

Appendix 3 – SHMU Update

Station House Media Unit (shmu) is currently delivering the first phase of a major redevelopment of the Woodside headquarters, supported by UKSPF, PBIP, CARES, Foundation Scotland and Business Energy Scotland. Phase 1 focuses on the refurbishment and environmental upgrade of the original building, creating an energy-efficient, sustainable facility that will provide a long-term community asset, whilst Phase 2 focuses on an extension.

Since works began, unforeseen additional costs have arisen due to the poor condition of the original building, including extensive floor works, enhanced insulation around underfloor heating, and other building interventions required to meet design and regulatory standards. These costs have significantly increased the Phase 1 budget beyond initial projections.

The Quantity Surveyor has confirmed that Phase 2 costs will be significantly higher than originally estimated, largely due to rising contractor and construction sector costs. In addition, given the current timeframe and the delays in completing Phase 1, it is highly unlikely that SHMU will be able to secure the substantial additional investment required for Phase 2 before March 2026.

The £110,000 UKSPF award would fund the following additional elements of Phase 1:

Ground Floor Fit-Out

- Professional-standard studio installation, which will include a digital laser projector, retractable screen, surround sound package, Dolby cinema processor, and audio desk with wall boxes.
- Blackout and green screen drapes with track systems to support film production and live performance.
- Theatre-grade lighting grid with LED fixtures, control nodes and lighting desk to deliver industry standard training and productions.
- Additional electrics and control systems to integrate technical installations with the building infrastructure.
- Flexible furniture (stacking chairs, folding tables and trolleys) to enable adaptable spaces for training, workshops, screenings and community events.

First Floor Fit-Out

- Interactive touchscreen TV to support collaborative, interactive learning.
- Logitech Rally video conferencing system to enable hybrid training and events.
- Tables and stacking chairs to furnish refurbished learning and meeting spaces.

This fit-out is in addition to the Phase 1 construction already funded and is essential to ensuring that the building is fully equipped, flexible and sustainable.

Repurposing the £110,000 UKSPF award to fund the Phase 1 technical fit-out represents a responsible and impactful use of this investment. It will guarantee full spend within the UKSPF timeframe, ensure that a high-quality, energy-efficient community facility is completed, and deliver immediate, tangible benefits for Aberdeen's priority communities. This approach also provides a strong platform from which to secure the significant funding required for Phase 2, avoiding the risk of a partially complete redevelopment and maximising the return on public investment.