
Report to Clackmannanshire Council

Date of Meeting: 21 October 2021

Subject: Wellbeing Hub

Report by: Strategic Director (People)

1.0 Purpose

- 1.1. This report provides an update to Council on the progress of the development of a new Wellbeing Hub and Pool for Clackmannanshire and on the development of the interim arrangements (hire of a swimming pool) until the new development is fully operational.

2.0 Recommendations

- 2.1. It is recommended that Council:
- 2.2. Notes the outcome of RIBA Stage 0 and the Engagement to date (para 3);
- 2.3. Agrees to progressing to RIBA Stage 1 to take forward a detailed Options Appraisal to inform the Business Case (para 3.7);
- 2.4. Notes the outcome of both initial and detailed Feasibility Studies for the hire of an Interim Swimming Pool at Marshill, Alloa as outlined by officers at the Council meeting (para 4.4);
- 2.5. Agrees that plans progress to Design stage for an Interim Swimming Pool with a procurement exercise in line with procurement guidelines (para 4.3);
- 2.6. Agrees that a detailed Business Case for the hire of an Interim Swimming Pool at Marshill, Alloa should also be progressed (para 4.5);
- 2.7. Subject to a satisfactory full Business Case, agrees that officers initiate the appropriate procurement journey for the hire of an Interim Swimming Pool on the basis that estimated costs do not exceed budget levels already approved by Council for the provision of Leisure services (para 4.5);
- 2.8. Agrees the Interim Business Case and project progress is reported to Council on 16 December 2021 (para 4.5);

- 2.9. Notes that should estimated costs within the Business Case exceed approved Leisure service provision budget levels, that officers will seek Council consideration and approval before initiating procurement for the hire of an Interim Swimming Pool (para 4.6);
- 2.10. Note that officers are exploring the costs of re-introducing swimming lessons for all P5 school pupils, and that detailed proposals and budget implications will come back to Council for consideration in December (para 4.3).

3.0 Considerations

- 3.1. Following Council approval in the 2020/ 2021, extensive engagement has continued with the public, stakeholder groups, third sector, and strategic partners to develop the Statement of Needs for a new Wellbeing Hub in Alloa. This has been undertaken, taking in to account the wider context of leisure and community facilities, including making use of existing health facilities and activity, private and partner opportunities in the area, and existing facilities across other parts of the Council estate, in particular the three academy sites.
- 3.2. From across all the engagement a shared vision has emerged of an inclusive, accessible and inspiring facility that will improve the quality of life and health outcomes for communities across Clackmannanshire.
- 3.3. The key themes that emerged from community engagement are:
 - 3.3..1. Personal wellbeing, family time and mental wellbeing
 - 3.3..2. Fully accessible facilities with strong active travel links
 - 3.3..3. Clear need for a swimming pool
 - 3.3..4. Activities or children and families
- 3.4. Strategic Workshops, facilitated by Sport Scotland, allowed a range of strategic partners to contribute their ambitions, aspirations and suggestions. These included Health and Social Care Partnership, Public Health Scotland, University of Stirling, Forth Valley College, Scottish Sport Governing bodies as well as Clackmannanshire Third Sector Interface.
- 3.5. The key themes that emerged from these workshops were:
 - 3.5..1. **A focal point for the community**, to act as a gateway to activities and opportunities across the area. “Meet me at the Hub” was suggested as capturing that vision of a destination for residents to visit, connect and be active;
 - 3.5..2. **Partnerships and key connections**, with several strategic partners supporting and remaining involved in the development to make the Hub the best it can be for the people of Clackmannanshire. NHS Forth Valley and the Health and Social Care Partnership sharing the priorities and intended outcomes;

- 3.5..3. **Accessible and inclusive**, addressing the key locality priorities and improving outcomes, as set out in the Local Outcome Improvement Plan, in particular addressing deprivation, the needs of an ageing population, and ensuring that both the internal facilities and surrounding grounds are the most inclusive and accessible of its kind;
 - 3.5..4. **Cost and affordability**, the development must ensure that people from low-income families, and those facing the greatest challenges, can access and experience the health benefits of being involved in sport, physical activity and wellbeing activities.
 - 3.5..5. **Building design**, the look and feel of the building should be an attractive open space, well designed and of a high quality that complements and reflects the natural surroundings and environment of Clackmannanshire. Rather than a traditional sport centre, it should be different and something that engages and draws people in, specifically those who may not normally think of using facilities like this. The social space is seen as vital, truly inclusive, welcome and safe for families and friends, and equally for people on their own. The design of the swimming pool should consider the variety of users, having a flexible, adaptable and accessible pool to allow users the best experience possible. Flexibility is a key consideration for all spaces within the Hub, allowing for a range of uses.
 - 3.5..6. **Complement current activities and provision**, with no need to replace existing activity, but connecting with the range of community groups, clubs and businesses that already provide a substantial range of activities. A hub and spoke approach, will enable the Hub to build on the existing people and infrastructure, signposting in innovative and creative ways to other opportunities and services in the surrounding communities
 - 3.5..7. **Green and outdoor space**, drawing on the natural environment of the Ochil Hills and outdoor spaces across Clackmannanshire, and mirroring the outstanding spaces for people to active, connect with nature and take part in other wellbeing activities such as walking, cycling, scooting, climbing. Sensory gardens and areas for children to play and families to socialise together would enhance the social spaces.
- 3.6. As outlined in the Be the Future update paper to Council, work to progress the Alloa Transformation Zones, working with Scottish Futures Trust (SfT) has gathered pace. We have been informed that we are one of 4 Local Authorities in Scotland to be selected for the full support package for the Shaping Places for Well-being programme led by Public Health Scotland and The Improvement Service. This programme and SfT are now working with us jointly to articulate the forward plan. The Well-being Hub is a significant component of the Alloa Transformation Zone and its contribution will be considered as the work moves forward with SfT. This will be built into the well-

being hub options appraisal and business case in RIBA stage 1. Key principles of Community Wealth Building and Environmental Sustainability will be embedded at all levels of development.

