

1.0 EXECUTIVE SUMMARY

The intent of this Feasibility Review and Site Option Appraisal has been to develop the parameters within which a new Town Hall / Arts & Performance Venue might be created and assess the suitability of a short-list of pre-identified sites to accommodate it.

The Falkirk Community Trust high level brief / Council requirement and design concept response contained in the Appendices to this report, provide for the development of a modern and efficient high quality public use environment. The Town Hall / Arts & Performance Venue base case scenario comprises a 350 - 420 seat performance venue and an option to include an integrated Library of consistent scale and functional content with that recently delivered at the Braes.

In terms of development scale, the Arts & Performance Venue design concept has a Gross Internal Area of 1,725m² and the combined Arts & Performance Venue and Library has a Gross Internal Area of 2,475m². The capital cost (at Base Date Q3 16) associated with each scenario (including site specific cost) range from £5.745m - £7.659m for the Arts & Performance Venue and £7.159m - £9.073m for the combined Arts & Performance Venue and Library.

In terms of site appraisal, following a screening exercise by the Council, Hubco conducted a structured site options appraisal on the 6 Council owned sites shown below and a Council assessment was made for the Middlefield and Callendar Square site locations:

- Municipal Buildings
- Meeks Road car park
- Melville Street car park
- Westfield, Falkirk Gateway
- Kemper Avenue
- Callendar Park
- Middlefield Campus (a shared redevelopment of Forth Valley College land / facilities)
- East End / Callendar Square (a third party redevelopment of the East End of the High Street / Callendar Square by a developer)

The site options appraisal considered a combination of financial and non-financial criteria and arrived at a balanced value for money rating as a means of determining the most favourable site for further feasibility development. The results of the appraisal exercise are shown below and conclude that the Municipal Buildings and Middlefield Campus sites achieve the highest Non-Financial score, Middlefield Campus has the lowest whole life cost and Middlefield Campus has been awarded the highest Value for Money rating.

In arriving at these conclusions it should be recognised that at £4m the capital cost assumed for the Middlefield Campus option represents an estimated contribution figure towards the capital cost and not the total cost of delivering the Brief as per the design concept for the Council owned site options.

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It is recommended, however, based on the outcome of the value for money assessment that Middlefield Campus be the subject of more detailed development to finalise details of how the projects will integrate, verify capital and revenue contributions, finalise timescales and to progress negotiation of the appropriate draft legal arrangements.

Site Location	Weighted Non-financial Appraisal score (A)	Site Specific Costs (B)	Value for money rating (A)/(B)	Ranking
Middlefield Campus	711	£4.00m	178	1
Municipal Buildings	711	£5.745m	124	2
Westfield, Falkirk Gateway	708	£7.659m	92	3
Meeks Road	575	£7.232m	80	4
Callender Park	552	£7.141m	77	5
Melville Street	467	£7.417m	63	6
Kemper Avenue	474	£7.562m	63	6
East End / Callendar Sq	520	£20.31m*	22	7

*Present capital equivalent of annual rental guarantee