

NOT FOR PUBLICATION: Appendix 1 and 2 to this report contains information considered to be exempt under Paragraph 3 and 5 of Schedule 12A to the Local Government Act 1972 as amended

---

**REPORT TO:** Cabinet

**DATE:** 31<sup>st</sup> March 2021

**SERVICE AREA:** Place Shaping and Economic Growth

**REPORTING OFFICER:** Executive Officer Strategic Property and Major Projects  
*(Jonathan Dunk)*

**SUBJECT:** **Harrogate Theatre Refurbishment**

**WARD/S AFFECTED:** All

**FORWARD PLAN REF:** Key Decision No. 18PSEG20

---

## **1.0 PURPOSE OF REPORT**

To obtain Cabinet approval to award the contract to the first ranked Supplier following a competition from the Pagabo Dynamic Purchasing System (DPS) framework agreement.

## **2.0 RECOMMENDATION/S**

2.1 That Cabinet approves:

- 2.1.1 1. The works to Harrogate Theatre with a proposed commencement date of 3 May 2021.
- 2.1.2 2. The contract being awarded to the first ranked small works supplier as set out at exempt Appendix 1 following the completion and subsequent evaluation of bids submitted.
- 2.1.3 3. The arrangements set out in Appendix 2 to facilitate the tenant's ability to put on the booked productions during the duration of the works period.

2.2 That Cabinet notes;

1. That it will receive an update on the progress of the works at the Theatre in July 2021.

### **3.0 RECOMMENDED REASON/S FOR DECISION/S**

3.1 By investing in the refurbishment of Harrogate Theatre, the Council will support our Economic Growth, Self-sufficiency and Carbon Reduction objectives through;

- Protecting the value and prolonging the life of the asset.
- Ensuring the health and safety of building users.
- Contributing to reducing carbon emissions by improving the building fabric (insulation, ventilation and draught proofing).

### **4.0 ALTERNATIVE OPTION/S CONSIDERED AND RECOMMENDED FOR REJECTION** *(Must be used for reports to Cabinet & Cabinet Members)*

4.1 Not to undertake or to delay the refurbishment at Harrogate Theatre – this is recommended for rejection because that approach would not support Corporate Economic Growth, Self-Sufficiency and Carbon Reduction objectives. Although the scheme could be delayed there would be a need to undertake major roof, other external works and internal mechanical and electrical works in the near future. This would result in increased costs due to high levels of building cost inflation, with increased maintenance costs in the meantime until the works are completed. To undertake the works now as efficiently as possible while the building remains closed will also minimise disruption to the tenant.

### **5.0 THE REPORT**

5.1 Harrogate Theatre was constructed circa 1920's and is structurally sound relative to its age and type. However, in line with good asset management, a detailed survey of the Grade 2 Listed building was completed at the end of 2018 to provide an updated building condition report, with costings, over a 10-year cycle.

5.2 The condition report identified essential planned maintenance requirements, including fire integrity works comprising horizontal and vertical fire compartmentation (phase one work now completed), and major remedial works including roof replacement, external works and internal mechanical and electrical works (phase two work).

5.3 Although Officers wished to progress with the planned maintenance works earlier last year as a single-phase scheme there has been a need to design and gain permissions for a complex structural, self-supporting scaffold to undertake the works requiring agreement with adjoining property owners.

This resulted in the works being split into two phases (phase one is complete and including fire integrity works comprising horizontal and vertical fire compartmentation) and the key components of phase 2 are described below;

- Erecting safe access and temporary roof structure over the entire building to maintain wind and watertight integrity during re-roofing and external works. Stripping and recovering the roof along with a range of improvement works to remove historic design issues. Undertaking remedial works to parapets and copings and brickwork walls to roof areas, along with stripping and recovering lead box linings along with works to the main rainwater goods discharging directly below.
- Remedial structural works to high-level brickwork where cracking is evident and repointing, stitching cracks and cyclical redecoration to elevations.
- Remedial works to the single glazed windows and existing timber doors including replacement where necessary and thorough overhaul ensuring that they operate as designed.
- Mechanical and electrical elements including ventilation and heating improvements to the auditorium and studio theatre. These works will require a degree of modification to the existing roofing works.

5.4 Due to the disruption the works will cause and the potential Health & Safety issues if the building were to remain occupied, the theatre will need to be closed during the duration of the works commencing on 3 May 2021 with a proposed completion date of 27 September 2021.

5.5 The works are extensive. There will be a full external scaffold of the Theatre; this will require erecting and dismantling during periods when the building is not in use to mitigate Health and Safety concerns. The works to the roof will result in relatively high levels of noise inside the building due to removal of existing coverings and recovering works. This would be disruptive if the Theatre is occupied during the main part of the works

5.6 There will also be works to upgrade the air-handling unit in the roof space. This will be over all areas of the roof but as the Stage and Theatre area covers a large portion of the building, this will be particularly disruptive to these areas if they were to be occupied. There is also an element of risk from falling objects and materials through to lower areas although every effort would be made to mitigate this risk.

5.7 Officers are aware that there have previously been issues of areas of Lath and Plaster ceilings collapsing at other venues in recent years which we recognise as a risk. As such a large amount of work is in the locality of the roof, there is an increased risk and again this is a potential health and safety issue if the building were to remain occupied.

5.8 Officers have worked collaboratively with the Harrogate Theatre team over the last 12 months to develop and implement the Phase One works (which are now complete) as well as jointly plan the optimum time to complete Phase Two works. This has ensured that the timing of the planned closure seeks to minimise the impact on the Theatre's events programme as far as possible. This close joint working and proactive communication will continue throughout the contract period to ensure that the Theatre team are kept fully up to speed with the status of the work.

#### 5.9 **Tender Selection and Award**

The evaluation of the tenders has been based upon 60% cost and 40% quality and results are attached at exempt Appendix 1.

Based on this selection process it is recommended that the contract be awarded to the first ranked supplier, Bidder B.

### 6.0 **REQUIRED ASSESSMENTS AND IMPLICATIONS**

6.1 The following were considered: Financial Implications; Human Resources Implications; Legal Implications; Strategic Property/Asset Management Considerations. If applicable, the outcomes of any consultations, assessments, considerations and implications considered necessary during preparation of this report are detailed below.

6.2 Finance – sufficient budget is included within the currently-approved Capital & Investment Programme to cover the cost of awarding this contract.

6.3 Legal & Procurement have been consulted in respect of the preparation of this report The Pagabo DPS for Small works framework is a fully OJEU compliant route to market. The framework agreement complies with the Public Contracts Regulations 2015. The appointed suppliers to the framework, have already gone through a competitive tender process in order to be appointed as a supplier to this framework.

6.4 A competitive process has been undertaken in relation to the appointment of the proposed supplier.

### 7.0 **CONCLUSIONS**

7.1 By investing in the refurbishment of Harrogate Theatre, the Council will support our Economic Growth, Self-sufficiency and Carbon Reduction objectives through;

- protecting the value and prolonging the life of the asset.
- ensuring the health and safety of building users.
- contributing to reducing carbon emissions by improving the building fabric (insulation, ventilation and draught proofing).

**OFFICER CONTACT:** Please contact Jonathan Dunk, Executive Officer Strategic Property and Major Projects, if you require any further information on the contents of this report. The officer can be contacted at [Jonathan.dunk@harrogate.gov.uk](mailto:Jonathan.dunk@harrogate.gov.uk)

Exempt Appendix 1 – Tender Evaluation

Exempt Appendix 2 – Legally privileged legal advice