

Report of the Director of City Development

Report to Executive Board

Date: 22 June 2016

Subject: Design & Cost Report, Proposed Maintenance Works, Leeds Grand Theatre

Capital Scheme Number; 32549/000/000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): City and Hunslet	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Are there implications for equality and diversity and cohesion and integration?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the decision eligible for Call-In?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number:10.4 (3) Appendix number: 1 and 2	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Summary of main issues

1. The proposed maintenance works to Leeds Grand Theatre (the Theatre) are consistent with the Best Council Plan in terms of promoting sustainable and inclusive economic growth by maximising the impact of our cultural infrastructure and, employment opportunities for local residents. The Theatre is a Grade II* Listed Building, with seating for 1,550 at full capacity, enjoying a national reputation being home to Opera North and, is regularly visited by Northern Ballet. The Theatre forms a major component of the City's cultural infrastructure. In order to make a compelling proposal to be European Capital of Culture in 2023, the City needs to work to ensure the cultural infrastructure across the city is fit for purpose, that our cultural organisations are resilient and sustainable and that Leeds builds its reputation as a great place to live, to work and to visit.
2. With 2023 in mind and, as part of the Leeds Grand Theatre and Opera House Limited's (the Company's) preparation to restructure to become a fully independent Charitable Trust and in adherence to UK legislative requirements, the Company has sought to develop a comprehensive capital programme to identify outstanding capital works which did not form part of the earlier Transformation project. Representatives of the Theatre have identified the need to undertake maintenance works to the building as part of good asset management practice to ensure the long term future of the historic building.

3. This report seeks approval for an injection of funding into the Capital Programme and Authority to Spend for expenditure as detailed in confidential Appendix 1 of the report on the proposed maintenance works at the Theatre.

Recommendation

4. Executive Board is requested to:
 - (i) Approve an injection of funding into the Capital Programme and Authority to Spend on the proposed maintenance works at Leeds Grand Theatre as detailed in confidential Appendix 1 of the report.
 - (ii) Authorise that in the event that the injection of funding and Authority to Spend detailed in confidential Appendix 1 of the report proves insufficient, that the Deputy Chief Executive and the Director of City Development with the concurrence of the Executive Member for Economy and Culture be authorised to approve a further injection and Authority to Spend as detailed in Appendix 1 to facilitate the proposed maintenance works to the Theatre.

1 Purpose of this report

- 1.1 The purpose of this report is to seek approval to the injection of funding into the Capital Programme and Authority to Spend as detailed in confidential Appendix 1 of the report on proposed maintenance works at the Theatre.

2 Background information

- 2.1 The Theatre is a receiving theatre that enjoys a national reputation and forms a key component of the City's cultural infrastructure. The Theatre is a Grade II* Listed Building, seating 1,550 at full capacity.
- 2.2 The building is owned by the City Council and leased to the Company for a period of 99 years from September 2006. The Theatre which is home to Opera North and is regularly visited by Northern Ballet benefitted from a major refurbishment programme (Transformation) completed in 2008, incorporating works to the auditorium stalls; the provision of an enlarged orchestra pit; the installation of an air cooling system; new flying system; improved backstage technical facilities; improved get in arrangements; provision of new rehearsal rooms; the refurbishment of the Assembly Rooms, as well as a range of works to reveal the heritage qualities of the building.

3 Main issues

- 3.1 As part of the Company's preparation to restructure to become a fully independent Charitable Trust, the Company has sought to develop a comprehensive capital programme to identify outstanding capital works which did not form part of the Transformation project completed in 2008.
- 3.2 As part of this process, the Company commissioned a review of the fabric of the building, including (in accordance with legislative requirements) a structural inspection of the roof void and plaster ceiling over the auditorium. Consultant's retained by the Company having regard to the outcome of the inspection of the

auditorium roof void have identified the need to undertake work which seeks to reduce the loading on the original Victorian wrought iron trusses by building an over roof with which to support both the current roof and the suspended plasterwork over the auditorium. Once the new roof is in place and the building watertight the existing roof would be stripped of its slate tiles which will lighten the load on the trusses below. It is proposed that the required intrusive structural works would be progressed in the summer when the theatre is closed for general maintenance works, with the remaining non-intrusive works being progressed whilst the theatre is open and operational, with all works to be complete by mid-December 2016.

