

APPENDIX 1:

Schedule 2 – Agreed Capital Project Plan

This Agreed Capital Project Plan sets out the capital project outlined in your Stage Two application for funding.

1	Agreed Use	<p>The Project Asset is to be used for the following purposes:</p> <ul style="list-style-type: none"> • Producing professional theatre productions • Presenting a programme of theatre (including children's theatre) and comedy in both the Quarry and Courthouse theatres as well as the Rock Void Space • Delivering community, participatory and education programmes • Learning spaces • Rehearsal spaces • Backstage facilities including green room/dressing rooms • Meeting space for community and private hire • Hospitality room with bar • Café/bar • Administrative offices and meeting rooms for staff • Wardrobe and storage space <p>The Asset will be operated by West Yorkshire Playhouse (Leeds Theatre Trust Limited – Charity Number: 255460 and Company Number: 00926862)</p>
2	Capital Project	<p>The Playhouse building - which currently presents its back to Leeds city centre - will be reoriented to face the city with a new front entrance. A refurbishment programme for both auditoria will mean the 25 year old venue meets the expectations of today's audiences. The Capital Project includes:</p> <ul style="list-style-type: none"> • Building permeability improvements with entrances at each of the levels, relating to St Peters Street (level +30), the existing entrance off Playhouse Square. • (level +34.5) and the Quarry Theatre mid-tier (level +33). This 'future proofs' the theatre to meaningfully connect to the proposed public realm improvements on the adjacent triangular landscaped area, Gateway Court. • A new extension facing the city centre, occupying the area currently used for staff car parking.

		<ul style="list-style-type: none"> • The development of a new creative performance and workshop / studio space, and changing facilities in the Rock Void. • Upgrade to the Quarry Theatre to improved access, wheelchair positions, formation of 2 new vomitoria at mid tier level, new finishes to introduce warmth and improve acoustics, renewal of all seating, limited works to the stage house • Increased capacity for the Courtyard Theatre to be achieved by the removal of the steep retractable seating bank and the excavation of the stalls level to allow a shallow rake formation • Renewal of electrical systems in the Courtyard Theatre, the renewal of seating to the side and upper galleries, redecoration of all exposed steelwork, redecoration of the balcony fascia panels and new house lighting; • Technical upgrades to equipment in both auditoria • Remodelled public areas with improved catering facilities • Replacement of existing plant with new green technologies. • A new entrance via a glazed draught lobby into the foyer space at Level +30. • A new lift in the entrance extension allowing all levels of the building to be served. • Reconfiguration of existing spaces, staircases and entrances to improve access, storage, and circulation throughout • Improvements to WC facilities • A new service area at ground level with bin store off and providing access to bar cellar, cleaners and freezer room store. • Relocation of the substation to sit within the existing well area, allowing 24-hour access. • Reconfiguration of equipment within the lower plant
3	Duration (of this Agreement)	30 years
4	Start Date	30 April 2018
5	Expected Completion Date	14 June 2019

6	Grant	<i>£6,333,019 of which £5,976,019 is awarded under URN 33105849 and £357,000 under URN 33210177</i>										
7	Partnership Funding	<i>£7,666,981. This includes £438,297 expenditure incurred in the eighteen months prior to us reaching a decision on your Application.</i>										
8	Partnership Funding % Secured to Date	<p><i>£6,066,981 (82%) which includes:</i></p> <table> <tr> <td>Leeds City Council</td> <td><i>£3,535,000</i></td> </tr> <tr> <td>Leeds City Council USB</td> <td><i>£500,000</i></td> </tr> <tr> <td>LCC Additional Contribution</td> <td><i>£299,499 (loan finance)</i></td> </tr> <tr> <td>WYP Reserves</td> <td><i>£732,482</i></td> </tr> <tr> <td>WYP Fundraising</td> <td><i>£1,000,000</i></td> </tr> </table>	Leeds City Council	<i>£3,535,000</i>	Leeds City Council USB	<i>£500,000</i>	LCC Additional Contribution	<i>£299,499 (loan finance)</i>	WYP Reserves	<i>£732,482</i>	WYP Fundraising	<i>£1,000,000</i>
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9	Total Project Cost	<i>£14,000,000. This includes £738,297 expenditure incurred in the eighteen months prior to us reaching a decision on your Application.</i>										
10	Grant Percentage	<i>48%. The Grant Percentage has been adjusted to reflect the £738,297 expenditure already incurred and reflects the remaining projects costs of £13,261,703.</i>										
11	Payment Expiry Date	Twelve months from the Expected Completion Date										
12	Project Asset	West Yorkshire Playhouse, Playhouse Square, Quarry Hill, Leeds, LS2 7UP										
13	Security	<p>30 year Deed of Covenant over the freehold interest of the Project Assets with restriction on title.</p> <p><i>For the avoidance of doubt, this requirement secures the grants awarded under URN 33105849 and URN 33210177</i></p>										