

FUTURIST – BACKGROUND PAPERS

FUTURIST TIMELINE OCTOBER 2010 – JANUARY 2017

Cabinet 19 Oct 2010	<p>Final Report of the Futurist Task Group</p> <p>The Cabinet accepts the Task Group's recommendations and agrees to:</p> <ul style="list-style-type: none"> • Delay marketing of the site until 2012 • Give the promoters of the People's Trust 12 months to produce firm proposals supported by a business plan to operate the theatre • Give the then operator opportunity to run the theatre for a further two years • Evaluate the option to develop the Futurist and wider Town Hall site • Develop a planning brief for this wider site <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=108&MId=2817&Ver=4</p>
Cabinet 13 Dec 2011	<p>Futurist Theatre – Update on Task Group recommendations</p> <p>The Cabinet:</p> <ul style="list-style-type: none"> • Rejects People's Trust business model to run the theatre in the absence of a business case and plan coming forward • Supports proposal and indicative timetable for the redevelopment of the Futurist and wider Town Hall site • Agrees extension of the operating agreement with the then operator until end of Dec 2013 <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=108&MId=3358&Ver=4</p>
Cabinet 17 Jul 2012	<p>Town Hall Accommodation Review</p> <p>Following thorough evaluation and consultation exercise, the Cabinet concludes the Town Hall Accommodation Review by recommending to full Council that the Town Hall remains in its current location.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=108&MId=3999&Ver=4</p>
Council 20 Jul 2012	<p>Town Hall Accommodation Review</p> <p>Full Council adopts the Cabinet's recommendations, principally that:</p> <ul style="list-style-type: none"> • the Town Hall stays where it is • approves, in principle, £5.8 million for maintenance to the Town Hall • an accommodation strategy is developed for Town Hall • a further report into the Futurist and its future viability is produced for Cabinet and Council • officers negotiate with the HCA over the £3 million it has put into a Joint Venture covering the Futurist, King Street and Town Hall sites to see if it would be possible to invest that money in a scheme still surrounding the original sites. (Previously, the HCA had proposed to inject £3.0 million of its own resources into the Town Hall/Futurist Development scheme, to enable the Council to acquire alternative office accommodation, so the entire Town Hall/Futurist site could be offered for development.)

	<p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=235&MId=4146&Ver=4</p>
<p>Council 10 Sep 2012</p>	<p>Futurist and Town Hall Development Brief Following the Council's decision that the Town Hall stays where it is, the Council approves the Development Brief for the Futurist and Town Hall sites, revising the Development Recommendations to include that there be a leading tourism element in any development proposals for the Futurist site.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=235&MId=4037&Ver=4</p>
<p>Cabinet 11 Dec 2012</p>	<p>Town Hall Accommodation Review The Cabinet considers consultants EC Harris' report on future accommodation options for the Council which take into account new ways of working and future need, while bringing the current building up to modern standards. All of the consultants' options respect the majority view apparent from the earlier consultation to retain the Civic building, and that both the Customer First facility and the Town Hall remain in the town centre.</p> <p>The Cabinet is also advised that officers had been negotiating with the HCA in respect of the terms of the Joint Venture and how this can be restructured to retain the £3M investment within the Borough, in light of the decision not to relocate the Town Hall. The HCA remains sanguine about the redevelopment opportunities on the Town Hall site, and to enable these discussions to continue, a revised cooling off period of 30 September 2013 has been negotiated.</p> <p>The Cabinet reaffirms its commitment to the Joint Venture and in accordance with the terms of the JV, agrees the Council's contribution of £150,000 into the JV from a set-aside reserve.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=108&MId=4003&Ver=4</p>
<p>Cabinet 23 Apr 2013</p>	<p>The Futurist Building – Acquisition of Leasehold Interests The Cabinet approves the acquisition of leasehold interests on the Futurist site to enable the site's redevelopment.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=108&MId=4007&Ver=4</p>
<p>Cabinet 18 Jun 2013</p>	<p>Review of the 2010 Burton Cogo-Fawcett Report on the Futurist Theatre The Cabinet considers consultants Wafer Hadley's update on the Burton Cogo-Fawcett report in respect of the market potential and programming of the Futurist Theatre.</p> <p>Among Wafer Hadley's conclusions:</p> <ul style="list-style-type: none"> • The Futurist will not be fit for purpose without considerable investment • Property advisers have made it clear that developing the site with a theatre included is not an option without additional funds • The Council cannot justify additional capital and revenue subsidy for the Futurist at a time of severe budgetary pressures on frontline services