4 Corporate Considerations

4.1 Consultation and Engagement

4.1.1 The Executive Member for Economy and Culture has been consulted and is supportive of the City Council providing a grant to the Company so that the proposed works can be undertaken in 2016.

4.1.2 The Leeds Grand Theatre and Opera House Board has been consulted and is supportive of the recommendation contained in the report

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 There is no expected impact on the protected equality characteristics and, therefore, it is not applicable for an EIA or screening form to be completed at this time.

4.3 Council Policies and City Priorities

4.3.1 Investment in the Theatre will aid the Council's bid to become European Capital of Culture 2023. The Theatre contributes to both a strong economy and to a compassionate city by both making Leeds a more attractive place to invest but also a better place to live.

4.3.2 The proposed works to the Theatre will contribute to the Best Council Plan objective of 'Promoting Sustainable and Inclusive Economic Growth' and the Best Council priority of maximising the impact of our cultural infrastructure.

4.4 Resources and Value for Money

4.4.1 It is proposed that the Council provides a grant of £2.95m as its contribution to the cost of the works. Further details of the cost of the proposed maintenance works to the Theatre are detailed in Appendix 1 of the report which is Exempt/Confidential under Access to Information Procedure Rules 10.4 (3).

4.5 Legal Implications, Access to Information and Call In

4.5.1 The information in Appendices 1 and 2 of this report has been identified as exempt/confidential because it contains information relating to the financial and business affairs of the Council and a number of third party organisations. It is considered that the public interest in treating this information as confidential outweighs the public interest in disclosing it by reason of the fact that it contains information and financial details which, if disclosed, would adversely affect the business of the Council

and third parties. Appendices 1 and 2 of the report should be treated as exempt under Rule 10.4(3) of the Access to Information Procedure Rules.

4.5.2 If Executive Board is minded to approve an injection of funding into the Capital Programme and to approve Authority to Spend, it should be noted that the decision will be subject to Call In.

4.6 Risk Management

4.6.1 There is a risk that given the level of design development work undertaken as at the date of report preparation, that the proposed budget may prove insufficient for the cost of the proposed works. This risk cannot be completely mitigated, but the joint approach working with representatives of the Theatre and specialist consultants/contractor will seek to ensure that the cost of the proposed works is contained within the budget available.

4.6.2 There is a risk that the proposed works may be delayed such that the opportunity to progress intrusive works cannot be completed in the summer when the Theatre is closed for a period of time. The risk cannot be completely mitigated as there are a number of time critical actions to be addressed in order to meet the timetable for completion of the works.

4.6.3 The Theatre is an historic listed building that remains open and fully operational. As such, only a limited amount of intrusive survey work will be possible before work commences on site. For this reason, it is proposed to include a level of client contingency commensurate with the risks that may be only become apparent once works are on site.

5 Conclusion

5.1 A capital grant from the City Council as owner and landlord of the Theatre to the Leeds Grand Theatre and Opera House Ltd toward the cost of the proposed maintenance works will secure the long term future of this historic building. This in turn would contribute to the City's bid to be the European Capital of Culture 2023.

6 Recommendation

6.1 Executive Board is requested to:

- (i) Approve an injection of funding into the Capital Programme and Authority to Spend on the proposed maintenance works to the Leeds Grand Theatre as detailed in confidential Appendix 1 of the report.
- (ii) Authorise that in the event that the injection of funding and Authority to Spend detailed in confidential Appendix 1 of the report proves insufficient, that the Deputy Chief Executive and the Director of City Development with the concurrence of the Executive Member for Economy and Culture be authorised to approve a further injection and Authority to Spend as detailed in Appendix 1 to facilitate the proposed maintenance works to the Theatre.

7 Background documents¹

7.1 None.

¹ The background documents listed in this section are available for download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.