

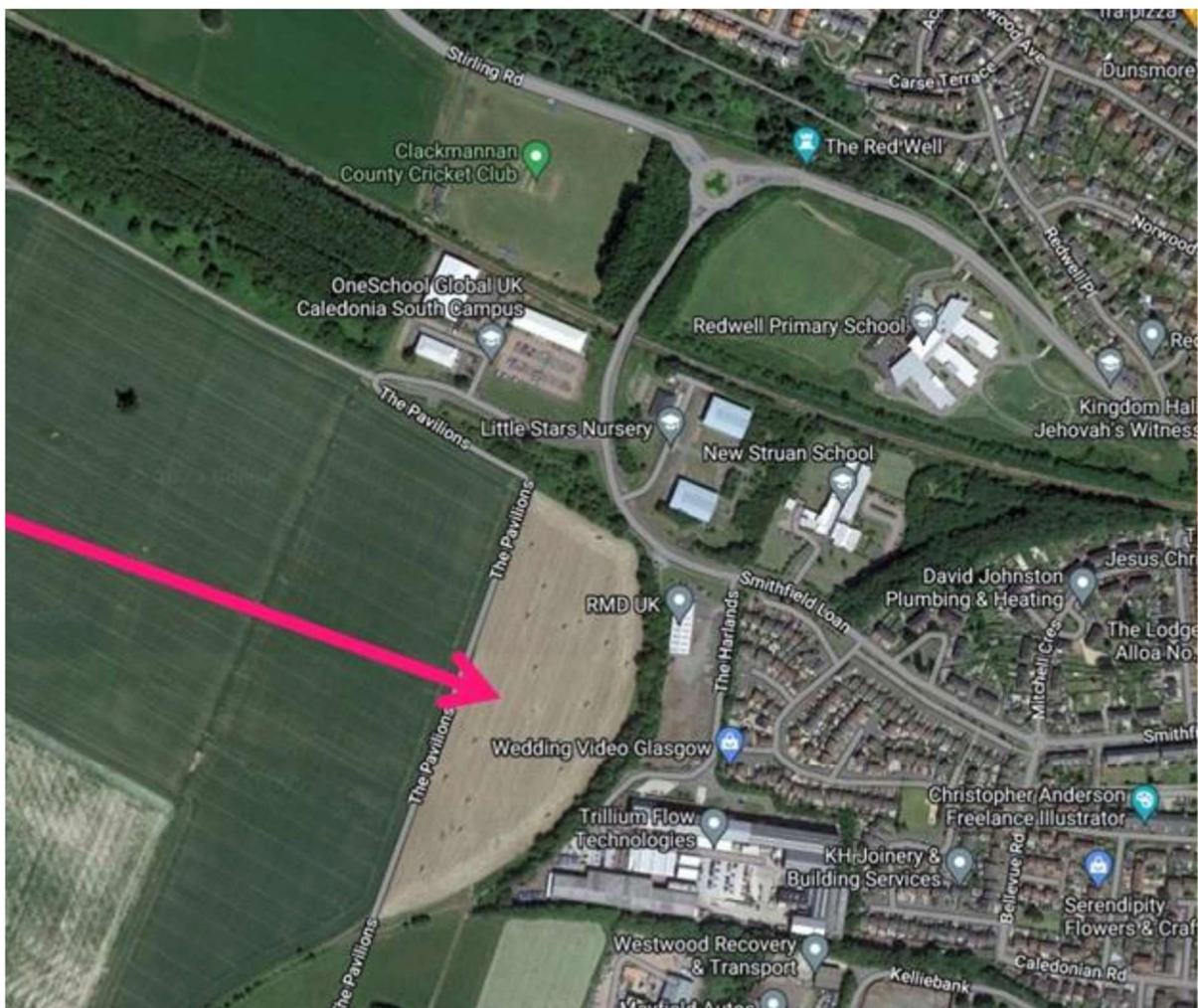
CLACKMANNANSHIRE WELLBEING HUB AND LOCHIES SCHOOL FREQUENTLY ASKED QUESTIONS

What is the new Clackmannanshire Wellbeing Hub and Lochies School project?

