

FIRE STATION CREATIVE

Business Model Overview

Background to Organisation

Fire Station Creative (FSC) emerged from a voluntary, grassroots organisation whose aim was to find a permanent venue for their arts and cultural activities in Dunfermline. In 2009, they commissioned a feasibility study (£6k), supported by *The Big Lottery Fund*, to identify a suitable building and demonstrate the public demand for such a proposal.

Fife Fire and Rescue Service were scheduled to vacate the old fire station in March 2010. The property was put on the open market by *Fife Council* that year. Having already viewed the building, the arts group began a campaign through the *Dunfermline Press* to retain the building in public ownership. After three years, Fife Council changed their position, agreed to lease the building to the arts group and awarded them £170k for the renovation.

By this stage the group was now registered as a public charity and operating under the name *Fire Station Creative*.



The Building Renovation

The building is currently owned by Fife Council and is category B listed. Completed in 1934, it was designed by renowned Architect, James Shearer, in the classic Art Deco style. It was extended at the rear in the 1980's and a pitched roof was also added.

When *Fire Station Creative* renovated the building in 2015, the electronic shutters, at the front and rear, were removed and newly designed doors were installed to match the overall aesthetic of the building. Original features were preserved such as the fireman's poles and the hand painted lettering on the internal doors such as '*Locker Room*' and '*Lecture Room*'



The entire renovation of the building in 2015 was achieved for around £190k. All renovations were completed within six months.

What the Facility Provides:

Gallery - Fire Station Creative was the first exclusively contemporary visual art space to arrive in Dunfermline. It launches fourteen exhibitions per year and provides opportunities for local art clubs, FSC tenants and internationally renowned artists to display their work.

25% commission is taken on sales. Entry is free and the public are invited to attend the exhibition openings on the first Thursday of every month. The turnaround time between

exhibitions is two days. This occurs when the cafe and gallery are closed on Mondays and Tuesdays.

The gallery generates around £4k per annum for FSC, although not all exhibitions are run on a commercial basis.



Studios - Within the building there are around thirty people occupying twenty studios. They work across a range of disciplines that include painting, jewellery, photography, upholstery and textile design. The tenants report that being part of a community within a high profile venue is beneficial to their own professional practice. It provides them with good networks

and opportunities to exhibit. The tenants host an annual '*Open Studios*' event when the public are given full access to the building.

£50k per annum is drawn from rental of the studios and constitutes the main income stream for FSC.

Art Therapy - There is full wheelchair access, via a platform lift, to the art therapy suite on the first floor. This suite is used by five separate mental health charities that include the NHS.

Music Therapy - In the FSC car park, there is a cabin used by the music therapy charity, Nordoff Robbins.

Classroom - Formerly the fireman's recreation room, the classroom is rented out at a rate of £13.50 per hour. Various classes such as life drawing, yoga, pilates and kids' art are held in this room.

Cafe/Bar - The cafe and bar is run in house. It has become a central meeting space for the local community to socialise and do business. There is a varied food menu with daily specials on offer. All staff are trained in mixing cocktails and craft beer is supplied by a local brewery. There is no beer on draft, however. Live music begins at 9pm every Friday and Saturday night.



The annual turnover for the cafe/bar is around £270k. It employs 5 full time staff and 5 part time.

Events - Fire Station Creative is now recognised as an ideal venue for quality music events, lectures and political conferences. Roughly two major events are held each month.