	<ul style="list-style-type: none"> • The product supply and market for a redeveloped theatre has not been established and cannot be guaranteed • The competition for theatre and entertainment within the market has grown significantly since 2010 <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=108&MId=4413&Ver=4</p>
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<p>Cabinet 16 Jul 2013</p>	<p>Town Hall and Wider Development Site – Update The Cabinet</p> <ul style="list-style-type: none"> • effectively concludes the extensive and thorough review of the Futurist site • accepts that the continued operation of the Futurist Theatre in the current site is unsustainable • authorises soft market testing of the Town Hall and wider development site • authorises relevant Director and Cabinet Member to renegotiate with the HCA re the Joint Venture Agreement for the Town Hall site (retaining the HCA as development/investment partner) • instructs officers to enter negotiations with the then operator, and if agreement could not be reached, to seek alternate, interim solutions to operate the theatre, or failing that, to close the theatre <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=108&MId=4414&Ver=4</p>
<p>Health and Wellbeing Scrutiny Committee 31 Jul 2013</p>	<p>Call-in of the Cabinet decision that ‘the continued operation of the Futurist Theatre in the current site is unsustainable’. Scrutiny Committee upholds the Cabinet’s decision.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=540&MId=4444&Ver=4</p>
<p>Council 4 Nov 2013</p>	<p>Homes and Communities Agency / Scarborough Borough Council Joint Venture Agreement Full Council adopts the Cabinet’s recommendations namely to:</p> <ul style="list-style-type: none"> (i) Note that the Director of Business Support in conjunction with the Portfolio Holder for Strategic Planning and Regeneration had successfully re-negotiated terms with the HCA to extend the Joint Venture Agreement (JVA) beyond the 30 September 2013 deadline; (ii) Approve the Joint Venture’s budget of £500,000 to progress the development of the Town Hall and Wider Site up to the appointment of a preferred Developer; (iii) Note that the Council had secured the long term leases of the Futurist Shop Units at a cost to be met from the Joint Venture; (iv) Note the financial consequences to the Council should the Joint Venture not secure a Developer; (v) Provide authority to enter into contract with consultants to be procured from a public sector framework or other alternate EU compliant route and are approved by the Project Board, to assist the Council and the HCA in progressing the Project (vi) Provide authority to procure external legal service from the Government Procurement Services framework to jointly advise the to the Council and

	<p>the HCA and prepare relevant development documents as required by the Project Board;</p> <p>(vii) Provide authority for the Council to issue an OJEU Notice in accordance with European public procurement regulations to procure a preferred Developer to implement the proposed development, subject to further reports to Cabinet;</p> <p>(viii) Approve the Portfolio Holder for Strategic Planning and Regeneration and the Director of Business Support as being the Council's representatives on the Joint Venture Board; and</p> <p>(ix) Approve a budget of £50,000 from the Capital Development Reserve to fund the in-house staffing costs to progress this project.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=235&MId=4434&Ver=4</p>
<p>Leader of the Council Decision 13 Dec 2013</p>	<p>The Leader considers the implications of either renewing or not renewing terms with Mr Stead, the then theatre operator, whose agreement with the Council was to expire at the end of 2013. Initially, Mr Stead had proposed that his subsidy from the Council increase from £80k to £180k for the 2014 calendar year. However, because of the financial pressures involved in running the Futurist, Mr Stead then withdrew this offer, proposing instead a Management Fee arrangement, whereby the Council took the full financial risk for operating the Futurist and staging events.</p> <p>The Leader rejects this option as unviable, and therefore authorises the temporary closure of the theatre for a 3 month period to enable alternate potential operators to come forward with a valid business case. No suitable offers are received and the theatre is formally closed.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=475&MId=5706&Ver=4</p>
<p>Council 12 May 2014</p>	<p>The Council debates the petition organised by Cllr Janet Jefferson to retain and restore the Futurist Theatre as part of the development of the Town Hall and wider site.</p> <p>The Council resolves to refer the petition to the next meeting of the Joint Venture Board with a report back.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=235&MId=4437&Ver=4</p>
<p>Cabinet 20 May 2014</p>	<p>Futurist and Joint Venture Agreement with the Homes and Communities Agency</p> <p>The Cabinet is advised that in response to the petition, the Joint Venture Board's preferred option is to progress a disposal strategy for the site with the objective of securing the development of a comprehensive, integrated scheme for the Futurist site. In endorsing the disposal strategy it is agreed that there would be nothing to preclude a proposal being brought forward from an interested party to refurbish the Futurist Theatre as part of a comprehensive scheme.</p> <p>The Cabinet agrees to the implementation of a two phased development approach (Lower and Upper Tier) to accelerate delivery of development on the Lower Tier site, and;</p>

