

**Manchester City Council
Report for Resolution**

Report to: Executive – 29 June 2016
Subject: The Manchester Ice Dome
Report of: Strategic Director, Development

Summary

This report outlines a proposal by Ice Dome Limited to redevelop the former Hall & Rogers building at the junction of Ashton New Road and Hillkirk Street as an ice arena with a view to bringing ice based sports back to Manchester. A report in Part B of the agenda outlines the commercial terms for this proposal.

Recommendations

The Executive is recommended to:

- (i) Approve the proposal to develop the Manchester Ice Dome as an interim use on the site of the former Hall & Rogers building at the junction of Ashton New Road and Hillkirk Street;
- (ii) Authorise the Chief Executive, City Treasurer and City Solicitor, in consultation with the Leader and Executive Member for Human Resources, to agree the Business Plan;
- (iii) Delegate authority to the Chief Executive, City Treasurer and City Solicitor in consultation with the Strategic Director (Development) to negotiate and approve the final terms of the agreements necessary (including agreeing the BP) to implement the proposals; and
- (iv) Authorise the City Solicitor to enter into and agree and complete on behalf of the Council all necessary documentation giving effect to the above.

Wards Affected: Bradford

Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Provision of this new sporting and leisure facility will add to the mix of the economy and provide new jobs and training opportunities.
A highly skilled city: world class and home grown talent sustaining the city's economic success	This leisure franchise offers opportunities to young people to develop their talents across a range of ice sports as well as providing a home to a major professional ice hockey team.

A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The franchise provides training and development opportunities to young people in ice sports.
A liveable and low carbon city: a destination of choice to live, visit, work	Refurbishment of a redundant building bringing it back into economic use. A major leisure facility in the heart of the Manchester economy.
A connected city: world class infrastructure and connectivity to drive growth	The proposed location for the Ice Dome has good access to Metrolink, is on a busy bus corridor along Ashton New Road and, if car parking is required on Manchester Phoenix match days, the existing facilities at the Etihad Campus can be utilised.

Full details are in the body of the report, along with any implications for

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

A small saving on holding costs covering security and management.

Financial Consequences – Capital

None.

Contact Officers:

Name: Eddie Smith
Position: Strategic Director, Development
Telephone: 0161 234 3030
E-mail: e.smith@manchester.gov.uk

Name: Steve Thorncroft
Position: Head of Development
Telephone: 0161 234 1292
E-mail: s.thorncroft@manchester.gov.uk

Name: Neil Fairlamb
Position: Strategic Lead – Parks, Leisure & Events
Telephone: 0161 219 2539
E-mail: n.fairlamb@manchester.gov.uk

Name: Carol Culley
Position: City Treasurer
Telephone: 0161 234 3564
E-mail: c.culley@manchester.gov.uk

Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

Holt Town Regeneration Framework, Executive, 18th December 2013

1.0 Background

- 1.1 Ice Dome Limited have approached the Council to utilise a City Council owned asset to develop a “Manchester Ice Dome” facility, with a view to bringing ice based sports back to Manchester. One of the main parties behind Ice Dome Limited is also the Managing Director of Manchester Phoenix ice hockey teams, who currently play their home matches at the Deeside Leisure Centre in North Wales, having terminated their relationship with Silver Blades Altrincham in 2015. Prior to moving to Altrincham, the club was Manchester Storm and they played at Manchester Arena until 2002. It would be the intention for Manchester Phoenix to use the proposed facility set out in the report for their home league and cup games.
- 1.2 The parties behind Ice Dome Limited also have wide experience in bringing forward ice arenas, having been involved in developing the ice facility for the Manchester Arena and, since then, developing ice arenas in Altrincham, Cambridge and Cardiff.

2.0 The “Manchester Ice Dome” Proposal

- 2.1 The former Hall and Rogers building, at the junction of Ashton New Road and Hillkirk Street was acquired by the City Council in 2014. It has been indentified by Ice Dome Limited as ideal for redevelopment as a 1250 seat capacity ice arena.
- 2.2 The building is located on a prominent site on the Ashton New Road and is a visual disamenity. At present it is a vacant and dilapidated building and represents a liability with holding costs.
- 2.3 The building/site falls within the Holt Town Neighbourhood Development Framework and at present it is not capable of forming part of a wider comprehensive development programme in the short to the medium term as further land assembly is required to bring forward positive development. It is therefore necessary to consider an interim use for the building/site.
- 2.4 Ice Dome Limited’s intention is to redevelop the building to be the home of Manchester Phoenix Premiership and Junior teams as well as the disabled sledge team. The venue will also provide a central hub for the synchronised skating teams and British Ice Dance. It will become a centre of excellence for the National Ice Skating Association of Great Britain (NISA). In addition the proposed Ice Dome will be open to the community and school groups for recreational ice skating and lessons and will also host various community fundraising events, through its affiliation with the Manchester Phoenix Community Sports Foundation. This Foundation also offers after school and holiday clubs.
- 2.5 The proposed Ice Dome will generate community contributions far beyond bringing the premiership Ice Hockey team ‘The Manchester Phoenix’ back to Manchester, providing a central hub for the British Ice Dance and Synchro Teams. Ice Dome Limited’s intention is to bring new and exciting services and

opportunities using Ice as a platform. Whatever the weather it will provide all year round family entertainment for all ages and abilities. The Manchester Ice Dome will be home to a multi-disciplined skill school. From one to one learn to skate programs under the auspicious of NISA to teach team sport disciplines. The Ice Dome will provide all ice sports training and instruction across a wide spectrum of Ice Sports such as:

- Sledge Hockey;
- Speed skating;
- Skating lessons;
- British Curling;
- Premiership Ice Hockey encompassing a full Academy Junior System;
- British Ice Dance & Synchro (the NISA Centre of Excellence); and
- Recreational skating catering for all age groups.

