

CLACKMANNANSHIRE COUNCIL

Report to Clackmannanshire Council

Date of Meeting: 21st March 2024

Subject: Wellbeing Hub & Lochies School Project 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 & Lochies School project.

2.0 Recommendations

It is recommended that the Council notes the following:

- 2.1. Key programme updates **(see paragraphs 3.1-3.3)**
- 2.2. Planning pre-application consultation programme. **(see paragraphs 3.4-3.9)**
- 2.3. Co-design update **(see paragraphs 3.10-3.13)**
- 2.4. Outdoor space design competition run in conjunction with the Futures Institute of Dollar Academy (FIDA) **(see paragraphs 3.14-3.22)**

3.0 Considerations

Programme Updates

- 3.1. Ground investigations commenced on-site in January 2024 and will run through February with test results and associated reports to follow over the subsequent weeks and months.
- 3.2. Risk Workshops have been held with the external and Client Project Teams. These will continue throughout the project lifecycle to effectively identify, mitigate, monitor and control the project risks.
- 3.3. Discussions and preparation have also commenced on the construction phasing and delivery strategy for the project. An outline construction programme and phasing strategy are expected from the Contractor and Hubco at the end of April 2024.

Planning Pre-Application Consultation Programme

- 3.4. The formal pre-application has been submitted to and acknowledged by the Planning Authority. The Planning Authority is now commencing their initial statutory consultations and will provide a response in due course.
- 3.5. The Proposal of Application Notice (PAN) was submitted to the Planning Authority on the 8th March 2024 starting the formal statutory public consultation process.
- 3.6. The formal Pre-Application Consultation (PAC) events are planned to run through March and April 2024 with the proposed venues, dates and times as follows:
 - Public Consultation Event 1
 - Location & Venue: Alloa Town Hall, Alloa
 - Date: Wednesday 27th March
 - Time: 3pm to 7pm
 - Public Consultation Event 2
 - Location & Venue: Tillicoultry Primary School, Tillicoultry
 - Date: Thursday 28th March
 - Time: 3.30pm to 7pm
 - Public Consultation Event 3
 - Location & Venue: Alloa Town Hall, Alloa
 - Date: Tuesday 16th April
 - Time: 3pm to 7pm
 - Public Consultation Event 4
 - Location & Venue: Tillicoultry Primary School, Tillicoultry
 - Date: Thursday 18th April
 - Time: 3.30pm to 7pm
- 3.7. In addition, a virtual (online) ‘Town Hall’ will be created for the public to access to review documents and leave comments and feedback in parallel with the in-person PAC events. This will be available to access from the 20th March 2024 ahead of the in-person public consultation events.
- 3.8. Other planned consultations will be undertaken with specific groups and stakeholders identified within the Stakeholder Engagement Plan and run in parallel with the statutory consultation process.

- 3.9. Following these events the Pre-Application Consultation (PAC) report will be prepared for inclusion with the detailed (Full) Planning Application including the comments from the virtual town hall.

Co-Design Update

- 3.10. The Co-Design group have met four times since November 2023 to learn about the progress of the project and to give feedback on the design process. The group is facilitated by consultants Animate and is made up of a range of people with lived experience, the Council's internal Project Team and the Design Team.
- 3.11. Each session is themed around a discussion topic such as; mobility & accessibility features, landscaping / open space design, entrance design, etc. These discussions are supported by the presentation of examples of the design of either the overall site or specific sections and a range of questions, concerns and ideas are explored in open discussion. Every view is listened to and valued.
- 3.12. Notes of each meeting are produced and fed back to the Project Team to include as part of the design analysis process ensuring that the Concept Design fully reflects the needs and aspirations of different user groups
- 3.13. The Co-Design group will continue to be part of this process until the end of March 2024.

FIDA Design Competition

- 3.14. In October 2023 a competition was launched as part of a partnership with the Futures Institute at Dollar Academy (FIDA) to encourage secondary age pupils to design an outdoor space as part of the new Wellbeing Hub and Lochies School.
- 3.15. The competition was promoted publicly through the Alloa Advertiser <https://www.alloaadvertiser.com/news/23873231.school-pupils-urged-create-design-wellbeing-hub/> and shared with Head Teachers and the Design & Technology faculties in the secondary schools. Wider promotion across social media platforms was also undertaken.
- 3.16. The competition was open to pupils aged S3-6 who lived within Clackmannanshire and entries could be submitted from individuals or groups. The key element of each entry was an original concept design for an outdoor space at the new Wellbeing Hub/ Lochies School complex. FIDA produced an extensive online resource that supported participants to research potential user groups, sustainable materials, local heritage and biodiversity, and then develop their concept design.
- 3.17. Entrants had to register on the FIDA platform <https://fida.world/courses/wellbeing-hub-design-competition/> which then allowed access to a suite of online project resources designed to provide an interdisciplinary learning experience. Learners worked through the project in six steps:

