

Potential ice arena

P 'n R Site, Newmarket Road, Cambridge

An overview for Fen Ditton PC

Backdrop

In 1990 David Gatticker bequeathed £1m to the University to help create a home for ice hockey in Cambridge. Since then the Cambridge Leisure and Ice Centre Trust (CLIC) has been searching for a suitable site and affordable building solution.

Today, with the Gatticker fund worth £2.8m, a site has been identified and partnership with delivery partner Cool Venues started.

An operator, that will contribute to the capital cost and provide a guaranteed annual rent, has been identified.

Today, however, to ensure the ice arena is self-sustaining long into the future, the business model is based on leisure skating supported by ice hockey, curling and figure skating.



Site viability

- Owned by the Marshall Group
- Area circa 1.25 acres/0.5ha
- Immediately adjacent to a Park 'n Ride bus terminal
- Not in the green belt
- Long-term financial sustainability established
- No Public Sector subsidy required
- Fully privately funded



CLIC's delivery partner

Cool Venues Limited (www.coolvenues.co) comprises:

- IPW... International consultancy specialising in the funding, feasibility and business modelling of sport, leisure, entertainment venues www.ipw3.com
- IceTech UK. The UK's leading provider of ice pads. Has constructed the UK's longest span glulam structure. Experienced in the building of low cost venues. www.icetechuk.com
- Monro White Hilton. International consultancy specialising in cost, project and risk management. Expertise in long-span structures, engineering services, sustainability www.mwhl.com

Combined the team has been involved with >80% of the permanent ice rinks across the UK



The venue

- Permanent ice arena
- Full disabled access
- 56m X 26m ice pad
- >500 capacity
- Full international standard
- Cafeteria
- Highly efficient building envelope
- Environmentally sustainable
- Excellent accessibility



Progress to date

- Detailed business modelling complete
- Ground investigation under way
- The UK's most experienced delivery team assembled
- Leading UK sport/leisure operator identified
- Cost estimate complete
- Funding in place; no drain on the public purse
- **Now seeking local community input to inform project development**



Business model

- Leisure skating, figure skating, curling, ice hockey uses
- Striving to keep entry cost affordable
- >65% of income generated by public leisure skating
- Venue owned by CLIC and rented to the Operator
- Rental income utilised by CLIC for educational purposes
- Car parking income generated for the County Council



Community benefits

- Employment
- Recreational clubs
- Education eg link with Scott Polar & local schools
- Athletic award bursaries (ice related)
- Sport training/development
- Aspirational – open to all ages, abilities, gender, background
- Promotional eg link to British Antarctic Survey
- Positively reinforcing the local area



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