

Options Appraisal

Option 1 - Close & Demolish the Theatre	
Positive	Negative
Limited cost to the Council	Loss of cultural & community hub
Resolves the safety concern	Theatre would need to be separated from Ian Goodchild Centre or IGC closed
No future subsidy required	redundancy/redeployment
Allows development of the current theatre site as part of the Land East of Knoll Road proposed development	Cost of securing/demolishing the building
Release of land value (est. £3m)	Impact on town centre & the evening economy
	Loss of parking income
	Permanent impact on theatre programme
	Potential loss of lease income from IGC

Option 2 - Remediate the RAAC	
Positive	Negative
Resolves the short-term safety issues with the theatre	Brings limited visible improvement to the facility
Retains the theatre as a cultural & community hub	Ongoing costs for the inspection and future repair of the RAAC would remain
Lowest short-term expenditure which retains the theatre	Does not resolve the ongoing maintenance & repair of the theatre
Minimises the duration for which the theatre would be closed	Does not meet the Council's Net-Zero objectives
Aligns with the timescales for rectification set out by the surveyor	Short-term loss of customers and regular hires
Allows time to consider future need and location of a cultural and social facility, which may free up the existing site for development & sale.	Subsidy will increase whilst theatre is closed and may still be required once reopened
Continues to provide economic benefit to the town centre and wider cultural & social benefit to the community	
Avoids need for long-term redeployment or redundancy of staff	
Ensure ongoing parking income associated with the theatre	