
Report to Clackmannanshire Council

Date of Meeting: 30th January 2025

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 and to seek Council approval to enter into an agreement and contract with Hub East Central Scotland Ltd (Hubco) for the project Enabling Works.

2.0 Recommendations

It is recommended that Council:

- 2.1. Notes the key programme updates **(see paragraphs 3.1 to 3.6)**.
- 2.2. Notes verbal update on planning decision **(see paragraphs 3.3)**.
- 2.3. Approves the execution of a formal contract agreement, up to a maximum cap of £2,600,000, between the Council and Hubco to undertake the proposed Enabling Works ahead of the main construction works commencing **(see paragraphs 3.7 to 3.11)**.

3.0 Considerations

Key Programme Update

- 3.1. Hubco and their Tier 1 Contractor (Robertson Construction) have concluded the Hub Stage 2 work package procurement and market testing activities. They are currently reviewing the tender returns and considering value engineering options that will maintain the function and aesthetics of the new facilities, deliver best value, and ensuring the project is delivered within projected timescales. Detailed costs will be provided with the Full Business Case (FBC) at a future Council meeting including the Hubco Pricing Report and Value for Money assessment.
- 3.2. The report for the Wellbeing Hub and Lochies School planning application will be presented to Planning Committee on the 23rd of January 2025. A verbal update will be provided to Council on the 30th of January 2025. An Enabling Works programme would only proceed if Planning Permission is granted.

- 3.3. Subject to Council approval in terms of this Report the technical documents (design, programme, costs, etc.) for the proposed Enabling Works and the associated commercial and legal documents including the contract agreement will be finalised and completed.
- 3.4. The Hubco Stage 2 Submission, including the complete package of design proposals and confirmed maximum price, will be submitted in May 2025 for review, comment, and approval. This submission will enable the Full Business Case to be finalised for Council approval.
- 3.5. It is intended to bring the Full Business Case to Council in June 2025 for approval to proceed to Financial Close for the full project. This will be the final investment decision at the end of RIBA Stage 4 (Technical Design) and Hub Stage 2 and will provide the final recommendation for an affordable project which delivers value for money.
- 3.6. This gateway will conclude the pre-construction phase of the project and formally commence the construction delivery stage.

Enabling Works Contract Agreement Approval

- 3.7. The rationale behind entering into a contract for the proposed Enabling Works is primarily to maintain and mitigate any further delay to the overall programme timescales by undertaking early works whilst the design and main building contract is being finalised.
- 3.8. Information returned from the construction supply chain has increased durations for individual work packages and is putting pressure on the completion dates. We are therefore proposing to offset this by undertaking early works.
- 3.9. The Enabling Works will optimise the target construction completion date for the Wellbeing Hub to return public swimming facilities to the people of Clackmannanshire as soon as possible and aim to ensure Lochies School is ready to move into the new school in 2027.
- 3.10. The risk for Council in approving the cost of the Enabling Works would be if Council decided not to approve the Hubco Stage 2 Submission or the Full Business Case (paragraphs 3.4 and 3.5) that are being brought back at later dates. In this event the majority of the cost incurred would be mitigated as the Enabling Works will prepare the land at Alloa West for any future development for the Council or a third party.
- 3.11. The scope of the proposed Enabling Works includes;
 - 3.11.1. Form site access and establish site boundary.
 - 3.11.2. Contractor mobilisation and site establishment (set-up).
 - 3.11.3. Diversion of the SPEN overhead HV power cables.
 - 3.11.4. Installation of the new HV supply/connection incl. substation.
 - 3.11.5. Surface Water drainage diversion.

- 3.11.6. Earthworks (topsoil strip); and,
- 3.11.7. Site import (fill) material, pile mat and piling.

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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