



Derby City Council

**Regeneration and Housing Scrutiny Board
20 March 2018**

ITEM 9

**Report of the Strategic Director of Communities
and Place**

Derby Performance Venue Update

SUMMARY

- 1.1 In February 2017 a report was taken to the Regenerating Our City Scrutiny Board to provide an update on the Assembly Rooms and the cultural offer.
- 1.2 Since this last report Council Cabinet has received the conclusions of the feasibility work undertaken to date and noted that the Music and Performance Venue (3,000 capacity flexible venue with a commercially driven programme focusing on live music and comedy events) emerged as the Council's preferred option for a new performance venue in the city centre. All of the above was subject to a public consultation exercise which ran from 16th November to 15th December 2017.
- 1.3 The delegated decision was taken in early January 2018 to progress the Music and Performance Venue option onto the next stage. At Full Council on 24th January 2018, the Council approved the addition of the budget for the project to the Council's capital programme. Work is progressing to develop the key work packages for the project, which are design development and seeking tenders for operators of the venue. Once this work is complete, a further report will be brought back to Council Cabinet containing the business case.

RECOMMENDATION

- 2.1 The Regeneration and Housing Scrutiny Board are requested to note the information detailed within the report.

REASONS FOR RECOMMENDATION

- 3.1 The Regeneration and Housing Scrutiny Board has requested an update on the Performance Venue project and feedback provided at the meeting could assist in the next steps for the development of the programme and project.
- 3.2 The Council's vision is for Derby to be 'a safe, strong and ambitious city to live in,' and the successful development of the new Performance Venue project would demonstrate ambition and contribute to the quality of life and economy of the city.

SUPPORTING INFORMATION

- 4.1 The development of a new Performance Venue is the key priority for Derby's City Centre Masterplan 2030. It is seen as being the focal point for city centre regeneration, a catalyst for further investment and a key development in terms of supplementing the cultural offer in the city and the visitor economy.
- 4.2 In December 2015, Council Cabinet approved the commissioning of demand led feasibility work on the scope for a new performance venue. The work was carried out by Cushman & Wakefield along with their sub consultants IPW (venue specialists), HOK (architects) and Core 5 (cost consultants). The key conclusion from the work was that *"there is both a desire and the market for a new performance venue in Derby"* and *"any new venue will be significant and important at a local and regional level"*. The Assembly Rooms site was identified as the most appropriate location for the new performance venue and a series of venue options were identified and tested.
- 4.3 £8.6million of grant funding was allocated to the project in June 2017 from the Local Growth Fund Round 3, which is administered by D2N2. The Council are seeking to secure pre-compliance funding to fund project development costs with a decision to be sought from the D2N2 Infrastructure and Investment Board in the coming months.
- 4.4 Key decisions were taken on the project by Council Cabinet in October 2017. In summary, these were to:
- Identify the Music & Performance Venue option as the 'preferred option'.
 - Undertake a consultation exercise to explain the advantages, disadvantages and financial viability of the options considered and seek views of stakeholders and the public.
 - Delegate the review of the outcome of the consultation and the decision as to which venue option should be pursued.
 - Subject to the outcome of this decision, carry out outline design work for the selected venue type and commence the tender process for a venue operator.
- 4.5 The Council undertook a period of consultation between 16th November and 15th December 2017. The consultation presented the main options that emerged from the feasibility work and outlined the advantages and disadvantages of each of the venue options. Over 1,000 responses were received, which were analysed by an external consultancy and an independent report was prepared on the findings.
- 4.6 The Music and Performance Venue emerged as the favoured of four venues with 43% of respondents favouring this option. 28% opted for refurbishment of the Assembly Rooms, 22% wanted a Lyric Theatre and 7% wanted a Hybrid option. Of further significance, music was the single most popular form of event followed by comedy. There was also very strongly held views that a new venue must be delivered within five years and that this must be a regeneration priority so that Derby can offer a good range of culture options in the city centre.
- 4.7 Following the outcome of the consultation, the decision has been taken to proceed with the Music and Performance Venue along with the redevelopment of the

Assembly Rooms car park. The results of the consultation along with the flexibility of the venue and the benefits it will have for the city through increasing the cultural offer, enhancing the night-time economy and maximising regeneration impact all justify the decision to pursue the Music and Performance Venue. From a financial perspective, the Music & Performance Venue is the best investment for the Council.

- 4.8 The budget for the project has been added to the Council's capital programme. Subject to approval of the business case for the project, the Music & Performance Venue and new car park will progress with the aim of opening the venue in 2022.

