

CLACKMANNANSHIRE COUNCIL

Report to Clackmannanshire Council

Date of Meeting: 29th August 2024

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

2.0 Recommendations

It is recommended that the Council notes the following:

- 2.1. Key programme updates including progress of the project to RIBA Stage 4 – Technical Design (**see paragraphs 3.1 to 3.3**).
- 2.2. Community benefits plan. (**see paragraphs 3.4 to 3.9**)

3.0 Considerations

Programme Update

- 3.1. Following submission of the planning application, the design team have now concluded the primary spatial coordination design activities (RIBA Stage 3). This has enabled the team to progress to the technical design stage (RIBA Stage 4) and start preparing the tender design information for each work package (i.e. groundworks, foundations, frame, etc.). Consequently, the Tier 1 Contractor (Robertson Construction), have already commenced their procurement and market testing activities and engagement with the supply chain.
- 3.2. In parallel, there has been ongoing engagement between the design team and the internal Council stakeholders to develop the technical requirements and ensure the facilities operate and function to meet the Council's needs. This includes developing the layouts for each of the rooms and engagement with the supply chain to reduce design risk and inform costs earlier in the design process.
- 3.3. Finally, the Council's Project Team are continuing to work closely with Hubco and Robertson Construction to update the Cost Plan to monitor and control

construction costs. In addition, the Council have requested early sight of the detailed construction programme from Robertson Construction to plan ahead and get more certainty around the planned construction completion dates.

Community Benefits

- 3.4. The Wellbeing Hub and Lochies School project is one of the largest facility development projects the Council has invested in. As such the development must provide benefits to the people of Clackmannanshire beyond just delivery of the facility. Robertson Construction, as main contractor, has been tasked with delivering a range of benefits to the people of Clackmannanshire, both during the construction phase and beyond. These include areas such as; local employment, work placements, education and learning programmes which in turn will benefit individuals and communities. The Social and Local Economic Value (SLEV) has been estimated at £27,621,872.55 or 42% of the contract value. Further detail on the community benefit commitments can be found in Appendix 1.
- 3.5. A collaborative working group, including officers from various departments, Hubco and Robertson, has been established to implement and monitor the community benefits associated with the project. The group meets monthly and aims to maximise the benefits the project can bring to local communities through training, employability and local business input and support. This working group will remain in place throughout the lifespan of the project.
- 3.6. One of the community benefit commitments made by Robertson Construction was to hold a series of Meet the Buyer events. These events provide local businesses the opportunity to be amongst the first to learn about the contract opportunities associated with the project and how to become 'tender ready' for bid writing for the supply chain selection process. The first Meet the Buyer event was held in Alloa Town Hall on 6th June 2024 with 61 attendees from the supply chain. A further Meet the Buyer event is being planned for October 2024 which will focus on local Small and Medium-sized Enterprises (SMEs). There is also a plan for an event to coincide with the Forth Valley Business week towards the end of September 2024.
- 3.7. Robertson Construction have engaged with Alloa Academy and Alva Academy to deliver education workshops about the construction industry with pupils. These workshops are planned to take place in the new academic year. Lornhill Academy will also be contacted to include pupils who are interested in learning more about the project and the wider construction industry.
- 3.8. A partnership is being explored between Robertson Construction and Forth Valley College to deliver the Skills Academy to run during the construction phase. The Skills Academy will provide the opportunity for young people from across Clackmannanshire to explore the processes undertaken in the construction of a project of this size and complexity. The plan is for the Skills Academy to dovetail with existing courses delivered by Forth Valley College, creating opportunities for students and the wider public for further education in the construction industry field. The Skills Academy, which will be run by Robertson, will help develop local workforce talent and enhance skillsets for CVs to support more local young people into a career in construction.

- 3.9. Engagement with the Clackmannanshire Third Sector Interface (CTSI) and Ceteris (Clacks Business Gateway) is also underway, although it should be noted that many of the opportunities will be implemented following Financial Close into 2025. It is expected that the education programme, work placements and business connections will become more established as the construction phase progresses. All opportunities and uptake are being monitored by the collaborative working group and the project team and further detail will be brought back to Council in due course.

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 and within the Outline Business Case shared with Council on 27 June 2024.

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**

Complies with relevant council policies.	<input checked="" type="checkbox"/>
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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 None.

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	