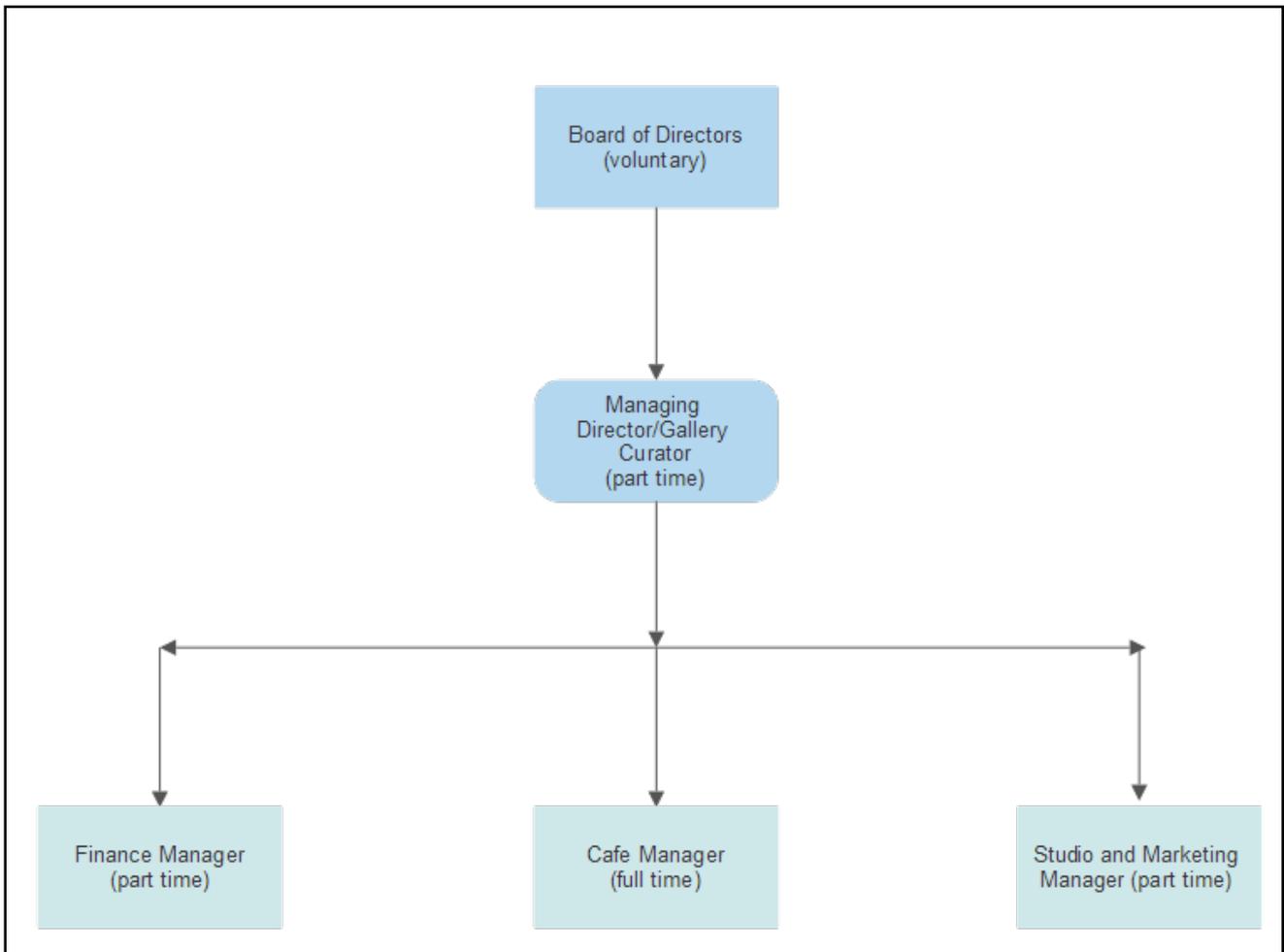
Bruce Watson and Richard Jobson from *The Skids* performing live at FSC



Jeremy Corbyn , Gordon Brown and Kier Starmer speaking at FSC

To date, the facility has hosted *Northern Soul*, live rock, orchestral and jazz concerts, stand up comedy gigs, weddings and private parties. *Fire Station Creative* is also a major partner to the annual *Outwith Music and Arts Festival*. It hosts a range of live music and literary events over the course of the first week in September

FSC Management Structure



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