

## **Report to Cabinet**

**Subject:** Future Management of Joint Use Leisure Centres

**Date:** 26 March 2026

**Author:** Leisure and Wellbeing Transformation Programme Manager

**Wards Affected:** All Wards

### **Purpose**

To present the findings of the public consultation undertaken between 26 November and 18 December 2025 regarding the future of Joint Use Agreements at Carlton Forum Leisure Centre, Calverton Leisure Centre and Redhill Leisure Centre.

To provide an update on the strategic context for leisure provision across the Borough, including work to date regarding the Carlton Active leisure and wellbeing centre and the future of Carlton Forum Leisure Centre and capital investments at other sites.

Cabinet is asked to consider the consultation findings and determine the Council's future operation of Calverton Leisure Centre and Redhill Leisure Centre, including whether the Council should withdraw from the existing Joint Use Agreements and explore alternative arrangements to maintain community access where appropriate.

### **Key Decision**

This report constitutes a key decision as defined in the council constitution. The report relates to the future management of leisure centres that serve residents across multiple wards within the Borough and may result in significant changes to the Council's leisure service provision and associated financial implications.

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## **Recommendation(s)**

### **THAT:**

- 1. Cabinet notes and considers the findings of the Joint Use Leisure Centre consultation undertaken between November and December 2025 regarding the Council's potential withdrawal from the Joint Use Agreements at Carlton Forum Leisure Centre, Calverton Leisure Centre and Redhill Leisure Centre.**
- 2. Cabinet agrees that Gedling Borough Council will continue operating leisure services at Calverton Leisure Centre under the existing Joint Use Agreement.**
- 3. Cabinet agrees that Gedling Borough Council will continue operating leisure services at Redhill Leisure Centre under the existing Joint Use Agreement.**
- 4. Cabinet will continue to review the operation of leisure services at Calverton Leisure Centre and Redhill Leisure Centre, as part of the wider Leisure Strategy, including operating models and programming to ensure services remain financially sustainable and responsive to local need.**

## **1 Background**

- 1.1 Gedling Borough Council is delivering a borough-wide Leisure and Wellbeing Transformation Programme to ensure that leisure provision across the Borough remains sustainable, accessible and aligned with the Council's objectives relating to health, wellbeing and community participation.
- 1.2 The programme is informed by strategic documents including the Strategic Outcomes Planning Model (2023), the Gedling Borough Council Leisure Strategy 2025 and the development of the proposed Carlton Active Leisure, Wellbeing and Community Centre. Together these documents provide the strategic framework for modernising the Council's leisure estate, addressing the challenges associated with ageing facilities and ensuring that leisure provision supports the long-term health and wellbeing needs of residents.
- 1.3 In 2025 the Council commissioned Max Associates to prepare an updated Leisure Strategy and Built Facilities Strategy for the Borough. The strategy provides a comprehensive review of existing leisure provision and establishes a long-term vision for leisure and physical activity opportunities across Gedling. This includes an assessment of all the Council's sites, which was

essential to inform how future Leisure provision should be provided across the Borough.

- 1.4 The strategy identified that the Council's current leisure portfolio is financially unsustainable, requiring an annual subsidy of approximately £1.3 million (2024/25) to operate the existing leisure facilities. It also highlighted that several facilities are ageing and increasingly expensive to maintain, recommending a transition towards a smaller number of modern, strategically located facilities capable of meeting the Borough's future health and wellbeing needs.
- 1.6 As part of this approach, the strategy recommended reviewing the long-term role of a number of existing facilities, including those operating under Joint Use Agreements with Nottinghamshire County Council and Redhill Academy Trust.
- 1.7 The strategy identifies the development of the proposed Carlton Active Centre as a priority investment within the Council's leisure estate. It also recognises the longer-term direction to improve leisure provision in the Arnold area through the Ambition Arnold regeneration programme, should funding opportunities arise.
- 1.8 The Leisure Strategy was considered by Cabinet on 25 September 2025, where Cabinet noted the findings and recommendations of the strategy as the evidence base for future investment and management of the Council's leisure portfolio. Cabinet also agreed at that meeting to undertake public consultation on the Council potentially withdrawing its service provision from leisure centres operating under Joint Use Agreements.
- 1.9 The Council's Medium Term Financial Plan (MTFP) identifies a requirement for £2.5 million of efficiency savings over the next five years. Leisure currently represents one of the Council's highest subsidised service areas, with leisure facilities costing the Council approximately £1.3 million per year to operate.
- 1.10 As part of the Leisure Transformation Programme the Council also undertook a review of the most appropriate management arrangements for leisure services.
- 1.11 The findings of the Leisure Management Options Appraisal were considered by Cabinet on 19 November 2025, where Cabinet approved the continuation of the Council's in-house leisure management model as the preferred approach for the delivery of leisure services.
- 1.12 Calverton Leisure Centre, Carlton Forum Leisure Centre and Redhill Leisure Centre all operate under Joint Use arrangements. These facilities are

