

Appendix 3

Minute Extract
COUNCIL CABINET
12 December 2018

Key Decision

140/18 The New Assembly Rooms

The Council Cabinet considered a report which requested approval for the renewal and enhancement of the Assembly Rooms.

The project would align to the key priority included in Derby's City Centre Masterplan 2030. It would be seen as being the focal point for city centre regeneration, a catalyst for further investment and a key development in terms of developing the cultural offer in the city and the visitor economy.

The Assembly Rooms closed after a fire destroyed the plant room in March 2014. In 2016 the Council's Regeneration service began a series of feasibility studies to explore the optimum future for the site, including extensive public consultation in 2017 on four options. In May 2018, a key priority was announced to pursue refurbishment of the existing Assembly Rooms building.

In July 2018, Council Cabinet requested further investigation into the scope and cost of renewing the Assembly Rooms so that the venue could be re-opened to the public as quickly as possible. External consultancy support was commissioned and this had been provided by 'Perfect Circle' to prepare a feasibility study to inform a decision on how to progress the project.

The feasibility study took place between July and November 2018. The first part of the study included a number of surveys of the building to establish the essential repairs required to bring the building back into use for a minimum 15 year life. The second part of the study explored a number of internal and external building enhancements to improve the look and feel of the Assembly Rooms. Different venue operator models had also been explored.

Two options had been established through the feasibility work. The first option was to only undertake essential repairs. This included the works required to bring the venue back into use for an estimated minimum 15 year life with an initial project estimated cost of £18.2m. The second option was to deliver all of the essential repairs plus a series of internal and external building enhancements to improve the look and feel of the Assembly Rooms, with an initial project estimated cost of £23m.

The report recommends that the New Assembly Rooms project be progressed on the basis of the enhanced option, up to a maximum capital cost of £24m (which included a £1m client reserve).

The Executive Scrutiny Board resolved:

- To recommend that Council Cabinet withdraw the report and any decision on the future of the Assembly Rooms is deferred until such time that
 - I. An economic impact assessment of the proposed refurbishment has been completed and a cost benefit analysis of both refurbishment and rebuild options had been considered by Council Cabinet.
 - II. A full public consultation had been carried out that directly compares both refurbishment and rebuild options.
- To recommend that the delegation outlined at recommendation 2.3 is rejected and that any decision in relation to the procurement of an operator for the venue is considered by Council Cabinet and the Executive Scrutiny Board.
- To recommend that the original public consultation in relation to the New Performance Venue is appended to the report for public scrutiny and for consideration by Council Cabinet prior to any decision being made.

Options considered

1. Since the building was closed in March 2014, a number of options had been considered including selling the site for an alternative use, a new build venue (1,500 capacity Lyric Theatre or a 3,000 capacity Music and Performance Venue) and an outdoor events portal. The council decided to progress the 3,000 Music and Performance Venue new build venue option in January 2018. These options had not been pursued further given that in July 2018 Council Cabinet restricted further work on the project to consider refurbishment options only. It should be noted that the Derby Renaissance Board recently had made a number of challenging representations about the current proposals.
2. The two main options explored through the Assembly Rooms feasibility study were set out in paragraphs 4.10 and 4.11 of the report.
3. Do nothing was a further option, where the Assembly Rooms remains closed with the Council undertaking essential maintenance on the building as required. The fire damage caused to the Assembly Rooms in March 2014 had left the building redundant and the building had not been used for over four years. Doing nothing was not an option as the building would remain closed and would not support delivery of the City Centre Masterplan 2030.

Decision

1. To approve the renewal works for the “New Assembly Rooms” as described in paragraph 4.11 of the report with a total capital cost of £24m (funding sources outlined in paragraph 7.1) and with the revenue implications outlined in paragraph 7.2 of the report.
2. To delegate authority to the Strategic Director for Communities and Place, following consultation with the Strategic Director for Corporate Resources and

the Leader of the Council to take all actions necessary to deliver the proposed project, as outlined in paragraph 4.18 of the report.

3. To delegate authority to the Strategic Director for Communities and Place, following consultation with the Strategic Director for Corporate Resources and the Leader of the Council to determine the optimum choice of who would operate the venue, to take all actions necessary to secure an operator and to enter into all necessary contractual arrangements to deliver the project (paragraph 4.15 refers).
4. To note that the above recommendations were subject to the full approval of the Local Growth Fund 3 funding allocation (paragraph 7.1 of the report) by D2N2, the Local Enterprise Partnership.
5. To note the re-alignment of the £13m of capital receipts from the New Swimming Pool to the New Assembly Rooms.
6. To reject the recommendations from the Executive Scrutiny Board

Reasons

1. To support the delivery of the City Centre Masterplan 2030 objectives.
2. To deliver Council Cabinet's commitment to renew the Assembly Rooms so that the venue could be re-opened to the public as quickly as possible at the lowest possible cost to the Council.

At this point Glen O'Connell returned to the meeting.

MINUTES END