

DELIVERING  
RESULTS



## Customer / Client

Defence Estates (DE)  
Royal Air Force

## Project

Integrated Welfare Facility,  
RAF Leuchars

## Core Team

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## Challenge

An annual 'health check' of the Welfare Community Support Facilities/Services at RAF Leuchars highlighted the need for a single focal point for the delivery of support to the community. The existing support provision was fragmented throughout the station significantly reducing the cohesiveness of the Community Support Team. The old and inadequate facilities had high maintenance and running costs.

The aim of this Project was to provide a Fit for Purpose, modern, centralised welfare facility for the Community Support Team (CST) at RAF Leuchars. It would be a focal point for welfare support, including social activities, and be accessible to all.

## Solution

The new community centre houses the Community Development Team, Padre, HIVE, Soldiers, Sailors, Airmen and Families Association (SSAFA) and the Health Visitor, as well as offering multi-use activity space, external and internal play areas and a multi-faith prayer room. Located beside the nursery and Multi Use Games Area, the centre is accessible to both Service families and the wider community.

It was key for the team to ensure that operations were not disrupted during the construction period. A communications plan, including a health & safety campaign for the local community and a weekly bulletin to the station, ensured that all were fully informed of progress and works activities in advance. This approach was extremely successful in developing good relations locally, and letters of thanks were subsequently received from the local community.

The vicinity of the runway was also a key consideration so design features with acoustic properties were built in, such as a crossflow system on windows.

Sustainability was also central to the project and a number of sustainable features were built in to the design:

- A green sedum roof
- An engineered timber structure
- All timber used in the project is FSC accredited
- All lights sensor controlled to come on only when needed
- Natural ventilation and crossflow ventilation removes the need for air conditioning.
- Demolition waste from the previous building was reused in the construction of the IWF
- Rain water harvesting
- Colour impregnated render significantly reduces maintenance
- Trees that were removed were replaced with indigenous species.
- Waste timber was used to create bat and bird boxes for the woods, for woodland walkways or laid to create new habitats for species.
- A Just In Time system was used for orders and deliveries, minimising waste and the possibility of damage during storage.

All of these measures mean that the project is on track to receive an excellent environmental rating.

## Client Benefit

The provision of a one-stop-shop enables the welfare organisations to dramatically improve communication, the sharing of information and, ultimately, the provision of welfare support.

The project was delivered 4 weeks ahead of schedule and on budget, and the design team involved are applying the lessons learned to the next project which they are working together on.

Station Commander Air Commodore Harry Atkinson said:

*"This new Community Centre marks the end of our first phase of transformation from a Tornado Main Operating Base into a Typhoon Operating Base at RAF Leuchars."*



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