Holiday play schemes, workshops and summer camps will also be delivered at the Ice Dome. As such Ice Dome Limited's proposals should ensure a valuable community facility is brought forward which adds to and builds upon the growing sporting profile associated with the Etihad Campus and the wider East Manchester area.

- 2.6 As the proposed home of Manchester Phoenix Premiership Ice Hockey Team circa 30 matches will be played at the Manchester Ice Dome. Discussions have been held between Ice Dome Limited, Manchester City Football Club and the English Ice Hockey Association to ensure that these home matches will not be held on the same day as Manchester City Football Club home matches to help minimise the impacts on local residents. Car Parking will be made available at the Etihad Campus for Manchester Phoenix home matches.
- 2.7 The Manchester Ice Dome proposal does not require any financial support from the City Council. The building in its current state could not attract a rental premium. Ice Dome Limited will invest £2.5 million in bringing this derelict building back to beneficial use for up to 5 years.
- 2.8 The venue will create a number of new jobs (16 full time and 15 part time posts), and increase the leisure offer, furthering the regeneration of East Manchester.
- 2.9 Ice Dome Limited accept that the building will be a temporary home for the Manchester Ice Dome as City Council, in the longer term will require the site for future development. Ice Dome Limited are of the view that this city based location will act as a great springboard for a brand new facility that they intend to develop as the permanent home of the Manchester Ice Dome for the next 25 years and beyond.
- 2.10 Alongside the progress made on agreeing a short term letting the City Council will work with the Ice Dome Limited to find a suitable location for a permanent home. A range of options for the medium/long term solution are already being evaluated. Any medium/ long term solution will, of course, be subject of a further report to Executive in due course.

3.0 The “Manchester Ice Dome”: Progress

- 3.1 The Manchester Ice Dome proposals have been reviewed and developed over the last couple of months with input from various sections including Development, Leisure, Finance and Planning.
- 3.2 Heads of Terms have been agreed and these are reported in the Part B report. Finance colleagues have reviewed the Business Plan and this is also covered in Part B.
- 3.3 The proposal to establish the Manchester Ice Dome within the Hall and Rogers building is subject to planning permission which will only be determined after a period of public consultation. Ice Dome Limited have met with Planning and Building Control and the proposals will be the subject of a planning application that will be submitted in the coming weeks.

4.0 The “Manchester Ice Dome”: Timescales

- 4.1 Ice Dome Limited are keen to press ahead with this proposal as timescales are very tight for a number of reasons. The 2016/17 Ice Hockey season starts in September and while it is possible for the Premiership team to play the first matches of the season away, support for the junior team could wane if there is no certainty on a date for the new facility as the travel commitments to North Wales are quite significant. In addition, recruiting players and income from season tickets could all be affected without certainty on a timescale for this development proposal.

5.0 Concluding Remarks

- 5.1 A short term lease permitting works to the building at the lessee’s cost to bring it back into use represents a low risk deal for the City. It has the benefits of: creating jobs in East Manchester, tidying up a derelict site, complementing the existing recreational facilities in East Manchester and providing community benefits, particularly to young people.
- 5.2 The recommendations are detailed at the beginning of the report.

6.0 Contributing to the Manchester Strategy

(a) A thriving and sustainable city

- 6.1 Provision of this new sporting and leisure facility will add to the mix of the economy and provide new jobs and training opportunities.

(b) A highly skilled city

- 6.2 This leisure franchise offers opportunities to young people to develop their talents across a range of ice sports as well as providing a home to a major professional ice hockey team.

(c) A progressive and equitable city

- 6.3 The franchise provides training and development opportunities to young people in ice sports.

(d) A liveable and low carbon city

- 6.4 Refurbishment of a redundant building bringing it back into economic use. A major leisure facility in the heart of the Manchester economy.

(e) A connected city

- 6.5 The proposed location for the Ice Dome has good access to Metrolink, is on a busy bus corridor along Ashton New Road and, if car parking is required on Manchester Phoenix match days, the existing facilities at the Etihad Campus can be utilised.

7.0 Key Policies and Considerations

(a) Equal Opportunities

- 7.1 The facility will capture significant employment opportunities and ensure that Manchester residents have the opportunity to compete for the jobs that are created. The facility is also very accessible and well connected, being located on a main arterial route with good bus services as well as being close to two Metrolink stations.

(b) Risk Management

- 7.1 This will be addressed through the legal agreement (lease) on the land.

(c) Legal Considerations

- 7.2 The Council is intending to enter into a short term lease with Ice Dome Limited. The proposed building in its current state will not attract a rental premium. Ice Dome Limited is willing to invest £2.5 million into the building to bring it back into beneficial use providing community benefits. The arrangements which the Council is proposing to enter into are on comparable market terms.