
Report to Clackmannanshire Council

Date of Meeting: 25 June 2026

Subject: Wellbeing Hub and 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 and Lochies School project including the status of the social value and community benefit commitments.

2.0 Recommendations

It is recommended that Council notes the following:

- 2.1. Summary of progress of the community benefits programme up to May 2026 following Financial Close in October 2025. **(See paragraphs 3.1 – 3.12).**
- 2.2. Summary of progress on the construction works up to May 2026 following Financial Close in October 2025. **(See paragraphs 3.13 – 3.20).**

3.0 Considerations

Social Value update

- 3.1. The community benefits programme was an important factor in awarding Robertsons Construction Central East (RCCE) the contract for the construction of the Wellbeing Hub and Lochies School. The community benefits programme was initiated slightly ahead of financial close with schools, community groups and the employability forum engaged in preparation for the programmes outlined in this report.
- 3.2. The community benefits programme is measured against the Social & Local Economic Value (SLEV) as reported to Council in the Final Business Case in August 2025.
- 3.3. The Social Impact team at RCCE meets monthly with the Wellbeing Hub and Lochies Project Director, Wellbeing Hub & Lochies Team Leader, Clackmannanshire Council Employability Lead, Economic Development Strategy Officer and the Economic Development Business Advisor. These monthly meetings monitor progress to date and ensure future plans are connected to all relevant Clackmannanshire Council services and initiatives.

- 3.4. The most recent Social Impact Progress Report (**see appendix 1**) shows detailed progress to date. Below are some highlights extracted from this report:
- 3.5. **Ideal Candidate Programme** provides an SCQF level 3/4 Employability Award for Secondary School pupils who attend an 8-week programme culminating in a site visit to the construction site. The programme is targeted towards young people who have expressed an interest in moving into construction as a career. Lornshill Academy pupils were the first to be offered the programme which they completed in April 2026. 25 S3 pupils participated. Alva and Alloa Academy pupils begin the programme in August 2026. All pupils who complete the programme are offered the chance to interview with contractors for apprenticeships in the current or future projects.
- 3.6. **Robertsons Reporters** initiative has been offered to all Primary Schools across Clackmannanshire. The social impact team will have their first school visit to Redwell Primary School in June to provide an overview of the project. 10 pupils ranging from P2 to P6 will participate. Following this they will be invited to visit the site as a class, where they will be tasked with interviewing site staff and then reporting back to their school and families with information on the project. This programme is being extended to local nurseries and adapted to be age appropriate.
- 3.7. **Employability Programme:** Throughout the construction programme there is a requirement to promote opportunities for local people to gain employment, training and placements. To date 10 new local jobs have been created on site with 1 full time employee recruited directly to a cleaning role. They have subsequently been promoted to a receptionist role. With a target of 20 FTE's detailed in the SLEV, this number is expected to grow significantly to, and potentially beyond, target once a wider range of contractors are brought to site for the internal fit out and landscaping. Clacks Works employability programme is linking to the project to ensure local training and interview opportunities are created and delivered.
- 3.8. **Volunteering:** RCCE have delivered the equivalent of 48 community benefit hours so far through volunteering with local organisations. These include gift wrapping at Christmas for HomeStart, electrical surveys with the Citizens Advice Bureau and a volunteering day with the Conservation Volunteers in the community woodland in Alloa to remove invasive species (Himalayan Balsam).
- 3.9. **Donations and In-kind Contributions:** As part of the community engagement, RCCE have committed to making contributions to local groups to reduce waste and increase local productivity. Selection boxes were donated to Community House, Alloa prior to Christmas, Alloa allotments have been donated pallets from site, and Personal Protective Equipment (PPE) was donated to little stars nursery.
- 3.10. **Site visits:** A number of site visits have taken place so far for community groups, Schools, Early Learning and Childcare settings (ELCs) and Colleges. This number will increase significantly as the site moves away from the significant ground and steel work phase.

- 3.11. **Skills Academy:** A major programme is the Skills Academy which will commence in June 2026. This will bring students, pupils and local people to site to learn about construction techniques with pathways to education through Forth Valley College pre-qualification programme, or employment through the employability programme. This is a significant focus for RCCE and will be promoted widely and monitored closely.
- 3.12. **Investment in Local Supply Chain:** The project is supporting the local supply chain with significant subcontracts awarded to local companies such as Tillicoultry Quarries and Central Rebar.