managed by the Council for community leisure use, but the buildings themselves are located on sites owned or controlled by partners including Nottinghamshire County Council and Redhill Academy Trust.

- 1.13 Following the Cabinet decision of 25 September 2025, a public consultation was undertaken between 6 November 2025 and 18 December 2025 to seek views from residents, users and stakeholders on the Council potentially withdrawing its service provision from leisure centres operating under joint use agreements.
- 1.14 In January 2026 the Council received a petition relating to the future of Calverton Leisure Centre and the potential impact of the Leisure Transformation Programme on the site.
- 1.15 The petition contained 286 signatures from residents and called on the Council to reconsider its plans relating to Calverton Leisure Centre. The petition asked the following:

*The signatories to the petition call on Gedling Borough Council to:*

- 1. Remove Calverton Leisure centre from the leisure transformation strategy.*
- 2. Not to issue notice on the joint use agreement for Calverton leisure centre.*
- 3. Continue to directly manage Calverton leisure centre.*

- 1.16 In accordance with the Council's Petition Scheme the petition was debated at Full Council on 21 January 2026, where the matter was referred to the Executive for consideration as decisions relating to the future management of leisure facilities fall within Cabinet's responsibilities.
- 1.17 This report therefore forms part of the Council's consideration of the matters raised within the petition.
- 1.18 The future of Carlton Forum Leisure Centre was considered separately by Cabinet as part of the Carlton Active RIBA Stage 2 Cabinet Report on 19 February 2026, where Cabinet approved progression of the Carlton Active project into pre-construction and agreed that the Council should withdraw from the Carlton Forum Joint Use Agreement at the appropriate time.

## **2. Overview of Joint use facilities**

- 2.1 As part of the Leisure Transformation Programme, the Council has reviewed the operational position, strategic context and asset condition of the leisure facilities currently operating under Joint Use Agreements.

- 2.2 Table A below provides a summary overview of the key characteristics of both Calverton Leisure Centre and Redhill Leisure Centre, the two sites being considered further in this report.

<b>Facility</b>	<b>Ownership</b>	<b>Key Facilities</b>	<b>Asset Condition Information</b>	<b>Strategic Context</b>
<b>Calverton Leisure Centre</b>	Nottinghamshire County Council/ Redhill Academy Trust	Swimming pool, gym, sports hall, fitness studios, 3G football pitch	Condition survey (2017) -approx. £40k works identified	Serves rural communities; housing growth in Calverton, catchment overlap with Arnold
<b>Redhill Leisure Centre</b>	Redhill Academy Trust	Gym, sports hall, fitness studios, 3G football pitch	Limited condition data (last survey 2009)	Proximity to Arnold Leisure Centre; linked to Ambition Arnold regeneration

- 2.3 It should be noted that the buildings at Calverton Leisure Centre and Redhill Leisure Centre are owned by Nottinghamshire County Council and/or Redhill Academy Trust respectively. Responsibility for undertaking and maintaining up-to-date condition surveys for the building fabric and core infrastructure sits with the respective asset owners under the terms of the Joint Use Agreements.
- 2.4 As a result, the Council is reliant on information provided by these partners, and in some cases, the most recent condition data available is historic and may not fully reflect the current condition of the facilities.

