

**Document 1**

**From:** [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@capitaltheatres.com>

**Sent:** 01 December 2022 17:07

**To:** [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@gov.scot>; [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@gov.scot>; [redacted under section 38(1)(b)]@edinburgh.gov.uk; [redacted under section 38(1)(b)]@edinburgh.gov.uk

**Cc:** [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@capitaltheatres.com>

**Subject:** agenda and paper for King's Theatre catch up meeting on Monday

Hi All,

Here is the agenda and paper for our meeting next Monday.

1	Actions from the last meeting	All
2	King's Theatre Redevelopment Project Status Update (including Cost commitment to end January attached)	[redacted under section 38(1)(b)]
3	CEC funding position	[redacted under section 38(1)(b)]
4	Scottish Government funding position	[redacted under section 38(1)(b)]
5	Capital Theatres Communication Plan	[redacted under section 38(1)(b)]
6	Next Steps	All

See you then

Regards

[redacted under section 38(1)(b)]

Direct line: [redacted under section 38(1)(b)] | capitaltheatres.com | @captheatres

[attachment redacted under section 33(1)(b)]

## Document 2

**From:** [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@capitaltheatres.com>  
**Sent:** 05 December 2022 16:32  
**To:** [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@gov.scot>  
**Cc:** [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@gov.scot>; [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@capitaltheatres.com>  
**Subject:** Capital Theatres 1st drawdown - King's Theatre Redevelopment Project

Dear [redacted under section 38(1)(b)],

Please find the completed SCHEDULE 2 document, and separate detailed breakdown of costs incurred for the King's Theatre Redevelopment project since 1<sup>st</sup> April 2022.

Many thanks,

[redacted under section 38(1)(b)]

[redacted under section 38(1)(b)]

Capital Theatres

Call direct on [redacted under section 38(1)(b)] | capitaltheatres.com | @captheatres

Please note that I work Monday, Tuesday, Thursday, Friday

[attachments redacted under section 33(1)(b)]

## Document 3

**From:** [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@capitaltheatres.com>  
**Sent:** 20 December 2022 16:51  
**To:** [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@gov.scot>  
**Cc:** [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@capitaltheatres.com>  
**Subject:** spend by year

Hi [redacted under section 38(1)(b)],

Here is the estimated remaining spend per year for the project

Regards

[redacted under section 38(1)(b)]

Direct line: [redacted under section 38(1)(b)] | capitaltheatres.com | @captheatres

[attachment redacted under section 33(1)(b)]

## Document 4

**From:** [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@capitaltheatres.com>

**Sent:** 19 January 2023 16:44

**To:** [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@gov.scot>; [redacted under section 38(1)(b)] <[redacted under section 38(1)(b)]@gov.scot>

**Subject:** King's Media Call

**Importance:** High

Hi [redacted under section 38(1)(b)],

Following the news about Edinburgh's unsuccessful LUP bid we are now of course in a continued precarious and urgent situation with the funding of the King's. As discussed before Christmas, we have a comms campaign planned across all outcome eventualities and attached is the call to action now we know where we are. The objectives of this statement are as follows:

- To update the public on where we are with the King's so we have 'no surprises' if the worst happens
- To thank everyone who has donated so far and remind them of why the King's matters
- To alert the public to our need to engage the UK Government in order to get this project over the line
- To create a city wide call to action for supporters of the King's by writing to their local MP, MSP & Councillor to alert them to the plight

We have media interviews lined up too so if you have a moment to review the press release and to let me know if you are happy with it tonight, I'd be very grateful! Thank you in advance and so sorry for the very short turnaround.

Cheers,

[redacted under section 38(1)(b)] **Capital Theatres**

Direct line: [redacted under section 38(1)(b)] | capitaltheatres.com | @captheatres

[redacted under section 38(1)(b)]

Mobile: [redacted under section 38(1)(b)]

From: [redacted under section 38(1)(b)]  
**Culture & Major Events Division/ Sponsorship & Historic Environment Unit**  
24 January 2023

Minister for Constitution, External Affairs & Culture and Minister with Special Responsibilities for Refugees from Ukraine

**1. Update regarding Kings Theatre redevelopment**

**1.1 Priority and Purpose**

1. An urgent submission providing an update on the redevelopment of Kings Theatre in Edinburgh ahead of a planned discussion with the Minister on Thursday 26 January.

