

ROTHERHAM BOROUGH COUNCIL –REPORT TO CABINET

1.	Meeting:	Cabinet
2.	Date:	22nd February 2012
3.	Title:	Civic Theatre Building Work Priorities
4.	Programme Area:	Resources

5. Summary

- 5.1 This report requests approval to fund and proceed with works at the Civic Theatre. These works are required as a high priority to enable continued use of the building for up to 10 years. The budget estimate for these works is £540,000. It should be noted that prior to any works being ordered a detailed condition survey should be undertaken to enable more accurate estimating to be undertaken.

6. Recommendations

- 6.1 It is recommended that:
- a) the Council makes funding available for these works,
 - b) further intrusive survey work be carried out and estimated costs re-assessed. A further report may be required if the revised costs are above the sum approved,
 - c) the works are carried out as soon as possible subject to being within funding limits and considering any implications on current service delivery commitments, concentrating on the HIGH priority items and
 - d) a further report be brought to Cabinet covering alternatives to support the ongoing delivery and development of theatre provision in Rotherham town centre.

7. Proposals and Details

7.1 In August 2010 an estimate was provided for repairs to the building fabric and mechanical and electrical services at Rotherham Civic Theatre to enable the continued operation of theatre services from the existing facility for a period of ten years. The estimate was based on results of visual surveys only.

7.2 These estimates have now been updated with elements prioritised.

7.3 A list of high priority items of works has been identified which includes the following:

- General roof repairs and associated works
- Structural remedial work and repair
- Replacement of smoke vents above stage
- Works to rectify boiler room problems
- Works to deal with wet/dry rot
- Mechanical Works
- Electrical Works

The estimated cost for these items is £266,000.

7.4 A further list of items required to enable 10 years life of the theatre buildings is as follows:

- Works to doors and windows
- Works to changing room areas
- Refurbish kitchenette (room 25)
- Refurbish shower rooms (room 15 & 16)
- Refurbish back of house WC's
- Re-plastering, redecorations and replacement floor coverings where required

The estimated cost for these items is £220,000.

7.5 The Council's Asbestos Register shows that asbestos is present in the building including the Fire Curtain separating the stage and auditorium. The Register is based on a non intrusive survey carried out 18 months previously. An intrusive survey and costs for management/removal of asbestos is estimated to cost £34,000.

7.6 The theatre has suffered with drainage flooding on a number of occasions over the last 6 weeks with water entering the under-stage area and dressing rooms. Fortunately no performances were lost. A survey is currently under way but a sum of £10,000 should be allowed for remedial works.

7.7 A section of the site boundary wall fronting Doncaster Gate is leaning and will probably need partially re-building. Although further

investigation is required to assess the extent of work an allowance of £10,000 should be made for this work.

- 7.8 The total budget estimate for works to bring the Civic Theatre in to a condition to last up to 10 years is £540,000 inclusive of project fees and contingencies.
- 7.9 The above works could be carried out in a 24 week period, concentrating on the High priority works. Although any effect of the works would be minimised as far as possible it is unlikely that works can be carried out without closing the theatre for most of that time. There will therefore be a pressure on the theatre operating budget due to loss of programme and ticket sales.
- 7.10 Cabinet will be aware of the potential for a Cultural Centre on the Forge Island site. It is recommended that a further report is submitted reviewing options for delivery of theatre provision in the town centre.
- 7.11 Further intrusive survey work needs to be carried out and estimated costs re-assessed. This work should include a full intrusive survey, a detailed mechanical and electrical survey, a structural survey, an intrusive asbestos survey and a drainage/camera survey. A further report may be required if the revised costs are above the sum requested in 7.8 above

8. Finance

- 8.1 No funding is currently available to meet the cost of the proposed remedial works. The expenditure could be funded through Prudential Borrowing, however, there is no budget within the MTFS to pay for the charges associated with that borrowing, consequently, an additional revenue budget allocation will be required. This project, and the sum requested in 7.8 above, is identified in the Capital Programme report also submitted to Cabinet.
- 8.2 The building would need to close whilst elements of these works take place. This is likely to lead to gaps in the theatre programme and consequent lost revenue causing a budget pressure within the EDS budgets.

9. Risks and Uncertainties

- 9.1 It must be stressed that all of the above estimates are based on non-intrusive surveys carried out 18 months previously. Further survey work, including for asbestos and a detailed structural survey, is required to confirm the extent of any remedial works required which may affect the estimates provided.

- 9.2 The report provides for works to bring the theatre up to a condition which will give a further 10 years life.
- 9.3 Any period of operation above a life span of 10 years will require further capital investment.

10. Policy and Performance Agenda Implications

- 10.1 Works at the Civic Theatre go to meet two Corporate Outcomes, a) More people come to the Town Centre for work, shopping and things to do and see and b) People enjoy parks, green spaces, sports, leisure and cultural activities.

11. Background Papers and Consultation

- 11.1 Reports to SLT 5th December 2011 (Minute 355/11), CSART 24th November 2011 and 27th January 2012.
- 11.2 The survey reports and estimates are available in the project file.

12. Contact Names

- 12.1 Report Author – Brian Barrett, Design and Projects Manager, Audit and Asset Management (ext 54063) brian.barrett@rotherham.gov.uk