
Report to Clackmannanshire Council

Date of Meeting: 1 October 2026

Subject: Wellbeing Hub and Lochies School Project Update

Report by: Robbie Stewart, Senior Manager (Wellbeing Directorate)

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 naming of the facility.

2.0 Recommendations

It is recommended that Council:

- 2.1. Notes summary of progress on the construction works up to September 2026 following Financial Close in October 2025. **(See paragraphs 3.1 – 3.6).**
- 2.2. Notes summary of progress on preparations for the operation of the facility ahead of opening in October 2027. **(See paragraphs 3.7 – 3.12).**
- 2.3. Notes the naming approach outlined in this report **(See paragraphs 3.13 – 3.24);** and
- 2.4. Agrees to change the name of the facility to “**Clackmannanshire’s Wellbeing Village**”.
- 2.5. Notes that Lochies School will retain its name and own identity within the “village”.

3.0 Considerations

Construction Works Update

- 3.1. Works are progressing well across the site with the goal of being wind and watertight by Autumn still on track. This will allow internal works to progress with minimal on-site impact from inclement weather over the winter.
- 3.2. External works are also being progressed in advance where possible to minimise impact of inclement weather.

- 3.3. Building envelope works are progressing at pace, with roofing almost complete and curtain walling and brickwork well underway. The North and West elevation windows and insulation layers are almost complete.
- 3.4. Internal partitions, blockwork, underfloor heating and ground floor screed have commenced. Wet changing areas, kitchen and circulation space partitions are also progressing well.
- 3.5. Pool structure is now ready for the Myrtha Pool to be installed over the winter.
- 3.6. The programme remains on schedule with planned completion and handover at the end of September 2027.

Operations Update

- 3.7. The active travel and transportation plan for the project is progressing and is tied into a wider active travel masterplan for the Council. Transport infrastructure and mobility solutions consultant SYSTRA has been appointed to create recommendations for traffic management, public transport and active travel enhancement options and costs. A detailed travel plan for the Wellbeing Hub and Lochies School will be produced as part of this process.
- 3.8. Detailed maintenance strategy/arrangements are progressing between colleagues in the Wellbeing Directorate, Place & Economy Directorate and the specialist mechanical and electrical contractor for the project FES Group Ltd. Costs are built into the operating model and aligned with the Learning Estate Investment Programme (LEIP) requirements and funding profile.
- 3.9. Planning for staff recruitment and training is underway, with support from the Council's Human Resources team and Clacks Works. Staff recruitment will be managed in stages, with the first appointments focused on the management layer to allow sufficient time and capacity to plan and implement critical processes for the Wellbeing Hub, including preparation for wider staff recruitment and selection, creation of staff rotas, programming, creation of normal operating procedures, emergency operating procedures, service level agreements and financial plans and protocols. Wider team recruitment will commence in spring 2027 to ensure the full staff team is in place for opening in October 2027.
- 3.10. The marketing and promotion strategy is underway. Marketing, creative and digital solutions consultant BigWave have been appointed to lead an extensive, yet focussed marketing, brandings and promotion plan in the build up to Wellbeing Hub operations including membership launches, targeted promotional campaigns, programme and conference packages.
- 3.11. Revenue forecasting continues to be reviewed monthly to ensure the operating model and associated operating costs remain within the parameters reported at Full Business Case sign off in August 2024. The facility pricing policy for spaces, activities and membership schemes is also being reviewed to ensure the facility offer is competitive and/or complimentary with other local providers.
- 3.12. Overall, the programme remains on schedule with handover planned for late September 2027 and the facility opening to the public at the start of October

2027. Lochies School will migrate to the facility during the two-week October holiday break in 2027.

Naming of the Facility

- 3.13. The working title for the facility up to this point has been the “Wellbeing Hub and Lochies School”. With the facility due to open to the public in just over a year the final naming and associated marketing strategy need to be firmed up.
- 3.14. It has been raised by various groups over the last few years that the term “hub” is overused. The fact that there is already an Alloa Hub adds to the challenges with keeping the term “hub” in the title. As such it is proposed that the term “hub” is replaced with “village” with “Clackmannanshire’s Wellbeing Village” being proposed as the new name for the flagship facility. The concept of changing from “hub” to “village” has been trailed with a range of groups over the last few months and has been positively received.
- 3.15. The theory behind the name is outlined in this report. Lochies School will retain its own identity within the “village” of facilities with the opportunity to name other key areas available through the naming strategy proposed in this report.
- 3.16. The “Clackmannanshire’s Wellbeing Village” name has been chosen as it best reflects the overall vision for the development.

Project Vision

- 3.17. *“The Wellbeing Hub and Lochies School will provide a range of health, wellbeing and learning services that are connected, holistic and well signposted both internally and with other services in Clackmannanshire, creating a destination that the community takes pride in and attracts new people to visit the county.”*

A place where the whole community feels welcome, safe and encouraged to come in, spend time, try new things or develop existing skills and activities. A destination improving health and wellbeing opportunities for every person in Clackmannanshire. Inclusivity, equity and accessibility are central to the entire user journey, helping people to be connected, active and well throughout their lives.”

- 3.18. “Clackmannanshire’s Wellbeing Village” will be a flagship facility for the whole of Clackmannanshire and provide *“a destination that the community takes pride in and attracts new people to visit the county.”* The facility will provide a gateway to the county, attracting more visitors to Alloa and to the rest of Clackmannanshire.
- 3.19. By including the term “Clackmannanshire’s” in the title it makes it clear that the facility is for everyone and is part of a joined-up, collaborative, and participative approach to the services, land and buildings, across all sectors across the whole county.

Wellbeing

- 3.20. The core principle that has driven this project from its inception has been its role in improving community wellbeing. The vision from the Council right from the start was not just to replace leisure facilities like for like but develop a new vision for a facility that can play a more focused and intentional role in tackling health inequalities, supporting early intervention and prevention and ultimately embodying the Family Wellbeing Partnership (FWP) approach through the spaces and interconnected services it provides.
- 3.21. The facility *“will provide a range of health, wellbeing and learning services that are connected, holistic and well signposted both internally and with other services in Clackmannanshire”*. The operating model is rooted in the FWP approach ensuring that everything delivered in or through the “village” is focused on inclusion, early intervention, and building strong, trusting relationships that help families and communities to thrive.

Village

- 3.22. The term “village” reflects the range of interconnected services and spaces that make up the totality of the development including, a new Lochies School, new public park, community courtyard, 1 km walking and wheeling path connected to the active travel network, public café and social spaces, new swimming pools, sport and leisure provision including gym, fitness and health facilities, sports hall and outdoor 5-a-side pitch, soft play, climbing and kids party venue, library provision, office, meeting and conferencing spaces and many more flexible spaces to deliver a range of community health and wellbeing supports. The building has been designed to be highly flexible to allow a mix of services and tenants to adapt over time. This reflects the flexibility of the FWP approach to ensure it is constantly evolving and adapting to meet community need.
- 3.23. The facility has always been envisaged to be much more than just a traditional leisure centre and more than just a hub. The collection of spaces and services and the size of the development describe a village. The term “village” also lends itself to describe *“a place where the whole community feels welcome, safe and encouraged to come in, spend time, try new things or develop existing skills and activities.”*
- 3.24. The term “village” also allows the various spaces/services within the facility to be named in that theme i.e. the village café, village green, village hall, village library, village pool etc or the spaces can be given distinct names that have a specific meaning, link to place, heritage or local hero. The “village” theme lends itself to both of these approaches.

4.0 Sustainability Implications

- 4.1. There are no new sustainability implications arising from this report.

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)

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

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

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".

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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