### **3. Calverton Leisure Centre**

- 3.1 Calverton Leisure Centre is located on the Colonel Frank Seeley Academy campus site and operates under a Joint Use Agreement with Nottinghamshire County Council and Redhill Academy Trust. The facility provides a range of leisure opportunities for both the school and the wider community including a swimming pool, gym, 3G pitch, sports hall and group exercise studios.
- 3.12 The site is governed by two joint use agreements which collectively set out the operational, financial and maintenance responsibilities of each party. Under these arrangements, the Council is responsible for the delivery and

management of community leisure services, while ownership of the land and key building infrastructure sits with Nottinghamshire County Council and Redhill Academy Trust. The 3G pitch, sits with the school on a separate agreement, where the Council is responsible for managing and delivering community leisure provision, including control of bookings outside of school hours.

- 3.13 Both joint use agreements include provisions for termination, including a requirement for a minimum two-year notice period should the Council seek to withdraw from the arrangement.
- 3.14 The centre serves residents within Calverton and surrounding rural communities and provides access to swimming, fitness, playing pitches and indoor sport within the northern part of the Borough.
- 3.15 Calverton is identified within the Council's Housing Strategy as one of the Borough's significant rural settlements, serving a wider rural catchment within the northern part of Gedling Borough.
- 3.16 The Leisure Strategy identified overlap in leisure facility catchments across the Borough, with Arnold Leisure Centre covering much of the Calverton catchment area. However, consultation undertaken during development of the strategy highlighted that residents living in rural communities may experience additional barriers accessing leisure facilities, particularly where transport options are limited.

## **3.2 Asset Condition**

- 3.21 During the 2025/26 financial year, the centre experienced disruption to swimming provision due to a malfunction of the boiler system serving the pool plant. Under the joint use agreement, the boiler system sits under the responsibility of Colonel Frank Seeley Academy. The Academy has installed a temporary boiler to enable the heating of school and the leisure facilities in the short-term. Redhill Academy Trust is considering longer-term boiler replacement as part of its capital programme development. Subject to approval, these works are expected to take place during 2026/27, which would address the current plant issues and support the continued operation of the swimming pool facility.
- 3.22 The failure of the heating system affected both the pool water temperature and air temperature within the pool hall, resulting in the temporary closure of the pool while temperatures fell below safe operational levels. The temperature drop during the colder winter period also resulted in thermal shock of the pool plant equipment, often associated with ageing pool infrastructure in such circumstances. This has created leaks in the system

and therefore ongoing operational issues of the pool plant resulting in a longer period of closure of the pool.

- 3.23 In response to this, the Council has taken the opportunity to undertake comprehensive essential maintenance works of the pool plant and improvements to the female changing space during this period of closure. This capital investment works ensures the continued safe operation of the facility and supports a commitment to the operation of the swimming pool whilst Gedling Borough Council exists, enabling residents in Calverton and surrounding rural communities to access local swimming opportunities.
- 3.24 This most recent investment, adds to work undertaken in 2025 to enhance the fitness gym provision at the leisure centre, converting a low use squash court, to increase the capacity on site. This improvement was funded through a combination of the Council's approved Leisure Base Maintenance budget and the Calverton Joint Use budget, with the latter agreed in accordance with the Joint Use arrangements

### **3.3 Housing Growth and Future Demand**

- 3.31 Calverton has experienced residential growth in recent years and continues to form part of the Borough's housing development plans.
- 3.32 The Council's Housing Strategy and Local Plan identify the need for continued housing delivery across the Borough, with a requirement to deliver approximately 631 new homes per year in order to meet housing demand.
- 3.33 Calverton already contains a mix of housing tenures including 101 affordable homes and 460 private homes, reflecting its role as an established residential community within the Borough.
- 3.34 Demographic evidence also shows that the population of the Borough is ageing, which may increase demand for accessible health, wellbeing and physical activity opportunities in the future.
- 3.35 Population growth and demographic change may therefore increase demand for local leisure, sport and physical activity provision within the Calverton area.

### **3.4 Accessibility and Alternative Provision**

- 3.41 Calverton Leisure Centre provides local access to leisure provision for residents in the northern part of the Borough.

- 3.42 The nearest alternative Council leisure facility providing comparable swimming provision is Arnold Leisure Centre, located approximately 5 miles from Calverton, with an average journey time of around 10-20 minutes by car.
- 3.43 For residents without access to private transport or those reliant on public transport, travel distance may affect accessibility to leisure provision should services at Calverton change in the future, although there is currently a good, regular bus service in operation between Calverton and Arnold.