Construction works update

- 3.13. The construction works have progressed significantly since the project achieved Financial Close in October 2025. The project has encountered challenging weather conditions throughout the winter; however, the Contractor has mitigated any lost time, and the works are on programme for completion in September 2027.
- 3.14. The foundations, including piling works, are complete along with the ground floor slabs, below slab drainage and the overhead high voltage power lines have been diverted. The substructure works are nearing completion with the formation of the slabs and walls complete for the basement and swimming pools.
- 3.15. The superstructure works are well advance with the primary steel frame for the Wellbeing Hub erected and has also commenced on Lochies School. The Glulam structure has been installed over the pool areas with the Cross Lamnited Timber (CLT) panels complete.
- 3.16. The first-floor structural decking has been installed, and concrete slab poured and completed with the roof decking 90% complete within the Wellbeing Hub. Lochies to follow on completion of steel frame construction. The roof build up finish is underway on the Wellbeing Hub with Lochies to follow.
- 3.17. The Structural Framing System (SFS) contractors have commenced on site which will open up areas for cladding and window installation to commence.
- 3.18. The car park is close to completion. To help with programme and to allow for storage of materials.
- 3.19. By the end of June window installation, cladding and brickwork will have commenced.
- 3.20. The quality of the work to date has been excellent thanks in part to the rigorous quality control measures required by the Passivhaus standards.

4.0 Sustainability Implications

- 4.1. All appropriate data recorded through the SLEV will be shared between RCCE with a view to sustaining education and employment opportunities either through Clacks Works, Forth Valley College, Clackmannanshire Schools or construction opportunities locally, regionally and nationally.

5.0 Resource Implications

5.1. Financial Details

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

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 Impact Assessments

8.1 Have you attached the combined equalities impact assessment to ensure compliance with the public sector equality duty and fairer Scotland duty? (All EFSIAs also require to be published on the Council's website) No

8.2 If an impact assessment has not been undertaken you should explain why:

The EQIA was provided as part of the Full Business Case to Council on the 21st August 2025.

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".

Appendix 1 – Social Impact Progress Report

Appendix 2 – Progress Images

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	2431

Approved by

NAME	DESIGNATION	SIGNATURE
Lorraine Sanda	Depute Chief Executive and Director of Wellbeing	