Next Steps

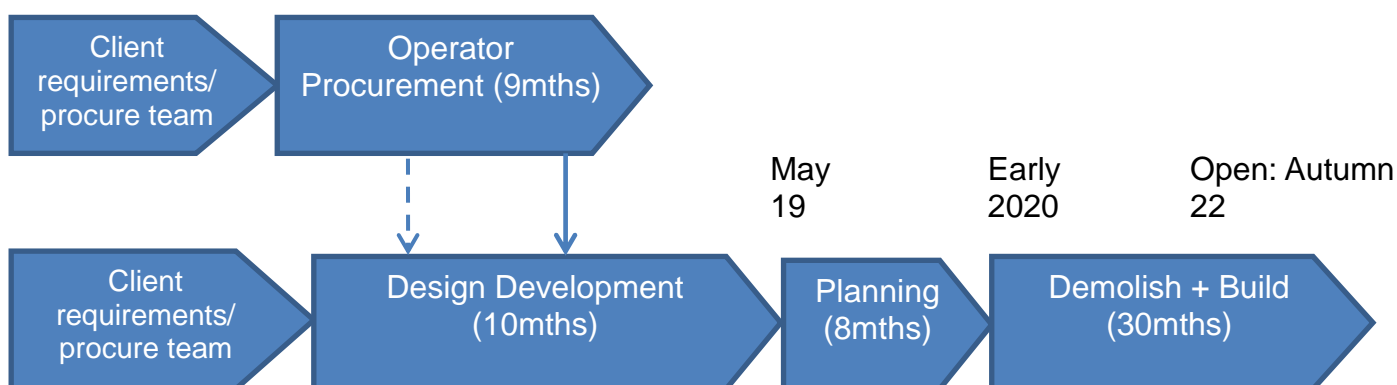
- 4.9 It is expected that the Music and Performance Venue would be designed with the following specification:

- 3,000 capacity (mix of seating and standing) auditorium capable of holding a range of events including music concerts, comedy events, sporting events theatrical performances (that do not require a fly tower, orchestra pit and other bespoke theatre facilities), conferences and exhibitions.
- A separate smaller events space with a maximum capacity of 400.
- A new large multi-storey car park integrated into the new venue.
- A venue that contributes towards animating the Market Place and provides retail and/or leisure units facing the Market Place. Consideration is to be given to how the design of the Market Place and how this works in parallel with the works proposed at the Market Hall.

- 4.10 An indication of the next steps for the project is provided below:

- Commission project management, operator procurement and design team.
- Procurement of the operator (9 months)
- Design development (10 months)
- Continued development of the business case (ongoing)
- Planning consent / discharge planning conditions/ mobilisation (8 months);
- Demolish and build (30 months)
- Commission and open (2 months) – Autumn 2022

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- 4.11 At the time of preparing this report, the Council are in the process of establishing the project management, operator procurement and design team. Once this team is in place, the operator procurement and design work packages will commence for the project. It is envisaged that this work will take place over the next 12 months. The Council is in the process of establishing a stakeholder reference/engagement group, who can be involved in all key stages of the project. In addition, the Council will provide further opportunities for ongoing engagement with the wider public as the project develops.

OTHER OPTIONS CONSIDERED

- 5.1 None applicable to this report.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Estates/Property officer Service Director(s) Other(s)	Emily Feenan (Principal Lawyer) Amanda Fletcher (Head of Finance for Communities and Place) Zoe Bird (HR Shared Services Manager) Jayne Sowerby-Warrington (Head of Strategic Asset Management and Estates) Greg Jennings (Acting Director of Regeneration, Property & Housing) Catherine Williams (Head of Regeneration Projects) Ann Webster (Lead on Equality and Diversity) Richard Boneham (Head of Audit Partnership)
For more information contact: Background papers: List of appendices:	Sam Rosillo 01332 641738 samuel.rosillo@derby.gov.uk None Appendix 1 – Implications

IMPLICATIONS

Financial and Value for Money

- 1.1 None directly arising from this report.

Legal

- 2.1 None directly arising from this report.

Personnel

- 3.1 None directly arising from this report.

IT

- 4.1 None directly arising from this report.

Equalities Impact

- 5.1 The Equality Impact Assessment will be updated throughout the project and representatives from our Equality Hubs and Forums will be part of the stakeholder reference/management group.

Health and Safety

- 6.1 None directly arising from this report.

Environmental Sustainability

- 7.1 None directly arising from this report.

Property and Asset Management

- 8.1 None directly arising from this report.

Risk Management and Safeguarding

- 9.1 None directly arising from this report.

Corporate objectives and priorities for change

- 10.1 The project addresses a key priority within the City Centre Masterplan 2030 and one the key pledges made by the Council, *“The Council will invest in Assembly Rooms / Debenhams / Duckworth Square sites to increase city centre footfall by 10% by 2025.”*

