

LATE SHEET (2)

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EAB discussion on the feasibility of new sport and entertainment venue

Corporate Plan objectives

1. Undertake a feasibility study for a new multi-use sports and entertainment facility
2. Complete the refurbishment of Guildford Spectrum including the roof, pool air handling system and other improvements



Guildford Spectrum opened 23 Feb 1993

- At a cost of £28m
- it took two years to build
- unique range of facilities under one roof
- regional tourist destination with 1.7 million visits each year
- 40 million visits since opening
- catchment area of 90 minute drive time
- turnover in excess of £10m per year (inc catering)



Current facilities on site

- An international size Ice Rink
- 4 swimming pools
 - multi flume Leisure Pool
 - 25m 8 lane Competition Pool
 - a Dive Pool with 1m, 3m and 5m boards
 - a Teaching Pool
- 32 lane tenpin bowling alley
- 10 badminton court main arena
- 72 station fully equipped health and fitness studio
- an athletic stadium with 400m track and a floodlit football pitch
- dedicated group exercise studio
- various other dry sport facilities including soft play, spinning studio, 2 squash courts
- ancillary facilities including a crèche, various catering and sports retail outlets
- A 1,000 space car park



Further facts and figures

- Busiest week of the year February half term with around 60,000 visits
- top individual facility score in QUEST (QA for leisure) over numerous assessments
- hosted numerous World, European, international and British championship events
- hosted Olympic and Paralympic training camps
- hosted music, comedy and TV shows
- contributes to Sport Development and Health & Well Being Strategies
- employs 130 permanent and around 400 casual staff
- home to many fantastic sports clubs



Why is Spectrum so successful?

- Unique mix of facilities and programme
- great location with excellent transport links and parking arrangements
- high quality facilities
- ongoing investment in the site planned from opening
- culture of the venue fulfilling both commercial and community objectives
- excellent partnership arrangements e.g. Guildford Flames



Current condition of the venue

- Roof has leaked since opening
- original builders insurers settled insurance claim which resulted £2m remedial project in 2007
- recognised then the roof needed to be replaced to be watertight
- contractors reluctant to price job due to site complexity
- national contractor plus specialist contractors project likely to be in excess of £12m
- programme 130 week revenue impact

Remedial works will only solve specific building fabric maintenance issues



Revised maintenance plan

- Contain roof repairs within the existing £4m budget - shorter lifespan 10 to 15 years
- probably still require some short term loss of access to individual facilities
- venue is structurally sound but leaks will require to continue to be managed where they cannot be eliminated
- Plan to accelerate venue replacement



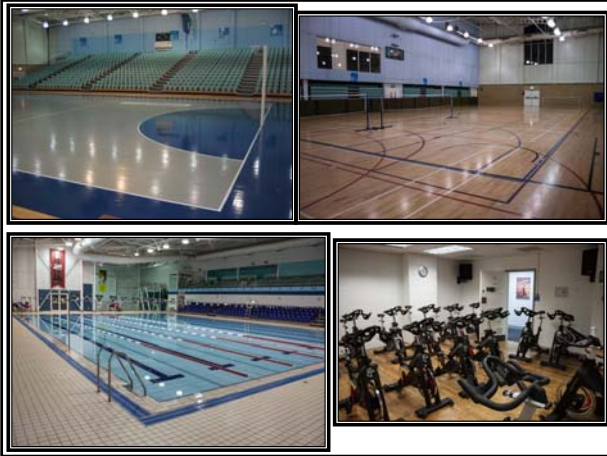
Potential cost and time

- Cost would depend on the facilities mix, the design and the location
- £28m construction project from 1993 potentially would cost £80m in 2016 (BCIS and SPONS)
- some limited funding likely to come from Sport England
- some funding may be available from potential business partners

A significant investment and complex project such as this may be ten years in the making.

Benefits of building a replacement

- Improve the product mix
- take advantage of modern technology - sustainability and plant
- apply the lessons learned from Spectrum design
- improve the ancillary facilities
- new opportunities for partnership



Consultation is key

- General public i.e. users and non users
- local residents and interest groups such as Friends of Stoke Park
- sports clubs, schools, user groups and Sport Guildford
- operating partners (GLL/Freedom)
- facility staff and coaches (e.g. ice professionals)
- Guildford access group
- NHS Guildford and Waverly CCG
- County Sports Partnership (Active Surrey), Sport England and various National Governing Bodies (NGB's)
- key partnership users e.g. Guildford Flames and Guildford City Swim Club
- businesses and business forums



Feasibility questions

In broad terms the initial questions can be categorised into:

- What?
- Where?
- Who?
- How?
- When?

Making choices

- Many existing and potential customers/users will have suggestions for inclusion in a new facility. It is unlikely that any site or project budget could realistically meet the likely build and ongoing operating costs for all suggestions.
- ongoing demand for facilities, their maintenance and resource demands must be a significant factor for choosing facility inclusion.

Conclusion



Guildford Spectrum has been very successful, is highly valued by its customers and has a big impact on the community.

If a new facility is implemented, Guildford Spectrum will continue to offer great facilities while its successor is planned and built.

Considerations for the EAB

- Views on the viability of a replacement venue
- consideration of the outline process and consultees
- important factors to consider as part of the process
- potential opportunities/facilities that could be offered by a new venue
- restrictions that may be appropriate to the project
