

Title of meeting:	Culture, Leisure and Sport Decision Meeting
Subject:	The ARTches project - progress update
Date of meeting:	9 October 2015
Report by:	Director of Culture and City Development
Wards affected:	St Thomas

1. **Requested by:** The Cabinet Member for Culture, Leisure and Sport
2. **Purpose:** To update the Cabinet Member on delivery of the ARTches project.
3. **Programme overview**
 - 3.1 The project is progressing well towards opening in July 2016. Minor changes that have been made to the scheme, as a result of detailed design work to ensure that the facility functions as well as possible, have required new planning applications. The project team has also been working closely with Heritage England and the Local Planning Authority to discharge the many conditions attached to the existing permissions. Work on site is anticipated to start at the end of September 2015. Procurement of a brasserie operator is due to commence in October 2015, with staff recruitment and preparation for the leasing of the artists' studios commencing in the new year.
4. **Project background**
 - 4.1 Portsmouth's thriving creative and cultural sector offers opportunities to diversify and grow the local economy for the benefit of all city residents. The council and its partners recognise the particular role that historic buildings can play in providing interesting spaces within which the sector can grow. Re-using heritage assets in this way will not only ensure their long-term maintenance and conservation, but will also offer opportunities to create employment and increase heritage related tourism and education through better accessibility to, and interpretation, of these buildings.
 - 4.2 A funding bid for the ARTches project was submitted to the Coastal Communities Fund (BIG Lottery) in October 2013. Following requests for further information, the council was informed of the success of its bid in August 2014 with financials and the reporting process concluded at the end of November 2014. The council was successful in securing capital

and revenue funding totalling £1.75 million for the project from Coastal Communities, with an additional £40,000 being awarded by the Partnership for Urban South Hampshire and £100,000 contribution from the council itself. The Coastal Communities Fund is now administered by the Department for Communities and Local Government (CLG).

5.0 Project outputs

5.1 The ARTches project will see 13 working artists' studios created in the scheduled / grade I listed arches on Broad Street, along with a commercial brasserie, café, manager's office and interpretation area. The project will deliver the following benefits:

- Much needed quality business premises for local creative businesses
- New jobs within the creative businesses at the ARTches, the brasserie, café and facility management
- Support and mentoring for new creative business start-ups, for business development and sustainability and new apprenticeship opportunities
- Improving the city's visitor offer and generally helping to increase visitor numbers / stay / spend in the city
- Enhancing, improving and ensuring the long-term maintenance of a highly significant historic structure and public space

6.0 Capital works

6.1 Ten contractors expressed interest in the ARTches works contract and provided information in response to a pre-qualification questionnaire (PQQ) that was issued via Intend. The PQQ responses were evaluated against set criteria (including experience and track record of similar works, financial standing and references) and five contractors were selected to be invited to tender. Tender documents were issued on 28th July 2015. The deadline for tenders was the 28th August. Once tenders have been evaluated, it may be necessary to invite bidders to offer savings/value engineering to their tender prices for specific items in order to match tender price against available capital budget.

6.2 The current timeframe indicates that work will start-on site on 28th September. This is subject to satisfactory outcome of tender evaluations, achieving necessary value engineering savings and the ability of both contractor and PCC to enter into contract and start on site expediently. Bidders have been asked to price on a construction period of 7 months.

7.0 Scheme design and planning

7.1 Following the granting of planning permission, listed building and scheduled monument consents at the end of 2013, project architects have worked closely with the Local Planning Authority (LPA) and Historic England on the detailed design of the facility.

- 7.2 The scheme itself remains the same in terms of the number of studios (13), brasserie, cafe kiosk and interpretation area, but a number of minor changes have required new permissions. These include creating a bin store in the void of the stairwell opposite the Round Tower and changing the type of flood defences that will be used around the searchlight area.
- 7.3 Planning and scheduled monument consent applications to carry out improvement works to the Round Tower (including new windows and ventilation) have also been submitted in order to bring this structure into the scheme.

8.0 Stakeholder Advisory Panel

- 8.1 A Stakeholder Advisory Panel has been established which meets monthly to support preparations for the operation of the facility and to communicate project progress to the wider community. The Panel is made up of representatives from:
- University of Portsmouth - School of Creative & Cultural Industries
 - Cathedral Innovation Centre
 - Cultural Partnership
 - Friends of Old Portsmouth Association (FOOPA)
 - Spice Island Association
 - Old Portsmouth & Gunwharf Quays Neighbourhood Forum
 - King James Gate Residents Association

9.0 Branding

- 9.1 Following a procurement exercise to secure the design of branding for the facility in July 2015, a selection panel, including two representatives from the Stakeholder Advisory group, chose the PCC Graphic Design Team to undertake the work. The branding scheme includes a new name for the facility as 'arches' is known to be used elsewhere in the country for similar schemes. The new branding will be launched at the showcase event on site on the 13th September 2015.

10.0 Brasserie and artist tenants

Marketing of the new brasserie opportunity will commence in September 2015 in order to generate interest in the opportunity prior to the formal procurement of an operator. The brasserie area will accommodate some 40 covers inside with an additional 20 on its external terrace on the seaward side, overlooking the harbour. Rental income from the brasserie will provide revenue for the operation of the wider facility. Procurement of a brasserie operator will commence at the end of October 2015 and be concluded prior to Christmas.

THIS ITEM IS FOR INFORMATION ONLY



.....

Signed by:

Stephen Baily

Director of Culture and City Development

Appendices: None

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location