

Theatre Royal refurbishment update

13 October 2015

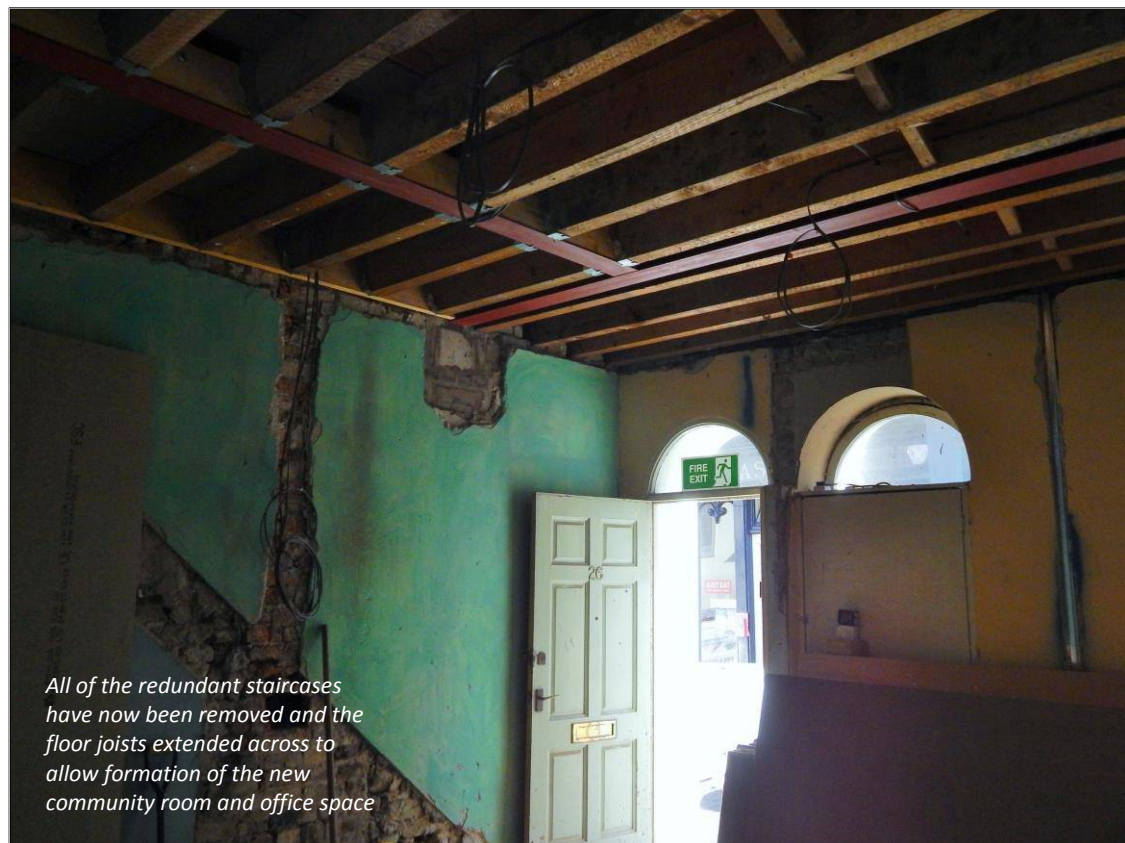
The asbestos issues have now been resolved. West Coast Thermal has vacated the site and the auditorium floor boards have been lifted allowing inspection of the joists. The architect's initial assessment is reasonably favourable and it is hoped that only localised repairs will be necessary, but confirmation is being sought from the structural engineer who is due to visit tomorrow.

Work to the Wilson Street premises is progressing well, albeit with delays to the programme. There has been more work to the central stair core with all of the steelwork now in place and construction of the new landings under way. All of the old staircases have been removed and the floor joists extended across to form the new office accommodation and community/training room. The acoustic lining of the recording studio and other areas is largely complete. Plastering is substantially under way. The treatment of dry rot and timber infestation is complete. The rotten ground floor joists at 30 Wilson Street have been replaced and the floor has been reinstated.

