



Glasgow City Council

Development and Regeneration Services Committee

Report by Director of Development and Regeneration Services

Contact: Frank Sheridan Ext: 78480

City Halls Future Development Strategy

Purpose of Report:

To advise Members that the attached report was submitted to and approved by the Policy and Resources Committee on 22 October 2002.

Recommendations:

Members are asked to note that the attached report was submitted to and approved by the Policy and Resources Committee on 22 October 2002.

Ward No(s): 27

Citywide:

☐

Local member(s) advised: Yes

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No

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Consulted: Yes

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No

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Glasgow City Council

Policy and Resources Committee

Joint Report by Directors of Cultural and Leisure, Development and Regeneration and Education Services and the Chief Executive (Legal Services)

CITY HALLS FUTURE DEVELOPMENT STRATEGY

Purpose of report

The purpose of this report is to outline a strategy proposal for the refurbishment and revitalisation of the City Halls and future redevelopment proposals for the former Fruitmarket and adjacent Gapsite at Ingram Street.

Recommendations

It is recommended that Committee:

- i. agrees the outline strategy for the future revitalisation of the City Halls.
- ii. instructs the Directors of Cultural and Leisure and Development and Regeneration Services and the Chief Executive (Legal Services) to implement an integrated management and development plan for the whole site, encompassing the City Halls and Fruitmarket.
- iii. agrees the strategy for the disposal of the Gap Site and the retention of the Fruitmarket as part of the City Halls music project and managed by Glasgow Cultural Enterprises.
- iv. require Glasgow Cultural Enterprises Ltd, to bring forward development proposals for the Fruitmarket that offer Best Value for the City Halls in terms of Capital investment and Revenue cost reduction.
- v. provide funding of up to £1million to secure the Fruitmarket building in a wind and watertight condition with works to be carried out as part of City Halls development.
- vi. provide funding of £5.3million to realise the City Halls project and in addition underwrite a fund-raising strategy from trusts and foundations to a limit of £0.7m.
- vii. instructs the Directors of Cultural and Leisure and Development and Regeneration Services and the Chief Executive (Legal Services) to undertake and conclude contract negotiations with Glasgow Cultural Enterprises and BBC Scotland for the future management and operation of the City Halls.
- viii. notes the revenue implications for Education Services for the development of music education as part of their forthcoming Budget and Service Plan submission.

Ward No(s)

Citywide

Local member(s)

advised

Yes/No

consulted

Yes/No

1. INTRODUCTION

- 1.1** The purpose of this report is to outline a strategy proposal for the refurbishment and revitalisation of the City Halls and future redevelopment proposals for the former Fruitmarket and adjacent Gapsite at Ingram Street. This strategy is intended to provide a sustainable future for the City Halls and provide a permanent base for the BBC Scottish Symphony Orchestra and at the same time provide the opportunity for new development at the adjacent Gapsite to City Halls, in keeping with the revitalisation of the Merchant City as a cultural, business and residential quarter. This strategy was outlined in the report to Cultural and Leisure Services Committee, 30 June, 2000 and is in line with the recommendations contained in the Best Value Review of Arts, Cultural Events and Play agreed by Cultural and Leisure Services Committee on 20 March 2001.

2. CITY HALLS

2.1 Background

The City Halls has been identified in the Best Value Review, as one of Glasgow's key cultural facilities as a music performance and education facility, in a prime location in the heart of the Merchant City and area of key regeneration,

The City Halls was built in 1840 and was refurbished from a derelict shell in the early 60's following the St Andrews Hall fire. The venue is of historic significance both to the Merchant City and Glasgow. It is "A" listed with a 1100 seat concert hall of outstanding acoustic quality.

Although there has been some capital expenditure on the building during recent years particularly in respect of external fabric repairs and stone cleaning, the building nevertheless is in urgent need of revitalisation and capital investment. Services need to be upgraded, the building infrastructure consolidated and the main auditorium, front of house and back stage areas completely remodelled for the venue to continue to play a key role in the cultural life of the city as a performance venue.

2.2 Present Use

The City Halls serve as a multi purpose venue featuring orchestral and other music performance and recording, and as a general public function and meeting space. Use over recent years has declined significantly, although the unique quality of the main auditoriums acoustics still attracts regular major orchestral performances and recording particularly by the BBC Scottish Symphony Orchestra and Scottish Chamber Orchestras.

3. CITY HALLS FUTURE STRATEGY

3.1 Future Strategy

The proposed future strategy is to provide a long term sustainable future for the City Halls which builds on the venues unique acoustic qualities and develops it primarily as a classical performance and recording venue, incorporating a music education centre with a significant education programme.

It is proposed that Glasgow Cultural Enterprises Ltd, will enter into a lease arrangement with Glasgow City Council for the overall management and operation of the City Halls and Fruitmarket.

The BBC Scottish Symphony Orchestra has committed to use the City Halls as its permanent base involving the relocation of administration, production and education staff from Queen Margaret Drive and to use the City Halls as the BBC Scottish Symphony Orchestra main performance venue. The advantages of having the BBC Scottish Symphony Orchestra as an anchor tenant include securing a long term office lease, frequent auditorium hire for performance and recording purposes and a regular income stream. The programme will also ensure that the needs of the other major orchestras and choirs can still be accommodated with scope for possible expansion of these programmes.

The development will also provide a new resource centre and staff development facilities for music teachers in Glasgow Schools. Using the facilities that will be available in the City Halls, it is intended to develop an innovative multi media approach to support music education. It is intended to bring together ensemble practice and performance in the City Halls facility, and to use the initiative to develop new approaches to instrumental teaching such as first experience strings for primary pupils. In the first year, 2004/05, revenue costs of £142,000 will be required to fully implement the plans for music education. It is also intended to start development of ensemble coaching and first experience strings in 2003/04 at a potential cost of £60,000. These initiatives will form part of Education Services Budget and Service Plan proposals.

