

Assessment of Risk

There are 35 buildings on this year's Theatres at Risk Register.

As in previous years theatres at risk are assessed on 3 criteria - Building Risk; Star Rating; and Community Value, definitions of which are given below. Every building is given a score between 0 and 3 in each category. These scores are then added together to give a total Risk Value. The maximum score is 9 and the minimum to ensure inclusion on the list is 4.

This year we have reassessed the Community Value category to include the viability of the building as a performance venue. The definition of Community Value is explained below.

We have also weighted the categories slightly differently this year: where the total risk score for theatres is the same, the Community Value, which includes the viability of the venue, takes precedence. This is followed by the Star Rating and then the Risk Rating. Lastly, if all criteria scores are equal, the buildings are listed alphabetically.

Definitions of Risk Criteria

Building Risk: theatres are assessed and given a 'Building Risk' rating of 1 - 3 dependent on whether the risk to the building is perceived as low (1 point), medium (2 points) or high (3 points).

Risk criteria in this category includes the following:

- **Demolition**
- **Alteration to another use, particularly when this involves a change of Use Class**
- **Local development adversely affecting theatre operation or restricting expansion / improvement**
- **Threat through sale or change of ownership**
- **Threat to building fabric, e.g. decay of a building not in use or the removal of significant features**
- **Threat to building fabric, i.e. irreversible works which may prevent a return to theatre use, or damage to (or removal of) specifically theatrical materials**
- **Capital or revenue concerns**
- **Poor quality of building operation threatening the continuing or future theatre use of the building**

– **Other external issues affecting theatre operation**

– **High cost of maintenance / refurbishment works**

Star Rating: this is a qualitative judgement on the importance of the theatrical qualities of a theatre. This includes a building's architectural quality, workability as a theatre, heritage, and geographical uniqueness. Points are awarded from 1 - 3. A theatre must score at least 1 point to be on the register.

3 points are awarded where it is a very fine theatre, of the highest theatrical quality.

2 points are given to a fine theatre which is an excellent example of its type.

1 point is given to a theatre which is of some interest or quality.

0 points are applied to a building which is of lesser interest, half complete, irretrievably altered, or a complete but unremarkable theatre.

Community Value: this establishes the community demand for the retention and protection of a theatre. Importantly this category now includes the viability of the building as a performance venue. Points are awarded between 0 - 3 and are allocated as follows:

3 points are awarded where there is clear community demand and viability for the building to be used as a theatre.

2 points are given to a theatre where there is a possibility and demand for returning the building to performance use - this could include community performances / music.

1 point is awarded to a theatre where there is potential for the building to be brought into use as a community facility with no / minimal community performance.

0 points are applied to a building which would have a future in uses other than as a live performance or community venue.

Theatres at Risk Register 2018

	Theatre	Listing	Building Risk	Star Rating	Community Value	Total Risk
1	Brighton Hippodrome	II*	3	3	3	9
2=	Theatre Royal, Margate NEW	II*	2	3	3	8
2=	Victoria Pavilion/Winter Gardens, Morecombe	II*	2	3	3	8
4	Dudley Hippodrome	Not listed	3	2	3	8
5=	Victoria Theatre, Salford	II	3	3	2	8
5=	Winter Gardens Pavillion, Blackpool	II*	3	3	2	8
7=	Century Theatre, Coalville, Leicestershire	Not listed	2	2	3	7
7=	Granada, London Borough of Waltham Forest	II*	2	2	3	7
7=	Spilsby Theatre, Lincolnshire	II	2	2	3	7
7=	Streatham Hill Theatre, London Borough of Lambeth NEW	II	2	2	3	7
11=	Kings Theatre (Former): Continental Restaurant & Ballroom, Dundee	B	3	1	3	7
11=	The Cryer, London Borough of Sutton	Not listed	3	1	3	7
11=	The Secombe, London Borough of Sutton	Not listed	3	1	3	7
14=	Burnley Empire	II	3	2	2	7
14=	Plymouth Palace	II*	3	2	2	7
16	Hulme Hippodrome, Manchester	II	3	3	1	7
17	Leith Theatre, Edinburgh	B	1	2	3	6
18	The Broadway, Peterborough	Not listed	2	1	3	6
19=	Conwy Civic Hall (Cube)	II	3	1	2	6
19=	Coronet, Elephant and Castle, London Borough of Southwark	Not listed	3	1	2	6
19=	Mechanics Institute, Swindon	II*	3	1	2	6
19=	North Pier Pavillion, Blackpool	II	3	1	2	6
23	King's Theatre, Kirkcaldy	B	1	1	3	5
24	Tameside Hippodrome, Ashton-under-Lyne	II	1	2	2	5
25=	Garston Empire, Liverpool	Not listed	2	1	2	5
25=	Odeon/New Victoria, Bradford	Not listed	2	1	2	5
27	Grand Theatre, Llandudno	II*	1	3	1	5
28=	Doncaster Grand	II	2	2	1	5
28=	Swansea Palace	II	2	2	1	5
28=	Theatre Royal, Hyde, Cheshire	II	2	2	1	5
31	Derby Hippodrome	II	3	1	1	5
32	Alexandra Palace Theatre, London Borough of Haringey	II	1	1	2	4
33	Hulme Playhouse, Manchester	II	1	2	1	4
34	Theatre Royal, Manchester	II	2	2	0	4
35	Wokington Opera House	Not listed	3	1	0	4

Removed

Theatre	Listing	
Futurist, Scarborough	Not listed	To Be Demolished (March 2018)
Pier Pavillion, Colwyn Bay	II	Now Dismantled
Royal Victoria Hall, Southborough, Kent	Not listed	Now Demolished



King's Theatre, Dundee 11

King's Theatre, Kirkcaldy 23

Leith Theatre 17

SCOTLAND

NEWCASTLE

Workington Opera House 35



MANCHESTER

Futurist, Scarborough X

Victoria Pavilion/Winter Gardens, Morecambe 2

LEEDS

Odeon/New Victoria, Bradford 25

Winter Gardens Pavilion 5 19

Burnley Empire Theatre 14

North Pier Pavillion, Blackpool 5

Garston Empire 5 28

24

Doncaster Grand 28

LIVERPOOL

Grand Llandudno

27 19 X

Conwy Civic Hall (Cube) 19

Pier Pavilion, Colwyn Bay X

25

MANCHESTER

Derby Hippodrome 31

Spilsby Theatre 7

NORWICH

BIRMINGHAM
Dudley Hippodrome 4

Peterborough Broadway 18

WALES

Swansea Palace 28

Mechanics, Swindon 19

LONDON
Alexandra Palace Theatre 32 7
Granada Theatre

Theatre Royal, Margate 2

Streatham Hill Theatre 7

The Secombe 11 11
The Cryer

Coronet 19

Royal Victoria Hall, Southborough X

BRISTOL

PORTSMOUTH
Brighton Hippodrome 1

Plymouth Palace 14