
Argyll and Bute Community Planning Partnership

Bute and Cowal Area Community Planning Group

1st May 2018

Agenda Item 5. (b)



Rothesay Pavilion Update

Rothesay Pavilion, on the Isle of Bute in Scotland, is an iconic 'pleasure palace' in the International Modernist style, designed by architect James Andrew Carrick and opened in 1938 when Rothesay was the focal point of the Clyde tourism boom. For eight decades, Rothesay Pavilion has served the community as the centre of cultural activity on the island. In recent years, the fabric of the building has begun to deteriorate seriously and whilst the Pavilion has continued to host a great many community, sports and arts activities under the management of the local authority, a fresh approach has been needed to rescue and reinvigorate this much loved building as a creative hub for the island. Despite its current poor state of repair, Rothesay Pavilion was recently named as one of the 100 favourite buildings in Scotland in the last century and in August 2016 it reached the top ten through public vote.

Initiated by Argyll & Bute Council as part of its CHORD regional regeneration programme, Rothesay Pavilion is undergoing a major capital refurbishment. The redevelopment, funded by multiple partners, will create improved facilities, management and programming of the building for the benefit of the local community and visitors, thereby becoming a catalyst in supporting the Isle of Bute's cultural and economic future.

The key impetus behind this is the fact that the Isle of Bute is suffering from long-term population decline, with many young people leaving the island to find work, and thus an increasingly elderly population remains. Central Rothesay (where the Pavilion is located) is in the top 5% most deprived areas in Scotland, and therefore the revitalisation of the Pavilion will have a significant effect both in terms of improving the quality of life of residents, and contributing to economic regeneration through tourism development. Many activities will involve elderly residents by reducing isolation and improving well-being, while the secondary space will be particularly focused on young people and programmed with a Youth Board alongside training and education in arts, media and event production. This secondary venue will become the only dedicated social space for young people on the island.

Overall, the business plan forecasts that the new Pavilion will attract 85,000 visits per annum to the various activities that will be on offer. This represents an increase of over 300% from 25,000 visitors at present. In addition to the 25 FTE jobs the project will generate, independent consultants have estimated a construction impact of 22.4 job years, a construction GVA of £1,082,829, and a total GVA of £477,637 per annum.

A new charity, Rothesay Pavilion SCIO, was established in 2014 to input to the restoration scheme, fundraise for the project, and ultimately programme and manage the Pavilion after its reopening in the autumn of 2019.

The overall project cost including advanced works, main capital project, activities, and fixtures, fittings and equipment totals £13.9million. Of this, we have secured £13.5million, leaving a fundraising target of just over £400,000 remaining (see Table).

PAVILION SPACES & PROGRAMME

After its renewal, the Pavilion will have the following facilities:

- Fully refurbished main auditorium, programmed with major comedy, theatre, dance, classical and contemporary music, as well as weddings, conferences and celebrations
- 260 m² space for temporary exhibitions (treasures from Mount Stuart, National Galleries of Scotland/Tate Artist Rooms, local history shows from Glasgow Museums or national museums, contemporary artist & photographer solo shows)
- Interpretation space showing the history of the Pavilion, with film and audio
- A new second venue (100 capacity) with own separate entrance, programmed weekly through a dedicated youth panel with young bands, DJs, comedy, folk and jazz nights
- A fully refurbished café, open all year round selling local produce
- Two licensed bars, servicing events in both venues
- Shop and box office, selling quality merchandise
- New roof top multi-function space with superb sea views for receptions, training, meetings, yoga classes etc.
- New roof top floor offices/studios
- Roof top music and media studio for new youth group
- Refurbished 'caretaker's house' available for small studio and office facilities to support new and emerging creative industries businesses and sole traders

The Pavilion will directly create 25 new posts and support eight small businesses.

A minute of agreement between Argyll and Bute Council and Rothesay Pavilion charity describes the terms of the Pavilion's management after reopening including an initial 25-year lease and the provision of £150,000 core funding per annum for the first five years.

ROTHESAY PAVILION SCIO

Chaired by Dr Nick Merriman, Director of Manchester Museum, the Board of Rothesay Pavilion SCIO consists of thirteen members, actively recruited to ensure strong local representation and a wide range of strategic skills and experience. The first Artistic Director/CEO, Julia Twomlow, started in post in November 2015. Moving from the Leach Pottery in St Ives Cornwall, which she successfully launched and ran for nearly eight years after its restoration, Julia is an experienced charity director with a background in both venue management and heritage and particular experience in managing organisational change.

Rothesay Pavilion's vision is to reimagine and reinvent Rothesay Pavilion as Scotland's island 'pleasure palace' for the 21st century; celebrating our history and honouring our original purpose as a place of entertainment and delight for the people of Bute and visitors to the island.

Our charitable purposes are:

- to establish and develop a new sustainable organisation on the Isle of Bute to maintain, promote and advance the provision, appreciation and public understanding of the arts and local heritage, including the redevelopment of Rothesay Pavilion
- to develop and deliver high quality, publicly accessible work based at Rothesay Pavilion across a range of art forms, including but not limited to theatre, music, dance and visual arts activities, for the benefit of the Isle of Bute and its inhabitants, and others wishing to enjoy the culture and heritage of the island
- to generate the resources needed to ensure the long-term future of Rothesay Pavilion building and the work based in it.

KEY DATES

The outline timetable is:

- September 2015 – building closed to public
- January to April 2016 - asbestos clearance and emptying building
- April to October 2016 - first phase enabling works
- January to May 2017 – tendering for main contract, contract award
- April to September 2017 - Finalise funding portfolio
- October 2017 – permission to start granted by HLF
- December 2017 – July 2019 main contract
- Autumn 2019 – Rothesay Pavilion reopening

Funding Position – April 2018

Argyll and Bute Council	5,231,755	Secured
Heritage Lottery Fund	4,187,500	Secured
European Regional Development Fund	1,055,602	Secured
Historic Environment Scotland	750,000	Secured
Highlands & Islands Enterprise	750,000	Secured
Regeneration Capital Grant Fund	625,000	Secured
Coastal Communities Fund	600,000	Secured
Scottish Landfill Communities Fund	20,000	Secured
Trusts/Foundations secured by the charity	374,906	Secured
Fundraising to be secured by the charity	267,454	To be raised
Volunteer time from the charity	51,000	Secured
TOTAL	£13,913,217	

Contact: Julia Twomlow, Artistic Director & CEO, Rothesay Pavilion Project Office, c/o Bute Fabrics, 4 Barone Rd, Rothesay, Isle of Bute PA20 0DP - Tel: 07841 286346 julia@rothesaypavilion.co.uk

Dr Nick Merriman, Chair, Rothesay Pavilion charity, Rothesay Pavilion Project Office, c/o Bute Fabrics, 4 Barone Rd, Rothesay, Isle of Bute PA20 0DP – Tel 07825 531277 chair@rothesaypavilion.co.uk

Rothesay Pavilion is a Scottish Charitable Incorporated Organisation (SCO044932)