	<p>(i) approves in principle the disposal strategy for the Lower Tier site and delegate authority of final approval to the Joint Venture Board;</p> <p>(ii) approves in principle a leasehold disposal of the Lower Tier site;</p> <p>(iii) notes that the HCA's original capital investment of £3.25m has enabled the Joint Venture to commission relevant surveys in order to take the Lower Tier site to market;</p> <p>(iv) subject to the conclusion of the surveys on the Lower Tier site authorises the HCA's withdrawal of £2.942m being part of its original investment of £3.25m from Joint Venture surplus cash reserves to enable the Homes and Communities Agency to meet its wider objectives;</p> <p>(v) authorises the realignment of the Joint Venture equity split to 74%/26% in the Council's favour including the payment by the Council of £147k into the Joint Venture Account to be funded from the Capital Development Reserve;</p> <p>(vi) agrees to amend the Joint Venture Agreement to incorporate recommendations (i) – (v) above;</p> <p>(vii) notes that surveys are in progress and that Officers will not make arrangements to board up the frontage of the Futurist Theatre until those surveys have been completed;</p> <p>(viii) approves the charge of £150 for the provision of tender documents to potential bidders.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=108&MId=4423&Ver=4</p>
<p>Cabinet 16 Sept 2014</p>	<p>Outcome of Futurist Tender Bid</p> <p>The Cabinet notes the outcome of the tender process in respect of the proposed development of the Lower Tier (Futurist) site and approves Option A - Appoint Bidder B as the preferred bidder and the following:</p> <p>(1) Authorise Officers to progress discussions with Bidder B to clarify the tender documentation submitted by:</p> <p>(a) Approving in principle the inclusion of King Street Car Park within the Lower Tier development site;</p> <p>(b) Approving in principle the inclusion of a parcel of land within St Nicholas Gardens within the Lower Tier development site, as detailed in the plan attached at Appendix D;</p> <p>(c) Approving in principle the Council taking responsibility for the demolition of the Futurist building, site clearance and stability of the slope to the rear, noting:</p> <ul style="list-style-type: none"> • Officers are proceeding to obtain appropriate permissions for the potential demolition; • Officers will obtain quotations from suitably experienced contractors for the demolition of the Futurist building, reclamation of assets, site clearance and stabilisation of the slope. <p>(d) Approving in principle that a public access be created through the Upper Tier site to provide the aspirational connectivity between the Upper and Lower</p>

	<p>Tier Sites and authorising officers to explore options available in this regard;</p> <p>(2) Approve a budget of £60,000 to allow relevant preparatory works in regards to the demolition of the Futurist building to be undertaken.</p> <p>(3) Authorise Officers to undertake appropriate due diligence with a requirement that Officers bring a progress report back to Members.</p> <p>(4) Authorise Officers to negotiate terms with the HCA for acquiring their asset holdings in the Lower Tier Site.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=108&MId=5776&Ver=4</p>
<p>Resources Scrutiny Committee 30 Sept 2014</p>	<p>Call-in of the Cabinet decision above. Scrutiny Committee upholds the Cabinet's decision.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=541&MId=5839&Ver=4</p>
<p>21 Oct 2014</p>	<p>The Council reveals that Bidder B is Flamingo Land along with illustrations of its concept drawings for the proposed visitor attraction on the site.</p>
<p>Planning and Development Committee 11 Dec 2014</p>	<p>The Planning and Development Committee gives prior approval for the demolition of the Futurist Theatre, with details of the proposed method of demolition and site restoration to be considered by the committee at a later date.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=113&MId=5859</p>
<p>Cabinet 15 Sept 2015</p>	<p>Proposals for Redevelopment of Futurist and Wider Site, Scarborough The Cabinet notes that:</p> <p>(i) that the additional recommended site surveys have been completed;</p> <p>(ii) the further surveys have confirmed that the building provides support to the slope behind;</p> <p>(iii) that a design enabling the safe demolition of the Futurist building to provide a cleared site for redevelopment has been prepared;</p> <p>(iv) Officers continue to work with Flamingo Land;</p> <p>(v) Officers are exploring the suitable delivery and funding options for the site clearance;</p> <p>(vi) following completion of recommendations (iv) and (v) above a further report will be presented to Cabinet.</p> <p>(vii) that the Council completed the acquisition of the HCA's assets in the Lower Tier site.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=108&MId=7058&Ver=4</p>

<p>Council 26 Feb 2016</p>	<p>Budget / Council Tax 2016/17 The Council approves the Financial Strategy 2016-2026 including the addition of £4m to the capital programme for the redevelopment of the Futurist site.</p> <p>http://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=235&MId=7102&Ver=4</p>
<p>Council 9 Jan 2017</p>	<p>Demolition of the Futurist Theatre and Adjoining Buildings and Stabilisation of the Cliff The Council approves the allocation of £4m for the demolition of the Futurist Theatre and adjoining buildings and the stabilisation of the cliff.</p> <p>https://democracy.scarborough.gov.uk/ieListDocuments.aspx?CId=235&MId=8174</p>
<p>Cabinet 17 Jan 2017</p>	<p>Demolition of the Futurist Theatre and Adjoining Buildings and Stabilisation of the Cliff</p> <p>The Cabinet:</p> <ul style="list-style-type: none"> i Approves the outsourcing of the project management, contract administration and supervision of the Futurist demolition works and establishes a budget of £90k to be funded from the capital development reserve. ii Delegates authority to the Director (LD) in consultation with the Portfolio Holder for Project Leadership, Harbours, Coast and Flood Protection and the Portfolio Holder for Finance, Procurement and Legal to award a contract for the project management, contract administration and supervision of the Futurist demolition works to a consultant procured from the YORconsult Framework offering the most economically advantageous tender. iii Approves the appointment of Willmott Dixon Construction Limited from the Scape Framework and agrees to enter into a Delivery Agreement in the sum of up to £416,000 to prepare a detailed design and quotation for a contract price for the demolition and stabilisation work. iv Authorises the service of Party Wall Notices to relevant adjacent properties and the appointment of Party Wall Surveys as required.