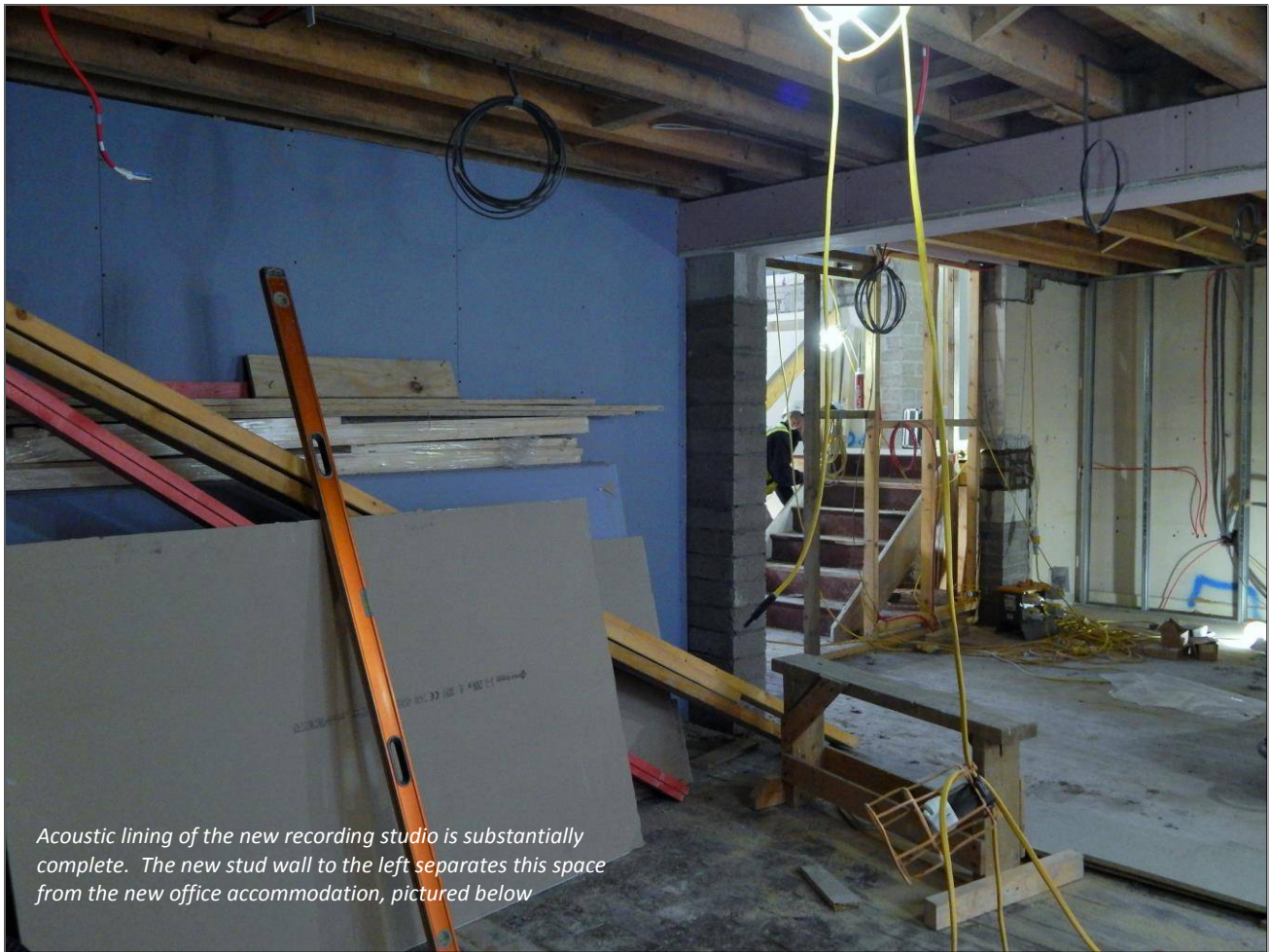
Total eligible spending now stands at £102,063 with £77,088 having been claimed back so far from the Big Lottery Fund. £119,000 has been drawn down from other sources. The quantity surveyor's most recent financial statement (dated 5th October) indicates spending of £24,336 against the contingency. This figure takes into account the fifteen architect's instructions that have been issued to date and others that are anticipated, but does not include prolongation costs (i.e. costs incurred by the contractor on account of delays arising from unforeseen works). Jacob Stobbarts has not, as yet, requested any extension to the project programme but this now seems inevitable.



West Coast Thermal has now vacated the site. With the area now declared clear of asbestos, it has been possible to lift the floorboards to determine the extent of work needed to the floor joists beneath. Some are in very poor condition. The plastic central heating pipes, originally concealed in the rake, will need to be repositioned



*All of the redundant staircases
have now been removed and the
floor joists extended across to
allow formation of the new
community room and office space*





First fix electrics are mostly complete and work has started on lining out the new ceilings and plastering

The new community room and rehearsal space



The new wardrobe accommodation on the top floor of 30 Wilson Street – new ceiling lined out, scratch coat to wall and structural roof timbers replaced



Continuing work on the central stair core

