictures, thank you cards and quotes. All school staff have completed questionnaires and some of this is captured below.

What did you enjoy the most?

"lifesaving - when we pretended to drown and the others saved us"

"I liked the swimming and receiving games"

"We liked to do mushroom floats"

Other comments:

"I wish we could go swimming every single day!" - Pupil R

"I really liked doing something different than usual and learning new skills" - Pupil T

"I wish we could make the lessons longer" - Pupil A

Staff Comments

"We all LOVED it!" - Class Teacher

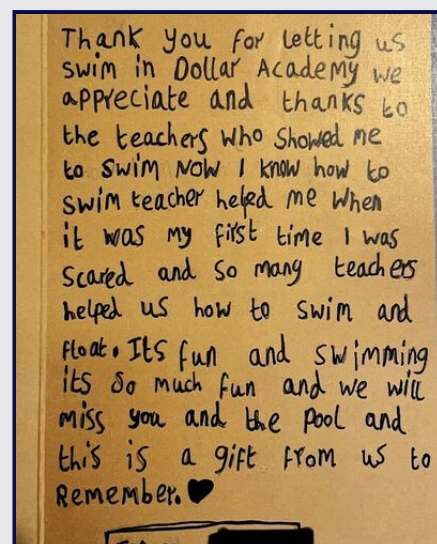
"The pupils have really improved over the 5 weeks, it has been amazing to watch their progress" - Headteacher

"It has been such a fantastic experience to be part of with the pupils increasing their skills and confidence levels significantly over the 5 week block" PE Teacher

"Many of my class were non or very weak swimmers, they were terrified at the first session. I have watched them week on week grow in confidence and wait eagerly for the swimming bus to arrive" - Class Teacher

100% of staff said that the Pupils learning in the pool had been very good or excellent.

96% of staff said the Pupils success by the end of the block had been very good or excellent.



Gordon Hunter, Aquatics Partnership Manager for Scottish Swimming, said: *"Scottish Swimming is pleased to support Clackmannanshire Council with the implementation of a P5 School Swimming Programme. It is a priority to get children comfortable and safe in the water. We look forward to continuing to work them as they look to expand and develop the offering available to the children of Clackmannanshire in the future."*

Learning & Next Steps

- Planning for the programme has to be done much earlier to ensure school timetables & staff support can be put in place
- Desire from schools to run the programme throughout the school year however early talks with The Peak & Dollar are unlikely to yield any extra pool time except in the summer term 2024
- Significant number of additional support needs within cohorts with every individual need requiring to be assessed
- Must be able to access The Peak in the future to enable full accessibility for Lochies children and any other non ambulant pupils
- The programme at The Peak allowed the children to experience a public pool thus increasing their confidence in attending with their family out with school
- The programme can be delivered within the 10 weeks of the summer term however it is very labour intensive

