CABINET

Oldham Coliseum Theatre and Heritage Centre – Appointment of Design Team

Report of Executive Director, Neighbourhoods

Portfolio Holder: Cllr Jim McMahon, Regeneration and Strategic Projects and Cllr Jean Stretton, Cooperatives & Neighbourhoods

23rd September 2013

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Purpose of Report

The purpose of the report is to obtain approval for the delegation of decision making relating to the appointment of the Design Team for the new Oldham Coliseum Theatre and Heritage Centre from Cabinet to the Chief Executive in consultation with the Director of Development and Infrastructure.

Recommendations

It is recommended that Cabinet approves the delegation of decision making relating to the appointment of the Design Team for the new Oldham Coliseum Theatre and Heritage Centre to the Chief Executive in consultation with the Director of Development and Infrastructure.
OLDHAM COLISEUM THEATRE AND HERITAGE CENTRE – APPOINTMENT OF DESIGN TEAM

1 Background

Background to the Project

1.1 The Council first published its plans for a Cultural Quarter in 1996. Following the completion of Phases 1 and 2 (Gallery Oldham and the Lifelong Learning Centre) in 2006 a feasibility study was undertaken to consider relocation of the museum, archives, local studies and stores to the vacant former Library and Art Gallery building on Union Street (see Appendix 1). In parallel the Coliseum Theatre Trust were exploring options to move to a new location due to the existing buildings poor condition and development constraints.

1.2 In 2011 the Council commissioned an Options Appraisal that considered new build, refurbishment, stand alone and a combined Coliseum Theatre and Heritage Centre projects. The study concluded that substantial investment was required to improve the existing provisions and that significant opportunities existed for greater partnership working between Oldham Coliseum and the Arts and Heritage Service creating a more integrated approach to Oldham’s Cultural Offer.

1.3 The options were appraised against the Council’s Strategic Objectives and the development objectives of the Heritage Service and Oldham Coliseum. The combined Oldham Coliseum Theatre and Heritage Centre (OCTHC) project was found to be the best way of meeting the objectives of all parties as well as introducing new opportunities for ways of presenting Oldham’s wide Cultural Offer.

1.4 The proposed project contributes to all three objectives of Corporate Plan:

- Objective 1: A productive place to invest where business and enterprise thrive – the scheme forms part of the Council’s substantial investment in the regeneration of Oldham Town Centre and will substantially improve economic, social and other outcomes.

- Objective 2: Confident communities where everyone does their bit – the development of the Cultural Hub will contribute and address, by being a zone of exchange for communities, the Council’s and its partners efforts to promote community cohesion and tackle issues of social inclusion.

- Objective 3: A co-operative council creating responsive and high quality services – the proposed project and creation of the Cultural Hub will result in the creation of a high quality theatre, heritage and arts offer with a new Governance structure where all the key stakeholder services will be accommodated within the new facility.
Timescales

1.5 The development timetable has been prepared to meet ACE’s deadline of 17 July 2014. At this juncture, the building designs will be developed to RIBA Stage D. In order to meet this deadline, procurement of six key consultant appointments must commence in early October 2013 with the appointment of the Architect and conclude in early November 2013 with the Exhibition Designer / Theatre Consultant.

1.6 The overall timetable for the project, based on a two stage design and build contractor procurement route is as follows:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Start Date</th>
<th>End Date</th>
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<tbody>
<tr>
<td>Professional Team Appointments</td>
<td>May 2013</td>
<td>November 2013</td>
</tr>
<tr>
<td>Outline proposals (RIBA Stage C)</td>
<td>October 2013</td>
<td>February 2014</td>
</tr>
<tr>
<td>Scheme design (RIBA Stage D)</td>
<td>February 2014</td>
<td>June 2016</td>
</tr>
<tr>
<td>HLF Round 2 / ACE Stage 2 funding decisions</td>
<td></td>
<td>November 2014</td>
</tr>
<tr>
<td>Design Development (RIBA Stage E)</td>
<td>November 2014</td>
<td>March 2015</td>
</tr>
<tr>
<td>Production information (RIBA Stage F &amp; G)</td>
<td>August 2015</td>
<td>November 2015</td>
</tr>
<tr>
<td>Tender Period for Contractor / Tender Assessment (RIBA Stage H)</td>
<td>March 2015</td>
<td>August 2015</td>
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<tr>
<td>Mobilisation Period (RIBA Stage J)</td>
<td>November 2015</td>
<td>January 2016</td>
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<tr>
<td>Construction Period (RIBA Stage K)</td>
<td>January 2016</td>
<td>June 2017</td>
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<tr>
<td>Exhibition fit out fabrication and installation</td>
<td>July 2017</td>
<td>November 2017</td>
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<tr>
<td>Furniture / Fit-out / Equipment</td>
<td>August 2017</td>
<td>November 2017</td>
</tr>
<tr>
<td>Opening Night</td>
<td></td>
<td>November 2017</td>
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1.7 Due to the need to achieve the relevant timescales above and to ensure that the project remains on programme it is of paramount importance that approval is provided by Cabinet for the delegation of the decision making relating to the appointment of the Design Team for the new Oldham Coliseum Theatre and Heritage Centre to the Chief Executive in consultation with the Director of Development and Infrastructure.

2 Options/Alternatives

2.1 To approve the delegation of authority to the Chief Executive in consultation with the Director of Development and Infrastructure – by approving the delegation Cabinet will ensure that the project can progress within the timescales necessary to submit the second stage funding applications to HLF/ACE.

2.2 Not to approve the delegation of authority to the Chief Executive in consultation with the Director of Development and Infrastructure – by not approving the delegation the ability of the project board to meet the timescales necessary to submit the Stage 2/HLF/ACE funding will be jeopardised which is likely to result in HLF/ACE funding not being secured.
3 **Preferred Option**

3.1 The preferred option is for Cabinet to delegate the authority to the Chief Executive in consultation with the Director of Development and Infrastructure based on the reasoning set out above.

4 **Consultation**

4.1 The Project Board in developing the outline business case and bids to Heritage Lottery Fund and Arts Council England has undertaken significant consultation with the Stakeholders. In support of the funding bids further consultation has taken place both with users of the services and client groups that do not access the services. The Coliseum Theatre has undertaken extensive consultation about a new theatre space over a number of years as they have sought a new home.

5. **Cooperative Agenda**

5.1 The development of a cultural hub in which a number of services and facilities are brought together is an excellent example of the co-operative agenda in action.

6 **I.T. Implications**

6.1 None.

7 **Environmental and Health & Safety Implications**

7.1 The appointment of the appropriate design team will ensure that all environmental health and safety issues are addressed.

8 **Equality, community cohesion and crime implications**

8.1 The proposed development of the Cultural Hub will contribute to the Council’s aims of creating spaces and buildings that promote community cohesion. The design of the building will ensure that all physical equality issues are addressed. The building will be designed to ensure Secure by Design principles are incorporated and the Greater Manchester Police Architectural Liaison team will be consulted.

9 **Equality Impact Assessment Completed?**

9.1 N/A.

10 **Key Decision**

10.1 Yes.
11  Forward Plan Reference


12  Appendices

12.1 Appendix 1 – Plan