



# **Guildford Spectrum**

**Executive Advisory Board  
14<sup>th</sup> February 2019**

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Manager**



# Corporate Objective

Undertake a feasibility study for a new multi-use sports and entertainment facility



# Background and statistics

- Opened in 1993 and remains a unique all “under one roof” facility
- Cost then - £28m, cost now (like for like) IRO £100m+
- Over 40 million visits in the last 25 years
- Local and regional tourist destination
- Catchment area of over 90 minutes
- Turnover in excess of £10m per annum

# Current facilities

- An International standard ice rink seating 2000
- 4 swimming pools
- 32 lane ten pin bowling centre
- 10 badminton court sports hall
- A dedicated group exercise studio
- 72 station health and fitness suite
- a 400m athletics stadium with a floodlit football pitch
- a crèche and children's soft play
- a spinning studio, 2 squash courts and dry sport facilities
- a number of catering and sports retail outlets
- a 1000 space car park

# The building and other challenges

- Just spent £3m on interim repairs.
- Other failings need addressing.
- Plant and equipment is outdated.
- Design/space is outdated.
- Roof requires replacement to be watertight. Market reluctance to bid. Likely cost of £12m, would take two and a half years to complete and result in a loss of £3m in income.

# Feasibility study - Work streams

**Visions and  
aspirations**

**Supply and  
Demand**

**Land and  
Planning**

**Facility  
Design**

**Cost and  
funding  
options**

**Legal  
constraints**

# Initial vision and aspirations identified

Key councillors, CMT, Leisure and project officers were consulted.

Top three aspirations were:

- Financially self sustaining
- Sporting centre of excellence in one or more sports
- Meeting local community need for non commercial facilities



# Key questions arising from work to date

- Constraints resulting from legislation and other agreements
- Funding options available: DBFO, Joint Ventures (JV) and Special Purpose Vehicles (SPV).
- Operational management options: in house, external operator, Trust etc.





# Next steps

Continue ongoing research.

Complete report for Executive detailing:

- An assessment of the existing facility and service.
- Linkage with council policies & strategies e.g. Local Plan/Health and Wellbeing etc.
- The options available to the Council e.g. build a new facility, refurbish the existing.
- The vision and aspirations for the new Spectrum.
- Land and planning matters (limitations and opportunities provided by the site).
- Research into supply and demand/need.
- Estimate of costs and financing options.
- Next steps (options and preferred approach to the next stage of the project).



# Timeline

- What is currently happening
  - Consolidate research data into modular outline business case
  - Commence drafting public consultation questions
  - Continue drafting Executive report (including funding options)
- By the end of March
  - Report to the Executive