

**CLACKMANNANSHIRE COUNCIL**

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**Report to Clackmannanshire Council**

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**Date of Meeting: 16 May 2024**

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**Subject: Wellbeing Hub & Lochies School Project Update**

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

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**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 update (**see paragraphs 3.1**)
- 2.2. Planning pre-application consultation programme update. (**see paragraphs 3.2-3.4**)
- 2.3. Co-design update (**see paragraphs 3.5-3.6**)
- 2.4. FIDA design competition update (**see paragraphs 3.7-3.9**)

**3.0 Considerations**

***Programme Update***

- 3.1. The Project has now reached the next key gateway in the design development process. The Council's development partner (Hub East Central) are finalising their RIBA Stage 2 (Hub Stage 1) submission for council review and approval. This will establish the functional baseline to allow the project to progress to the next stage of design. The information included in this submission will also allow the Project Team to prepare the Outline Business Case for review and approval.

***Planning Pre-Application Consultation Programme***

- 3.2. The formal pre-application has been submitted to and acknowledged by the Planning Authority. As reported previously, the four (4) formal Pre-Application Consultation (PAC) events have been undertaken through March and April

and have now concluded. The feedback from both the in-person events and the on-line (virtual) town hall will be reviewed and collated into the PAC report for inclusion with the detailed (Full) Planning Application. In addition, the feedback will be considered and responded to within the proposals where appropriate.

- 3.3. In parallel with the statutory PAC events, other wider consultation has been undertaken to get feedback and input into the proposals. A meeting was held with the Joint Community Council Forum (JCCF) in April, to give community councils the opportunity to find out more about the proposal and to hear the views of other community councils to inform initial comments and eventual response to the application.
- 3.4. Workshops have also been held with Lochies School staff to receive their feedback on the design proposals and ensure these were incorporated into the design where appropriate. A design workshop was also held for the Lochies Parent & Carers Council. The Head Teacher from Lochies School, as well as members of the Project Team, visited Beatlie School in West Lothian in March. Beatlie School is a new school for children with additional support needs which opened in August 2023 and received funding from the Scottish Governments Learning Estate Investment Programme (LEIP). The learning from the visit also helped inform the designs for the new Lochies School.

#### ***Co-Design Update***

- 3.5. The meetings with the Co-Design group have concluded now that the project is at the end of RIBA Stage 2 (Concept Design). A final report collating the feedback and comments arising from the various meetings is being prepared and will be submitted to the Project Team as part of the design analysis process ensuring that the proposals reflect the needs and aspirations of different user groups.
- 3.6. It is intended to continue engagement with the Co-design group being reimagined as a Design and Programming group. This group will help inform the operation schedule of the facility and ensure a community and user voice is included to meet requirements.

#### ***FIDA Design Competition Update***

- 3.7. The winners of the Wellbeing Hub and Lochies School outdoor space design competition run in partnership with the Futures Institute of Dollar Academy (FIDA) have been announced.
- 3.8. Two outstanding students from Alloa Academy, Harrison (S6) and Emma (S5) won the top prize. As winners they have been invited to take part in a work experience placement with the project design team.
- 3.9. Alloa Academy, which had a number of strong entrants, was offered the chance to host a half-day workshop. Eight shortlisted candidates, including the eventual winners Harrison and Emma, met and worked with Nik Shala from JM Architects and Kirsty Knott from Rankin Fraser.

#### 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.

Discussions are ongoing with Scottish Futures Trust to confirm the level of revenue funding that will be provided from the Learning Estate Investment Programme.

#### 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: 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
<b>Gateway 1 - Approval to proceed to RIBA Stage 2 (hub stage 1)</b>	<b>Q3 2023</b>	
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	
<b>Gateway 2 - Approval to proceed to RIBA Stages 3/4 (hub Stage 2)</b>	<b>Q2 2024</b>	
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	
<b>Gateway 3 - Approval to proceed to Contract Finalisation</b>	<b>Q4 2024</b>	
Contract Finalisation	Q4 2024	Q1 2025
<b>Gateway 4 - Financial / Contract Close</b>	<b>Q1 2025</b>	
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	
<b>RIBA Stage 5 – Construction Works - Complete</b>	<b>Q1 2027</b>	