The council is investing in a new Wellbeing Hub and Lochies School. As well as a new school, the optimal facility mix of the Wellbeing Hub will include a swimming pool and teaching pool, games hall, fitness suite, climbing wall, café and other sport, physical activity, and wellbeing spaces. It will be a location for the Clackmannanshire community to be physically active, connect with others - and to live well.

Where will it be located?

The Wellbeing Hub and new Lochies School will be located at the Alloa West Pavilion site, FK10 1TA.



When was it agreed to relocate Lochies School?

The plans to relocate Lochies School was agreed in February 2023 by councillors following a report to the council in October 2022, which set out how the school's current location, size, layout, and access are presenting issues to pupils and staff. A formal consultation, as required under the Schools (Consultation) (Scotland) Act 2010 took place in late 2022.

What stage is the project currently at?

The project has recently reached a significant milestone with its full project team having been selected to design and build both facilities.

The project is in the 'concept design' phase, and Hub East Central Scotland Ltd (Hubco) has been appointed to oversee the project. This will then allow the project to move into RIBA Phase 3 of Spatial Design from October 2023.

| Task Name | Start | Finish |
|--|----------------|----------------|
| 1. Pre-Construction Design & Procurement Programme | Q1 2023 | Q4 2024 |
| 1.1. RIBA Stage 1 – Preparation & Briefing | Q1 2023 | Q2 2023 |
| 1.2. Gateway 1 – Approval to proceed to RIBA Stage 2 Strategic Business Case (SBC) | Q2 2023 | |
| 1.3. RIBA Stage 2 – Concept Design | Q3 2023 | Q3 2023 |
| 1.4. Gateway 2 – Approval to proceed to RIBA Stages 3 & 4 Outline Business Case (OBC) | Q4 2023 | |
| 1.5. RIBA Stage 3 – Spatial Coordination | Q4 2023 | Q1 2024 |
| 1.6. RIBA Stage 4 – Technical Design | Q2 2024 | Q3 2024 |
| 1.7. Gateway 3 – Approval to proceed to Contract Finalisation Full Business Case (FBC) | Q3 2024 | |
| 1.8. RIBA Stage 4 – Contract Finalisation | Q4 2024 | Q4 2024 |
| 1.9. Gateway 4 – Financial Close | Q4 2024 | |
| 2. Construction Delivery Programme | Q4 2024 | Q4 2026 |
| 2.1. RIBA Stage 5 - Construction | Q4 2024 | Q4 2026 |

Which parties make up the project team?

The project is being managed for Clackmannanshire Council by Hub East Central Scotland with Robertson as the main contractor, JM Architects, Blyth & Blyth as civil and structural engineers and BakerHicks as mechanical and electrical engineers.

What strategy is in place to ensure the sustainability of this facility looking forward? Particularly as Swimming Pools and Leisure Centres are closing and / or cutting their opening hours across the UK due to the rise in energy costs.

The Council has agreed to implement Passivhaus Standard across the whole project – an approach which will achieve the highest energy saving potential and deliver the lowest possible ongoing running costs. Clackmannanshire will be one of the first areas of Scotland to have a leisure centre designed to meet this world-leading energy efficiency standard.

This decision was based on an Energy and Environmental Performance (EEP) Options Appraisal carried out across both the Wellbeing Hub & Lochies School. The report reviewed 3 potential three EEP options.

Based on benchmarking exercises and considering current building good practice energy targets, it is estimated that by adopting the Passivhaus Standard we could achieve as much as 70% on energy savings when compared to traditionally constructed facilities, and as much as 60% savings on the cost of running a swimming pool. The Passivhaus Standard will also critically ensure the Wellbeing Hub and Lochies School have a considerably lower impact on the environment to that of a normal swimming pool, leisure centre and school. Ensuring these key buildings are fit for the future and deliver against the Clackmannanshire Council Interim Climate Change Strategy.