4. THE FRUITMARKET AND ADJACENT GAPSITE

- 4.1** The original proposal to dispose of the Fruitmarket and the Gapsite has been revised following the development of the City Halls project.

It is proposed that Glasgow Cultural Enterprises Ltd, manage the Fruitmarket as part of an integrated approach to the overall City Halls proposal. It is now considered appropriate to retain the Fruitmarket to provide expansion space for the City Halls music project and also to achieve a better use of space within the City Halls, maximising the benefits of the listed building as a single project.

The disposal of the Fruitmarket and the adjacent site presents difficulties in the market place, given the listed status of the building and the limited potential for alternative uses. The building requires essential repairs and upgrading, and any potential purchasers will reflect these issues in any bid for the joint disposal.

The most appropriate proposal is to dispose of the Gapsite (Ingram Street) unencumbered with the Fruitmarket and contribute an agreed cost up to £1.00 million, to secure the building in wind and water tight condition. This will complete repairs to the roof, the gable wall and the Albion Street frontage and to facilitate future investment at a later phase of the City Halls music project and will provide a managed solution to noise transference from the Fruitmarket to the City Halls.

Glasgow Cultural Enterprises will then manage this facility and bring forward a development plan for the Fruitmarket that offers Best Value to City Halls.

The Gapsite will be marketed for a mixed use development and will provide a new build opportunity to further enhance the Merchant City as a quality location.

5. BENEFITS

The City Halls provides key benefits to the city.

- 5.1** A long term sustainable future for the City Halls through a viable business plan and joint programming with The Royal Concert Hall.

- 5.2** The venue will be fully accessible to the public and performers and meet with progressive legislation. The central location towards the east end of the city served by excellent public transport is a key strength of the project.
- 5.3** Access to music education to be provided through Glasgow Education Services with education initiatives accessible to all levels from schools beginners to accomplished performers. City Halls will become the focus for an enhanced musical education service and will be supported by the Scottish Music Information Centre and its extensive music information library. The latest multi-media technology will be used to develop direct links between the City Halls and the classroom.
- 5.4** The BBC new technology contribution, a distinguishing element of the initiative, and BBC Scotland will lead in the delivery of broad band applications to supplement interactive and online facilities that will be contained within the venue. The distribution of music events on radio and television will enhance the reputation of the venue, Merchant City and Glasgow.
- 5.5** Cultural activity will be developed through a range of music providers to include Glasgow Cultural Enterprises, Celtic Connections, BBC Scottish Symphony Orchestra, Scottish Chamber Orchestra who will provide an inclusive package of performance and events providing the widest possible access to music.
- 5.6** The City Hall proposals fit the City's development strategies to include tourism, townscape heritage initiative and the City Council's regeneration objectives for the Merchant City area.
- 5.7** The City Halls development will raise the profile of the Merchant City as a key visitor destination. The Business Plan has identified significant additional audience footfall through an extended programme of activity and through staff and players working in and around the Merchant City that will provide a boost to the local economy of the area.
- 5.8** The City Halls development will enhance the international profile for the City and its place competitiveness as a visitor attraction. It will provide a leading attraction in the development of a cultural quarter in the Merchant City and the opportunity to enhance a cluster of activity based on music and related activity.

City Halls is a landmark project and will assist in marking Glasgow as a "creativity city".

6. CAPITAL COST PLAN

6.1 Original Proposals

The original proposals supported by a capital approval from the City Council of £3.50 million provided for a limited refurbishment to the City Halls. Following detailed examination it has become clear that these proposals would not meet the needs of the BBC or the requirements of a music education centre or attract any partnership funding and consequently not provide a sustainable plan for the City Halls.

6.2 Current Proposals

The current proposals at a capital cost of £8.34 million, provide an exciting design solution that fully meets the strategic aims for City Halls, the BBCSSO, music education and will further contribute to the regeneration of Merchant City to realise the benefits outlined earlier in this report. As a consequence the project is attracting significant partnership funding including Scottish Enterprise Glasgow, Townscape Heritage Initiative and the Scottish Arts Council.

The Capital Cost of the Project requires a contribution from GCC of £5.30m, and a commitment to underwrite any potential shortfall of up to £0.70m.
The table below summarises the Capital Funding proposal: -

Source	Capital Funding
Glasgow City Council	£5.30 million
Scottish Arts Council	£0.95m - agreed
Scottish Enterprise Glasgow	£0.89m - agreed subject to final confirmation
BBC	£0.20m - agreed subject to final confirmation
Townscape Heritage Initiative	£0.30m - agreed
Sub Total	£7.64m
Fundraising Target	£0.70m
Total	£8.34 million

The BBC have made a commitment to provide a capital contribution of £0.20m as a result of the developed proposals and in addition an in kind contribution of equipment valued at £0.50m for use for organisations within the building.

The funding gap of £0.70million will be realised from a number of Trusts and Foundations that have expressed an interest in the project. Already, at least three of the major Trusts and Foundations have indicated a strong commitment to significant levels of funding, with a decision by December 2002.

7. REVENUE BUSINESS PLAN

- 7.1** GCE Ltd will underwrite the revenue business plan and deliver the business projections. A revenue contribution of £75,000 will be provided by GCC within existing resources and will be the subject of periodic review. This will reduce by GCE Ltd taking on the management and operation of the Fruitmarket.

8. TIMETABLE

- 8.1** Project timetable is to commence construction in April 2003 with completion in the Autumn of 2004.

9. RECOMMENDATIONS

- 9.1** It is recommended that Committee:

- i. agrees the outline strategy for the future revitalisation of the City Halls.
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