Delegated Decision to Executive Members for Heritage, Arts and Culture and the Executive Member for Environment

Coliseum Theatre: Temporary relocation arrangements

Report of Carolyn Wilkins, Assistant Chief Executive

Portfolio Holder : Cllr Kay Knox

4th April

Officer Contact : Sheena Macfarlane (Head of Heritage, Libraries & Arts)

Purpose of Report
To present proposed temporary arrangements to accommodate the relocation of the Coliseum Theatre while essential works are undertaken relating to the heating system.

Recommendations

➢ The Coliseum is offered the temporary shared use of Old Library & Gallery on a peppercorn rent
➢ That delegated authority be passed to the Assistant Chief Executive and the Executive Director, Economy People and Skills, to agree terms of lease.
➢ The utilities are monitored and the Coliseum pay for any rise in usage and costs.
➢ The QEH is made available at no cost, to the College between 1-15 June 2012 to accommodate the degree show which would normally have been held in the Grange Arts Centre.
Delegated Decision of Executive Member for Heritage Arts and Culture and The Executive Member Environment

4th April

Coliseum Theatre: Temporary relocation arrangements

1 Background

1.1 The Coliseum Theatre needs to vacate its premises to accommodate essential building work between January and October 2012. The work will take place between pantomimes which, because of their popularity, are key to the business success of the theatre. The Coliseum will be able to retain some office functions at the current site as this is housed in a separate but linked building. All other front-of-house and back-of-house functions need to be relocated.

2 Current Position

2.1 Following discussions with the Queen Elizabeth Hall management, Oldham College and the Heritage, Libraries & Arts Service it is proposed that all back of house functions be accommodated in the Old Library & Art Gallery and that performances take place at the Grange Arts Centre.

3 Options

Back Of House

3.1 The Coliseum management have confirmed that all back of house functions can be accommodated in the Old Library & Gallery building on Union Street i.e. rehearsals, set making, wardrobe, storage etc. accommodated without modification of the site and at nil cost to the Heritage, Libraries & Arts Service. The Coliseum have agreed that they will cover any staff costs incurred in order to facilitate out-of-hours access to the building however, given that the building can be separately alarmed and occupancy will be minimal out-of-hours, the gallery will consider identifying key-holders within the Coliseum staff. Utilities will be monitored and the Coliseum has agreed to make a contribution if there is any significant rise in usage and costs.

Front of House

3.2 The education programme is flexible and can be accommodated in a variety of studio and workshop spaces. The Coliseum are in discussions with Oldham College, Oldham 6th Form College, Heritage, Libraries & Arts Service (Oldham
Library performance space and Oldham Theatre Workshop studio space) and other partners to programme activities in suitable, central locations.

Box Office

3.3 Ideally this should be situated in a central location if not at the performance venue. An empty shop unit or shop stand in Spindles would be suitable and the Coliseum will pursue this with the relevant partner if needed.

3.4 Performance Space

Oldham College have offered The Grange Arts Centre as a performance venue and box office for the Coliseum’s programme in 2012 which will kick start longer term collaboration between the organisations. In return for the venue the Coliseum are offering Oldham College staff access to their production processes to facilitate teaching, CPD opportunities and apprenticeships. Discussions have yet to take place between the Coliseum and the College regarding any hire fees which may need to be charged.

3.5 In order to accommodate the Coliseum the entire programme for the Grange Arts Centre will have to be adjusted and events relocated including the end of year degree show which is a 2 week slot towards the end of June. This is a major event showcasing the work of over 600 students on visual, digital and performing arts courses and also targets creative, education and industry partners through a series of VIP receptions and industry talks. There is no other central venue large enough to take this event apart from the QEH. As the QEH is currently booked by the Music Service on the provisional dates for the 2012 degree show, the College have confirmed that they could bring it forward to 1-15 June to secure the QEH and these dates have now been reserved for the college by the QEH.

4 Preferred Options

4.1 The QEH to be made available to the college from 1-15th July 2012 at no, cost as this would facilitate the Coliseum having one ‘home’ at the Grange Arts Centre during 2012. There is also potential for any company taking on the management of the QEH to discuss with the college a promotional opportunity at the degree show.

4.2 The Back of House functions be accommodated in the Old Library and Gallery building, on temporary basis through a leasing arrangement on a Peppercorn rent

5 Financial Implications

5.1 The main financial implication of this proposal will be the loss of income to the QEH for a two week period, if the QEH was to be let for a solid two week block the normal charge would be £31,000 plus additional costs for technical
support. However as the income target has some vacant time built in it is proposed to reduce the QEHs income target by £14,000 in order to take account of this period.

5.2 The Old Library and Gallery will be let to the Coliseum via a peppercorn rental agreement of a £1 therefore there will be no revenue income effect of this. (Mel Creighton)

6. Legal Services Comments

6.1 The Council is able to rely on its well-being powers to assist in the temporary relocation arrangements while essential building works is carried out to the Coliseum Theatre. By virtue of section 2 of the Local Government Act 2000 a local authority has the power to do anything which they consider is likely to achieve one or more of the following objectives the promotion or improvement of a) the economic well-being of their area b) the social well-being of their area and c) the environmental well-being of their area. These powers may be exercised in relation to or for the benefit of all or any persons resident or present in the local authorities area and includes the power to incur expenditure, give financial assistance to any person, enter into arrangements with any person, co-operate with or facilitate or co-ordinate the activities of any person and provide staff, goods and services or accommodation to any person. Before exercising the power the local authority must have regard to guidance issued by the Secretary of State and to its own community strategy in relation to the three objectives. Under Oldham’s Community Strategy 2008-2020 there are four issues which have significance to Oldham Partnerships achievement of its vision, one of these is culture to which the Coliseum Theatre undoubtedly benefits this theme.

The use of a licence/tenancy at will or a contracted out lease will contain all the agreed terms and conditions and will ensure that no business tenancy protection is given and that the Council will ensure that vacant possession of the Old Library and Gallery will be obtained as agreed between the parties. (Peter Oliver)

8 Human Resources Comments

8.1 None

9 Risk Assessments

9.1 See comments below from property services regarding putting in place appropriate leasing arrangements.

10 IT Implications

10.1 None

11 Property Implications
11.1 The proposed occupation of the Old library and Gallery will be formalised in a Licence/Tenancy at Will, which will clarify terms agreed regarding responsibilities of both parties, including term, rent, service charge, insurance, etc.

11.2 A peppercom rental reflects the current arrangements with regard to the theatre building. It is understood that the arrangement, as agreed will be cost neutral to the Council. (Cath Conroy)

12 Procurement Implications

12.1 None

13 Environmental and Health & Safety Implications

13.1 Part of the building is currently used by the Heritage and Gallery service. A full health and safety check will be carried out on the area to be used prior to occupation by the Coliseum.

14 Equality, community cohesion and crime implications

None

15 Equality Impact Assessment Completed?

15.1 No

16. Key Decision

No

17 Forward Plan Reference

17.1 N/A

18 Background Papers

18.1 N/A

19 Appendices

19.1 N/A
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