

<b>Report to:</b>	Audit & Governance Committee	<b>Date of Meeting:</b>	7 <sup>th</sup> September 2022
<b>Subject:</b>	Southport Theatre & Convention Centre – Disposal of fixtures and fittings Update		
<b>Report of:</b>	Executive Director Place	<b>Wards Affected:</b>	Cambridge & Dukes
<b>Cabinet Portfolio:</b>	Regeneration & Skills		
<b>Is this a Key Decision:</b>	No	<b>Included in Forward Plan:</b>	No
<b>Exempt / Confidential Report:</b>	No		

### Summary:

The purpose of the report is to update the committee on the recent disposal of the fixtures and fittings currently in the Southport Theatre & Convention Centre that where no longer needed due to the plans to demolish the existing venue and to build the new Marine Lake Events Centre. It also seeks approval to dispose of a recently discovered piano through a specialist auction house.

### Recommendation(s):

It is recommended that:

- (1) Audit and Governance Committee note the results from the recent auction to dispose of redundant fixtures and fittings in the Southport Theatre and Convention Centre;
- (2) Audit & Governance Committee agree to the disposal, in accordance with Council procedures, of the Grand Piano in the Southport Theatre and Convention Centre (STCC) as part of the Marine Lake Events Centre project.

### Reasons for the Recommendation(s):

To ensure redundant equipment and fittings in the STCC are disposed of in a sustainable manner and the full value is secured.

### Alternative Options Considered and Rejected: (including any Risk Implications)

Not to dispose of the fixtures and fittings and leave in situ as part of any future demolition works – Rejected. This would not be a sustainable process, nor would the Council secure any value from the fixture and fittings.

**What will it cost and how will it be financed?**

**(A) Revenue Costs**

Any future auction costs are taken from the final hammer price, therefore there is no direct revenue cost to the council.

£67,012 income was generated from the first two auctions of the fixtures and fittings that were no longer needed, this mainly consisted of redundant kitchen equipment and fridges.

Any other support required for the overall process will be met from existing internal resources within the Tourism Service.

**(B) Capital Costs**

Not applicable.

**Implications of the Proposals:**

<b>Resource Implications (Financial, IT, Staffing and Assets):</b>	
Existing internal resources will be utilised to support the overall process	
<b>Legal Implications:</b>	
There are no legal implications	
<b>Equality Implications:</b>	
There are no equality implications.	
<b>Climate Emergency Implications:</b>	
The recommendations within this report will:	
Have a positive impact	Y
Have a neutral impact	N
Have a negative impact	N
The Author has undertaken the Climate Emergency training for report authors	N
The disposal of fixtures and fittings will allow items to be reused rather than included in a demolition work. A local weighting will also be attached to several	

items resulting in the potential of these items remaining within Sefton.

### **Contribution to the Council's Core Purpose:**

Protect the most vulnerable: N/A
Facilitate confident and resilient communities: N/A
Commission, broker and provide core services: N/A
Place – leadership and influencer: The proposed new Events Centre will be an enabler for change and lead to further private sector investment in Southport.
Drivers of change and reform: This process will be part of a long-term sustainable future for a new multi functioning event space that will include conference facilities and auditorium along with new uses such as E-sports.
Facilitate sustainable economic prosperity: The new Events Centre will act as a major catalyst for the visitor economy contributing millions to the local economy by supporting local businesses and supply chains. It will also enable future private sector investment.
Greater income for social investment: The new Events Centre is projected not to require any large subsidies that have been required in the past, any revenue raised from the disposal of the fixtures and fittings will be reinvested back into the project
Cleaner Greener: The future operation will contribute to Sefton's aims to becoming net zero Carbon Neutral.

### **What consultations have taken place on the proposals and when?**

#### **(A) Internal Consultations**

The Executive Director of Corporate Resources and Customer Services (FD.6934/22) and the Chief Legal and Democratic Officer (LD.5134/22) have been consulted and any comments have been incorporated into the report.

#### **(B) External Consultations**

The new Events Centre formed part of the Southport Town Deal consultation. This overall consultation resulted in over 7,000 responses with regards to the overall Town Deal. Feedback from the "Save Southport Theatre and Floral Hall" group has also been reviewed and informs what is to be retained and what is to be disposed of.

### **Implementation Date for the Decision**

Following the expiry of the “call-in” period for the Minutes of the Committee Meeting

<b>Contact Officer:</b>	Mark Catherall
Telephone Number:	0151 934 2315
Email Address:	<a href="mailto:Mark.catherall@sefton.gov.uk">Mark.catherall@sefton.gov.uk</a>

### **Appendices:**

There are no appendices to this report

### **Background Papers:**

There are no background papers available for inspection.

## **1. Background**

- 1.1 Cabinet on the 24<sup>th</sup> June 2021 agreed not to pursue the short term re-opening of The Southport Theatre and Convention Centre (STCC) after its closure due to the operator Bliss Space going into liquidation due to the effects of Covid-19.
- 1.2 Subsequently Cabinet have agreed to pursue a comprehensive new Events Centre on the site of the existing STCC that will see a new major build project take place. As part of the new build a new operator has been secured and as part of the wider project the Events Centre will be fitted out with new up to date equipment.
- 1.3 Before the demolition of the existing facility, it would be good practice to dispose of the fixtures and fittings within the building such as catering equipment, redundant lights etc. rather than retain as part of the demolition process. This will also be critical for the planning application as part of the narrative on sustainability.
- 1.4 No historical elements will be disposed of it is anticipated that where possible these will be incorporated into the new events centre such as lighting, dance floor and projectors.

## **2. Update**

- 2.1 The first two auctions of redundant kitchen equipment along with other fittings such as carpet ties and furniture has taken place as per the Audit and Governance approval in May 2022
- 2.2 The Auctions were successful with much of the redundant equipment being sold, it has generated a return of £67,012 to be recycled back into the future project. If these had not been sold, they would have formed part of the demolition contract and no value gained.
- 2.3 However some fixtures and fittings do remain that did not attract any interest such as the bars, several fridges and other old kitchen equipment. Officers will continue to look at how this can be disposed or recycled before the demolition of the project commences

- 2.4 Social value of the auction was also applied, with many local businesses sent the marketing material and a social value weighting applied to some of the equipment. NCA Auctions are producing a full social value report that will be shared with the committee once all other disposals are complete. It is evident from early on that many local businesses have been successful in the auction.
- 2.5 Some other equipment was also transferred to The Sefton Community Learning Hub at Cambridge Road to make use in their kitchens for learners.

### **3. Next Steps**

- 3.1 As stated steps will continue to look to dispose of any other redundant fixtures and fittings.
- 3.2 The appointed architects have identified several historic features such as lights, grills and other art deco features that will be carefully removed and reused in the Marine Lake Events Centre
- 3.3 On further inspections of the STCC as work continues a Grand Piano has been discovered. The piano has been inspected by a specialist piano auction house to understand its value and condition
- 3.4 On detailed inspection the piano needs an amount of repair, however it is believed the Steinway Grand holds some value. It is therefore recommended to dispose of the piano so a new owner can undertake the necessary repairs as it will not be needed in the new venue.
- 3.5 A specialist piano auction house, Piano Auctions Ltd will be used to dispose of the piano. Any fees will be taken off the final hammer price, Commission will be charged on the sale as a percentage of the Hammer Price, this is 15% on the first £2,000 and 10% thereafter. This is consistent with specialist auction houses that usually charge a flat 15%.
- 3.6 A final report will be brought back to the committee detailing the final disposal price along with a final social value report.