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**Report to Clackmannanshire Council**

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**Date of Meeting: 3rd October 2024**

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**Subject: Wellbeing Hub and 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 and Lochies School project.

**2.0 Recommendations**

*It is recommended that Council notes the following:*

- 2.1. Key programme updates **(see paragraphs 3.1 to 3.3)**
- 2.2. The positive engagement with Scottish Futures Trust (SFT) around the design for Lochies School **(see paragraphs 3.4 to 3.5)**
- 2.3. Social impact updates **(see paragraphs 3.6 to 3.8)**

**3.0 Considerations**

***Programme Update***

- 3.1. The pre-construction design activities are progressing on programme, with billing, work package tender information, market testing activities commencing in August 2024.
- 3.2. Communication and engagement has continued with officers in the planning and transport teams to proactively manage the programme and mitigate any risk. The publicity period for the planning application was extended beyond the statutory 21-day period and closed on the 4<sup>th</sup> of September. This was due to the application being a major development, the amount and scope of the supporting information available, and the publicity period falling during the summer holiday period.
- 3.3. The Planning Authority has provided an update on the progress of the Wellbeing Hub and Lochies School planning application. Currently they do not have all of the information they require to arrive at a decision in time for the October Planning Committee. The Planning Consultant (Agent) and the Planning Authority are in discussion about an alternative target timeline with a

view to scheduling a special Planning Committee meeting out with the publicised timetable. Various options are being considered. In addition, the Project Team is working closely with Hub East Central Scotland Ltd (Hubco) and the main Contractor to explore and test various scenarios to maintain the overall programme and planned completion dates for the project. A further update on programme will be brought forward to Council in November.

### ***LEIP Funding Update***

- 3.4. Regular engagement has continued with the Scottish Futures Trust (SFT) focussing on Lochies School, but also considering and maximising the integrated benefits across the wider development. A design review workshop was held with SFT on 23<sup>rd</sup> August to discuss and explain the proposals and demonstrate that the Learning Estate Investment Programme (LEIP) funding metrics were being considered and met within the design proposals i.e. infection resilience, energy, covered outdoor play, embodied carbon, etc. SFT were very complimentary about the design proposals and the integration with the Wellbeing Hub and the significant added value this will add to the learner experience.
- 3.5. Discussions have also continued with SFT regarding the Lochies construction costs and associated funding agreements. The recent design workshop answered several SFT queries, and it is anticipated that a funding figure will be proposed in due course.

### ***Social Impact Update***

- 3.6. The winners of the design competition from Dollar Academy have been provided with the opportunity of work experience with the design team. One winner undertook a week-long placement with both Rankin Fraser – Landscape Architects and JM Architects, on the week of 26<sup>th</sup> August. The placement provided an opportunity for the pupil to see how the design of these areas of the Wellbeing Hub and Lochies School has developed and to contribute to the current phase of the project. The second winner has recently begun an architecture course through Forth Valley College and will be provided with the opportunity of a placement later in the year that will be structured around their studies.
- 3.7. A Meet the Buyer event is scheduled for the 31st October at Alloa Town Hall. This will be hosted by Hubco in partnership with the Council with support from the Supplier Development Programme (SDP) and Robertson Construction. This event is in addition to the previous Meet the Buyer event organised and hosted by Robertson Construction back on 06<sup>th</sup> June 2024. This upcoming event will not only promote opportunities for local suppliers to engage with the Wellbeing Hub and Lochies School project but also with other local development opportunities within Clackmannanshire.
- 3.8. Monthly Social Impact meetings continue with Hubco and Robertson Construction to monitor progress against a number of areas such as early engagement with our schools, colleges, and the local business community, and the implementation of early activities within the Social Impact Plan. In addition, a new series of “Clackmannanshire Construction Community Benefits Forum Meetings” have been scheduled, commencing from the end of October. This is not project specific and covers all developments within the

area to provide a clearer and more holistic picture, the identification of project synergies, and the maximisation of opportunities.

#### **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.

- 5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes
- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

##### *5.4. Staffing*

Not applicable

#### **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**

- 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**

Complies with relevant Council Policies

**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

**10.0 Appendices**

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

10.2 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)**

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**Approved by**

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