Why have you chosen the Alloa West Pavilion site as the location?

The chosen site offers excellent active travel routes, making it easily accessible to those who wish to walk or use their bike to get there. We will make full use of innovative design ideas within the building, and externally too – by finding ways to help users access the natural surroundings the site offers through its proximity to the outdoor opportunities in Clackmannanshire, especially given the benefits these spaces can bring to our collective wellbeing.

Did you consider using the Leisure Bowl site for the Wellbeing Hub?

Yes. A thorough appraisal of both sites was carried out. The Alloa West, Pavilion site was chosen as it is a stronger option because it allows for a more inclusive layout and the potential for future development. It is a positive option for connecting to the active

travel network too. It also allows for a joint development with Lochies School which could not be achieved on the Leisure Bowl site.

What will happen to the Leisure Bowl site?

The Leisure Bowl has been demolished. The site has been left with an ash and gravel level surface and will be marketed for future development.

Will the facilities in the new Wellbeing Hub / Lochies School be accessible during the day for the public (café / hydrotherapy pool, etc)?

The Operating Model for the Wellbeing Hub is being designed concurrently with the build stages however it is anticipated that the facilities will be accessible during the day to the general public with reasonable restrictions in place to ensure the learning of the Lochies children is not disrupted. The opening hours will expand past the school day and into weekend and school holiday use.

What are the transport options for residents to get to the Alloa West site?

The Project Team is working closely with both internal and external colleagues to look at the future transport model for the site.

With the Leisure Bowl closed, what are the swimming provisions for the local area in the meantime?

The Leisure Bowl played a significant role in the lives of many Clackmannanshire residents. Initially, we planned to develop an interim pool; however projected costs for building and running the pool escalated significantly due to the increase in gas and electricity supplies, material costs, risks to the supply chain and volatile labour markets. However, given how external factors had changed, it no longer represented best value, particularly in light of the cost-of-living crisis.

In the meantime, swimming provisions include: - We are providing a Learn to Swim programme at Dollar Academy's pool with over 80 children attending weekly. - Water confidence sessions at Alloa Academy's hydro pool are also being delivered with over 50 children and young people with additional support needs involved. - At the start of the 2023 summer school term a Primary 5 Water Confidence / Aqua Skills programme started with Primary 5 children in all 19 schools including Lochies School receiving 5 weeks of water safety and aquatics skills training at Dollar Academy or The Peak, Stirling. In addition, the Primary 5 pupils received water safety sessions in their schools

as part of their Physical Education (PE) or classroom activity. This model will continue in 2024.

The Clackmannanshire Primary PE team worked in partnership with Scottish Swimming to create a new syllabus for water safety and a basic aquatic skills module, which is used to deliver the school swimming programme.

How can I find out more about taking part in sport and physical activity, particularly for young people, in Clackmannanshire while the Wellbeing Hub is being worked on? The Clackmannanshire Active Communities Physical Activity Programme details all the latest opportunities for sport and leisure.

<https://www.clacks.gov.uk/leisure/documents/July%20Sept%202022%20Flyer%20V5.pdf>
<https://www.clacks.gov.uk/learning/sportsdevelopment/>

I have a question on the Wellbeing Hub and Lochies School - who can I contact?

Please email us at our dedicated email address: wellbeinghub@clacks.gov.uk

I would like to stay up to date on the progress of the project, how should I do that?

This website, which will be regularly updated: <http://www.clacks.gov.uk/leisure/wellbeing>

Or via our social media channels, which include:

Facebook: @Wellbeing Hub & Lochies School

X (Twitter): @wbhandlochies

Instagram: @ @wellbeinghub_lochies

This area of the website will be regularly updated so keep checking back.