**1.2 Recommendation**

2. We recommend that you note this update.

**1.3 Context and Issues**

3. Capital Theatres (CT) currently rents the King's Theatre in Edinburgh from City of Edinburgh Council (CEC) with the full repairing lease due to expire in July 2023. [redacted under section 33(1)(b)]
4. As leaseholders of the Kings Theatre in Edinburgh, CT has been planning a major refurbishment since 2015. An options appraisal was undertaken in 2015 and reviewed in 2018. [redacted under section 30(b)]
5. CT has negotiated a new 50 year lease with the Council from July 2023 which has not yet been signed. [redacted under section 30(b)]
6. CT have raised £25m of funding towards this project from many different organisations and individuals and is contributing £4.45m from its own Theatre Development Fund. The CT Board has set a criteria for a "go ahead" decision which includes 95% of the necessary funds being secured. This target was reached in June 2022 when the project cost was £25.7m. However due to inflation, the complex buildability issues which required extending the build programme as well as other financial pressures such as supply chain issues and the increased cost of labour, the cost of the project has now risen and there is currently an £8.9m funding gap.
7. [redacted under section 33(1)(b)]
8. The timeline of the project had been due to commence on January 16<sup>th</sup> 2023 and run for 109 weeks until February 2025. This timing allowed for a fit out and soft launch ahead of full use as a 2025 Edinburgh International Festival venue attracting high levels of necessary revenue. The contractors have agreed that,

with early works commencing in January under an extension of the existing PCSA, they could start the main contract on 10<sup>th</sup> February and still work within the 109 week target.

9. SG has committed £6.5m and allowed a drawdown this year of £2.5m which will have been spent by the end of March 2023. CEC has committed £4m, none of which has yet been drawn down. [redacted under section 33(1)(b)]
10. CEC included an allocation of £7.828m for the Kings project in its recent UKG Levelling Up Fund bid. CT lobbied hard at UKG level but expectations that Edinburgh's bid would be successful were low due to high demand across the UK and Edinburgh's success at Round 1. The UKG announcements on 19 January confirmed that none of Edinburgh's bids had been successful.
11. CT's Board had planned to take the "go/no-go" decision at their meeting on 6<sup>th</sup> December however as the SG 23-24 budget was not due until 15<sup>th</sup> of December, and with the Levelling Up Fund decision outstanding, CEC requested that the decision be deferred until the CT Board meeting on 31 January 2023. The CEC is expected to take decisions on its capital budget on 23 February – which is the 35 day deadline used in the press release by CT.
12. A briefing has been sent to CEC Councillors setting out the current situation and presents options for the future of the King's Theatre for Councillors' consideration.

#### **1.4 Options Considered and Advice**

13. CEC have put the following three options to Councillors:

[redacted under section 33(1)(b)]

#### **1.5 Assessment of Options**

14. [redacted under section 30(b)]
15. [redacted under section 30(b)]
16. [redacted under section 30(b)]
17. [redacted under section 30(b)]
18. [redacted under section 30(b)]

#### **1.6 Bute House Agreement Implications**

19. None

#### **1.7 Financial and Legal Considerations**

20. [redacted under section 30(b)]

## 1.8 Sensitivities

21. [redacted under section 30(b)]

22. [redacted under sections 30(b) and 33(1)(b)]

23. [redacted under section 30(b)]

## 1.9 Quality Assurance

24. This Submission has been approved by Penelope Cooper Director of Culture & Major Events.

## 1.10 Conclusions and next Steps

25. You are asked to note the content of this submission ahead of our discussion on Thursday 26 January.

[redacted under section 38(1)(b)]

Culture & Major Events Directorate, Sponsorship & Historic Environment Division

Officials Copy List
DG Strategy & External Affairs Director of Culture & Major Events Lisa Baird Rachael McKechnie [redacted under section 38(1)(b)]