

**ANGUS COUNCIL****POLICY & RESOURCES COMMITTEE  
1998****23 OCTOBER****SUBJECT: ANGUS MEDIA CENTRE: PROPERTY OPTIONS****REPORT BY THE CHIEF EXECUTIVE**

**Abstract: The purpose of this Report is to advise on the property options being considered to accommodate the proposed Angus Media Centre and to seek the Committee's approval to the undertaking of work to identify the preferred option.**

**1 RECOMMENDATION**

1.1 It is recommended subject to the Council's decision regarding the Policy Led budget application for revenue expenditure, that the Committee:

- note the properties in Council ownership which were identified as possible locations to accommodate the Angus Media Centre;
- agree that these, and any other appropriate properties, be examined against broad locational and cost criteria to enable the identification of a preferred property option;
- agree that officers undertake detailed technical investigations and financial appraisal of the preferred property option;
- agree that the cost of the proposed works, being £15,000 in respect of the detailed design fees required to engage the Directory of Property Services and £15,000 to engage a specialist consultant to take the Angus Media Centre project forward to implementation, be funded from identified slippage in the 1998/99 capital programme;
- agree to note the ongoing capital expenditure requirement of £300,000 to meet the full conversion and fitting-out costs during 1999/2000 in relation to the Angus Media Centre which will be subject to a future report.

**2 INTRODUCTION**

2.1 The Economic Development Committee, at its meeting of 20 August 1998, approved Report No 848/98 (Article 8 refers) which presented the findings of a Consultant's Study into the feasibility of an Angus Media Centre and Film Commission Office. The Committee noted that bids to the Council's Local Challenge Fund (Capital) and Policy Led Budget (Revenue) had been made and that the outcome of these bids were awaited.

- 2.2 The Committee also agreed among other recommendations to note that property options for accommodating the Centre were being investigated.
- 2.3 Angus Council, at its meeting of 12 September 1998, approved Report 967/98 "Local Challenge Fund – Bids for Capital Projects". The Angus Media Centre was not one of the six projects recommended for approval at this stage. However, the Report asked the Council (in Recommendation 3) to:

"note that further reports will be submitted in due course on other projects which are still under consideration".

and (in Recommendation 4) to:

"note that the possibility of making a further contribution to the Local Challenge Fund will be considered as part of the 1999/2000 and future years Budget exercise."

- 2.4 This Report addresses the need to identify a suitable property and capital cost implications to allow the project to take advantage of the 1998 Local Challenge Fund. The Report identifies those properties as being potentially suitable for the project to be examined in more detail and the capital requirements for preliminary work in the current financial year. It also asks the Council to note the ongoing capital requirement for this project during 1999/2000 which will be the subject of a future report.

### 3 PROPERTY OPTIONS

- 3.1 The list in para 3.2 below of Council owned properties either vacant or underused was identified for possible use for the proposed Angus Media Centre. The broad criteria which will be used to determine their suitability for accommodating the proposed Centre are:

- Ability to fulfil the size of accommodation required in the range of 3,000ft<sup>2</sup> – 6,000ft<sup>2</sup> (a breakdown of accommodation specification is provided in Appendix 1);
- Ability to accommodate disabled access facilities;
- Proximity for community access and public transport;
- Ease of vehicular access and available space for car-parking;
- Located within the European Commission's Objective 2 or Objective 5b areas of Angus;
- Minimal conflict with existing users of the building; and
- Reasonable cost implications of conversion.

### 3.2 List of potential properties:

- Brechin Town House
- Webster Theatre, Arbroath
- Angus Music Centre, Forfar
- Andover Primary School (former), Brechin
- Old Kirk, Arbroath
- Inverbrothock School, Arbroath

3.3 The ability to undertake the conversion work in 1999/2000 will also be an important consideration in selecting the property, since ERDF Grant availability ends at December 1999.

## 4 CAPITAL REQUIREMENTS 1998/99

4.1 The capital requirement in the current financial year has been estimated at £30,000 to cover design fees for the building conversion (estimated at £15,000) and for specialist consultancy support to take the project through to implementation. The specialist work includes liaising with architects on building design/fit-out, external funding, organisational development and training/accreditation course development (estimated cost £15,000).

4.2 This expenditure is required prior to the commitment of major capital expenditure for building conversion works, equipment purchase and fit-out which would be funded as one of the projects referred to in Report 967/98 – para 2.3 above refers.

## 5 FINANCIAL IMPLICATIONS

5.1 It is proposed that the capital requirement of £30,000 during the current financial year be met from identified slippage in the 1998/99 capital programme.

5.2 The Committee is asked to note the ongoing requirements of £300,000 during 1999/2000 in respect of which a submission will be made as part of the 1999/2000 and future year's budget exercise.

5.3 A European Regional Development Fund application (either Objective 2 or Objective 5b) will be lodged in due course in respect of the preferred property option and which, if approved, could reduce the net cost by up to 50%.

## 6 CONSULTATION

6.1 The Director of Law and Administration, Finance, Education, Cultural Services and Property Services were consulted during the preparation of this Report.

## 7 CONCLUSION

7.1 The Consultant's Study indicated good potential for establishing a Media Centre in Angus. There is a need to establish a preferred property, undertake design work and identify the likely out-turn cost of converting the property to accommodate the requirements of the Centre. In order to implement the project specialist consultancy

advice and assistance is required to assist the design and fit-out process and to facilitate the implementation phase.

#### **NOTE**

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

DV/SW/MR

A B Watson  
Chief Executive

**ANGUS MEDIA CENTRE SPACE REQUIREMENTS (Range Estimate)**

		Lower ft <sup>2</sup>	Higher ft <sup>2</sup>
1	Reception/circulation/exhibition space	300	700
2	Main Office	250	500
3	Office 2/meeting room	250	500
4	Studio/training/screening space	750	1,500
5	Multi-media/graphics production	250	750
6	Control/projection/audio post-production room	250	500
7	Video post-production	250	400
8	Equipment store/maintenance area	200	500
9	Kitchen and dining area	150	300
10	Toilets (including shower-room)	100	300
	<b>Total</b>	<b>2,750</b>	<b>5,950</b>

**Nb** Some of the projects identified already provide some of these facilities which would be reflected in the conversion costs.