APPENDIX 1

Social Impact Progress Report

Project: Alloa Wellbeing Hub & Lochies ASN School

Contractor: Robertson Construction Central East

Reporting Month: May-26

Themes	SFT Ref	Measures	Unit	Supplier Target (across duration of project)	Achieved to Date
Fair Work	SFT1 (NT1)	No. of full time equivalent direct local employees (FTE) hired or retained for the duration of the contract	no. of people (FTE)	20	3.32
	SFT1a (NT1c)	No. of full time equivalent local employees (FTE) hired or retained for the duration of the contract who are employed in your supply chain	no. of people (FTE)	30	5.57
	SFT50	Number of local jobs created on the project (no)	No. of jobs	25	10
	SFT4 (RE3)	Employer's fairs held to encourage local employment in the area	£ invested including staff time	£4,000.00	£2,585.16
	SFT5 (NT3)	No. of employees (FTE) taken on who are long term unemployed (unemployed for a year or longer)	no. of people (FTE)	5	
	SFT51 (NT4a)	No. of full time equivalent 16-25 year old care leavers (FTE) hired on the contract	no. of people (FTE)	3	pending FTE
	SFT8 (NT6)	No. of full time equivalent disabled employees (FTE) hired on the contract	no. of people (FTE)	3	pending FTE
	SFT10	No. of graduate employment opportunities on contract	no. of weeks	104	38
	SFT11 (NT11)	No. of hours of 'support into work' assistance provided to unemployed people through career mentoring, including mock interviews, CV advice, and careers guidance	no. hrs (total session duration)*no. attendees	600	96.5
	SFT12 (RE14)	Employment taster days for those interested in working in the primary project industry or sector, such as real estate, construction, or facilities management	£ invested including staff time	£1,000.00	£2,077.65
	SFT13 (NT12)	No. of weeks spent on meaningful work placements or pre-employment course; 1-6 weeks student placements (unpaid)	no. of weeks	30	6.6
	SFT14 (NT13)	Meaningful work placements that pay Minimum or National Living wage according to eligibility - 6 weeks or more (internships)	no. of weeks	15	21
	SFT16 (NT8)	No. of staff hours spent on local school and college visits supporting pupils e.g. delivering career talks, curriculum support, literacy support, safety talks (including preparation time)	no. staff hours (including preparation time)	400	215
	SFT17 (RE10)	No. site visits for school children or local residents	no. of visits	30	6
	SFT18 (NT9)	No. of weeks of training opportunities (BTEC, City & Guilds, NVQ, HNC - Level 2,3, or 4+) on the contract that have either been completed during the year, or that will be supported by the organisation until completion in the following years	no. of weeks	450	57
	SFT20 (NT10)	No. of weeks of apprenticeships or T-Levels (Level 2,3, or 4) provided on the contract (completed or supported by the organisation)	no. weeks	400	18
	SFT52	New apprenticeships created (FTEs) (no)	no. people	10	1
	SFT53	No. existing apprenticeships sustained (no)	no. people	15	
Economy	SFT24 (NT15)	Provision of expert business advice to VCSEs and MSMEs (e.g. financial advice / legal advice / HR advice/HSE)	no. of staff expert hours	250	2
	SFT27 (RE21)	Meet the buyer events held to highlight local supply chain opportunities	£ invested including staff time	£4,000.00	£5,073.00
	SFT28 (NT18)	Total amount (£) spent in local supply chain through the contract	£	£36,000,000.00	£140,000.00
	SFT29	Total amount (£) spent through contract to Scottish Micro, Small and Medium enterprises (MSMEs) - including Territory and local MSMEs	£		£17,958.02

	SFT30 (NT19)	Total amount (£) spent through contract to Territory located Micro, Small and Medium enterprises (MSMEs) - excluding local MSMEs	£	£1,625,000.00	£18,220,282.66
	SFT33.a (NT21)	Equality and diversity and inclusion training provided both for staff and supply chain staff	no. hrs (total session duration)* no. of attendees	100	
Communities	SFT37 (NT28)	Donations or in-kind contributions to local community projects (£ & materials)	£ value	£45,000.00	£658.00
	SFT38 (NT29)	No. hours volunteering time provided to support local community projects (E.g. community benefit days)	no. of staff volunteering hours	300	48
Protecting and Enhancing the Environment	SFT54 (NT86)	Volunteering time for environmental conservation & sustainable ecosystem management initiatives	no. staff volunteering hours	50	39
	SFT55 (NT90)	Activities to influence staff, suppliers, customers and communities to support environmental protection and improvement.	no. staff expert hours	50	7
Social Innovation	SFT45 (NT50)	Innovation measures to promote local skills and employment to be delivered on the contract - these could be e.g. co-designed with stakeholders or communities, or aiming at delivering benefits while minimising carbon footprint from initiatives	£ invested inc. time, materials, equipment etc	£250.00	£186.23
	SFT46 (NT51)	Innovative measures to promote and support responsible business to be delivered on the contract - these could be co-designed with stakeholders or communities, or aiming at delivering benefits while minimising carbon footprint from initiatives	£ invested inc. time, materials, equipment etc	£250.00	
	SFT47 (NT52)	Innovative measures to enable healthier, safer and more resilient communities to be delivered on the contract- these could be co-designed with stakeholders or communities, or aiming at delivering benefits while minimising carbon footprint from initiatives	£ invested inc. time, materials, equipment etc	£250.00	
	SFT48 (NT53)	Innovative measures to safeguard the environment and respond to the climate emergency to be delivered on the contract - these could be co-designed with stakeholders or communities, or aiming at delivering benefits while minimising carbon footprint from initiatives	£ invested inc. time, materials, equipment etc	£250.00	

Wellbeing Hub & Lochies School

July 2025

Wellbeing Hub & Parking – June 2026



Lochies School – June 2026



Wellbeing Hub & Pool – June 2026



Swimming Pool – June 2026



WBHLS North East View



WBHLS South West View