- Wellbeing – exploring the fundamentals of what we mean by wellbeing
 - Target Users – research Clackmannanshire’s population & its needs
 - Materials – consider the brief’s requirements for the materials used to be sustainable & linked to Clackmannanshire’s heritage
 - Wildlife – how their design will encourage wildlife
 - Generate ideas – creation of an image board
 - Develop your design – the creation & submission of an annotated sketch, digital or physical model. A piece of writing to support their submission was also included
- 3.18. The competition closed in mid January 2024 with 18 young people registered. The judging panel met at the start of February to review the submissions. The panel was made up from representatives from Clackmannanshire Council’s Project Team, JM Architects, Rankin Fraser, Robertson’s, FIDA and Councillor Harrison.
- 3.19. All entrants will receive a Certificate of Achievement, with the top three designs being awarded Highly Commended certificates presented in person at their schools.
- 3.20. The top entrants will receive a half-day workshop led by members of the design team (Rankin Fraser / JM Architects) to look at their roles in the industry and engaging with the pupils on how to progress a design from imagination to Concept Design.
- 3.21. There was a particularly strong response from Alloa Academy, which offers an National Progression Award in the Built Environment and therefore has a cohort of learners with an interest in this area. They had responded to all elements of the project and had produced some impressive CAD and cardboard models of their concept designs. Alloa Academy is therefore being offered the opportunity to host the planned half-day workshop, where eight shortlisted candidates will meet and work with members of the design team to explore how their ideas could be further developed.
- 3.22. From this, one overall winning candidate or group will be selected for a further work-shadowing or mentoring opportunity with the design team. The nature and duration of this will be determined after the workshop session to ensure that it is appropriate to their age and stage of learning.

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 Wellbeing Hub & Lochies School Project Timeline Summary

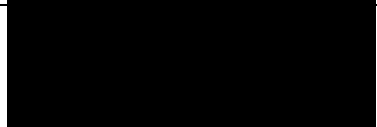
11.0 Background Papers

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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Approved by

NAME	DESIGNATION	SIGNATURE
Lorraine Sanda	Strategic Director, People	

Project Timeline Summary

Task Name	Start	Finish
RIBA Stage 1 – Preparation & Briefing	Q1 2023	Q3 2023
Procurement and Supply Chain Selection	Q2 2023	Q3 2023
Gateway 1 - Approval to proceed to RIBA Stage 2 (hub stage 1)	Q3 2023	
RIBA Stage 2 (hub Stage 1) – Concept Design	Q4 2023	Q1 2024
<i>Initial Design Engagement Programme Concluded</i>	Q4 2023	
<i>Submit Planning Pre-Application</i>	Q1 2024	
<i>Submit Planning Proposal of Application Notice (PoAN)</i>	Q1 2024	
RIBA Stage 2 (hub stage 1) – Review & Approvals Period	Q2 2024	Q2 2024
<i>Submit Outline Business Case (OBC) to Council for Approval</i>	Q2 2024	
Gateway 2 - Approval to proceed to RIBA Stages 3/4 (hub Stage 2)	Q2 2024	
RIBA Stage 3 - Spatial Coordination (hub Stage 2)	Q2 2024	Q2 2024
<i>RIBA Stage 3 - Complete - Design Freeze</i>	Q2 2024	
<i>Submit Full Planning Application</i>	Q2 2024	
RIBA Stage 4 - Technical Design (hub Stage 2)	Q2 2024	Q4 2024
<i>Full Planning Consent Granted</i>	Q4 2024	
RIBA Stage 4 (hub Stage 2) – Review & Approvals Period	Q4 2024	Q4 2024
<i>Submit Full Business Case (FBC) to Council for Approval</i>	Q4 2024	
Gateway 3 - Approval to proceed to Contract Finalisation	Q4 2024	
Contract Finalisation	Q4 2024	Q1 2025
Gateway 4 - Financial / Contract Close	Q1 2025	
RIBA Stage 5 – Construction Works (Excl. Enabling Works)	Q1 2025	Q1 2027
<i>Section 1 - Wellbeing Hub - Completion Date</i>	Q4 2026	
<i>Section 2 - Lochies School - Completion Date</i>	Q1 2027	
<i>Section 3 - External Landscaping - Completion Date</i>	Q1 2027	
RIBA Stage 5 – Construction Works - Complete	Q1 2027	

