
Report to Clackmannanshire Council

Date of Meeting: 28th November 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 Council notes the following:

- 2.1. Key programme updates (**see paragraphs 3.1 to 3.4**)

3.0 Considerations

Programme Update

- 3.1. Feedback and comments were received from the Planning Authority in early September, requesting further information and clarification on certain matters, primarily relating to the Town Centre First Assessment (TCFA), required by the National Planning Framework (NPF4) and Transport Assessment (TA). The project team have prepared a range of supplementary information to address each of these comments which has been formally submitted to support the planning application and should provide the Planning, Roads and Transport teams with all the information they require to compile the planning report.
- 3.2. In parallel, initial contract preparations have also commenced to help meet the programme requirements. These initial preparations include the compilation of the design, programme, and costs, as well as the associated commercial and legal documents including the Design and Build Development Agreement (DBDA). The driver behind these preparations is that once all necessary permissions and approvals are in place the works can commence immediately thereafter. Further detail on the construction contract will be brought forward at future council meetings.
- 3.3. In addition, the Hub Stage 2 (RIBA Stage 4) Technical Design has continued, and a series of Design Validation Workshops have been undertaken with stakeholders across the council. The objective of this series of design

workshops is to afford the design team an opportunity to present their design proposals and allow the council stakeholders to ask direct questions and ensure the proposals meet the Councils technical, functional and operational requirements. This process will also help elicit any further comments and design amendments which will be required prior to finalising the contract and commencing construction of the new facility.

- 3.4. Finally, as referenced within the previous (October 2024) Council report, the Meet the Buyer (MtB) event was held on 31st October hosted by Hub East Central Scotland Ltd (Hubco) in partnership with the Council with support from the Supplier Development Programme (SDP). The event was a success with over 100 local Small to Medium Enterprises (SMEs) attending to learn more about the project and other opportunities for tendering not only on the Wellbeing Hub and Lochies School project but also other projects being delivered by the Council.

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

NAME	DESIGNATION	SIGNATURE
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