3.7. The above information from engagement supports progress to RIBA Stage 1, with the development of a full Options Appraisal, followed by agreement of Council on the preferred option, including site. This will then allow a full business case to be produced with costings and the full concept and design plan. Future progress reports will be brought forward to Council on 16 December and 2021 and 10 February 2022.

3.8 The anticipated next steps and timeline are as follows:

Activity	Indicative Completion Date
Public and Stakeholder Engagement	Ongoing
RIBA Stage 0 Strategic Definition	September 2021
Council Agreement to proceed with Options Appraisal	October 2021
Options Appraisal completed	Early 2022
RIBA Stage 2 Business Case approved	March/April 2022

4.0 Interim Arrangements

4.1 As agreed in previous updates, ongoing interim arrangements have been put in place for swimming provision. This has mainly focused on sessions at Dollar Academy, but has also included provision for children with Additional Support Needs at the hydrotherapy pool at Alloa Academy. Efforts continue to access further swimming provision in neighbouring pools, but as a result of COVID and staffing issues this has remained challenging. There is currently a shortage of lifeguards and coaches and Clackmannanshire Council has been working in partnership with Alloa Swimming club to support and subsidise club members to attend Scottish Swimming Teacher qualifications and also set up lifeguard courses for council staff. This will ensure that

Clackmannanshire continues to have access to qualified staff to support swimming provision.

- 4.2 With the advice and support of Sport Scotland, the Council has carried out initial feasibility work to allow the hire of a temporary pool until the new build is fully operational. This is based on a similar model successfully put in place in Dumfries and Galloway, where it had the use of a temporary pool until it overcame major building issues with its new build facility. A similar arrangement could be achieved for Clackmannanshire within approximately 7-10 months, providing access to a 6 lane, 25 m pool for residents, families and children, including learn to swim provision.
- 4.3 In order to maintain urgency and achieve more substantive interim swimming arrangements for Clackmannanshire while the new build is being developed, the next stage would be move to the Design Stage of an Interim Swimming Pool, subject to appropriate procurement requirements. This Design would inform a future procurement of a hire arrangement similar to models elsewhere in the United Kingdom. Officers are also considering how swimming lessons for all P5 children could be reinstated using the Interim Pool. Full cost implications of such an arrangement will be brought back to Council in December for further consideration.
- 4.4 Following initial feasibility, a preferred site has been identified which will allow ease of access to utilities and car parking, limited planning consultation and a short pre-construction and construction timeline. This site is at Marshall, Alloa. A detailed feasibility study has been undertaken, and outline of which will be presented to Council on 21 October.
- 4.5 Full detailed costs, including hire and operating costs and ongoing maintenance and running costs will now be developed and set out in a Business Case will be reported back to the December Council. To enable continued momentum, it is proposed that, as long as the Business Case costs do not exceed the currently approved budget envelope for Leisure provision, that officers initiate the appropriate procurement journey for an Interim Swimming Pool before the next Council with an intent to allow design and construction to get underway in early 2022, with an possible completion date of Summer 2022 depending on procurement timelines and other uncertainties.
- 4.6 Should the Business Case costs exceed currently approved Leisure provision budget levels, to maintain momentum officers will seek the required Council governance at the earliest available opportunity prior to initiating the procurement journey.
- 5.0 **Risks**
- 5.1 The supply chain and labour markets are experiencing a period of uncertainty and volatility, which could impact on costs and timelines during the course of the project;

- 5.2 Depending on procurement routes and supply chain delays, the timing of moving from Design Stage to Planning and Construction to full handover could be delayed beyond Summer 2022;
- 5.3 The Interim Pool will be subject to planning consent. The timing of which and any subsequent conditions may require further consideration.
- 5.4 Any unforeseen twists in the trajectory of the Covid pandemic may impact on timelines, costs and labour availability.

6 Sustainability Implications

- 6.1 Sustainability implications will be inherent components of business cases and procurement.

7 Resource Implications

7.0 Financial Details

- 7.1 Financial implications are set out in the report.

7.2 Staffing

There are no implications for staffing arising from this report.

8.0 Exempt Reports

- 8.1 Is this report exempt? Yes (please detail the reasons for exemption below) No

9.0 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)

10.0 Equalities Impact

10.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

11.0 Legality

11.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes No

12.0 Appendices

None

13.0 Background Papers

13.1 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
Lorraine Sanda	Strategic Director (People)	

Approved by

NAME	DESIGNATION	SIGNATURE
Lorraine Sanda	Strategic Director (People)	