### **3.5 Community Role**

- 3.51 Calverton Leisure Centre supports opportunities for physical activity, recreation and wellbeing for residents in Calverton and surrounding rural communities.
- 3.52 The facility provides access to swimming, fitness activities, indoor sport, playing pitches and exercise programmes, as well as supporting school use and community groups. For many residents within Calverton and nearby villages, the centre provides the most locally accessible leisure facility within reasonable travelling distance.
- 3.53 The importance of the facility to the local community was also reflected in the petition submitted to the Council in January 2026, which was led by users of the swimming facilities and was subsequently referred to the Executive for consideration as part of the Leisure Transformation Programme.

### **3.6 Consultation Findings**

- 3.61 Consultation responses highlight the importance of Calverton Leisure Centre as a highly localised community facility.
- 3.62 71% of respondents indicated that they would not support the Council withdrawing from the facility. The consultation also identified that a significant proportion of users walk to the centre, reflecting its role in serving the immediate local community.
- 3.63 Swimming provision was identified as particularly important, with 89% of Calverton users highlighting the swimming pool as the most important facility to protect.
- 3.64 These findings reinforce the role of Calverton Leisure Centre in supporting accessible leisure provision for residents in the northern rural area of the Borough.

## **4 Redhill Leisure Centre**

- 4.11 Redhill Leisure Centre is located on the Redhill Academy campus and operates under a Joint Use Agreement with Redhill Academy Trust. The

facility provides leisure opportunities for both the school and the wider community, including a gym, fitness studios, sports hall and 3G outdoor sports provision.

- 4.12 As with other joint use facilities, the Council operates the leisure provision but does not own the building asset, with responsibility for the building infrastructure and 3G pitch sitting with Redhill Academy Trust under the terms of the Joint Use Agreement.

## **4.2 Strategic Context**

- 4.21 The Council has embarked on the Ambition Arnold regeneration programme, which considers the future redevelopment of leisure facilities within Arnold town centre. The project forms part of the Council's medium to long-term leisure infrastructure plans, with feasibility work having progressed to RIBA Stage 2 regarding a new wet and dry leisure centre for Arnold. The RIBA 2 plans were approved by Cabinet on 19 November 2025.

- 4.22 At this stage, no funding has been formally identified for delivery of the Ambition Arnold leisure development, and the project remains subject to future funding opportunities and further Cabinet consideration.

- 4.23 Redhill Leisure Centre is located approximately 0.5 miles from the current Arnold Leisure Centre, which provides swimming facilities.

- 4.24 Due to the proximity of Arnold Leisure Centre, the catchment areas for the two facilities overlap significantly. This overlap was identified within the Leisure Strategy analysis of the Borough's leisure portfolio. It should be noted that Arnold Leisure Centre currently offers a swimming pool only and the gym and fitness facilities are provided at the Redhill site. The Leisure Strategy identified an opportunity to reduce Council costs by consolidating the two facilities into one, should capital funding be identified.

## **4.3 Asset Condition**

- 4.31 The most recent available condition information for Redhill Leisure Centre dates from 2009, meaning the Council has limited up-to-date lifecycle condition information regarding the facility.

- 4.32 The centre has experienced ongoing roof issues, particularly within the gym area where water ingress has occurred during periods of heavy rainfall. The Council is working with Redhill Academy to address this issue. No other asset issues are currently apparent at that site and a sinking fund has been put place by both the Academy and the Council to support future 3G pitch replacement.

#### **4.4 Planned Investment**

4.41 Redhill Leisure Centre is currently undergoing plans for refurbishment of the fitness suite and gym in order to improve the quality and capacity of the facility. The refurbishment of equipment is necessary due to the condition of equipment currently, even continued operation of the site during any notice period (if notice served) would require some investment to ensure ongoing operations.

4.42 Funding of approximately £270,000 has been identified to support improvements including:

- replacement gym equipment
- refurbishment of flooring and lighting
- reconfiguration of internal space
- removal of the existing spin studio to increase gym capacity.

#### **4.5 3G Pitch Provision**

4.51 Redhill Leisure Centre also includes a floodlit third-generation 3G artificial grass football pitch, supporting both school sport and community football provision.

4.52 The pitch was developed through a partnership between Gedling Borough Council, Redhill Academy Trust and the Premier League & FA Facilities Fund (now delivered through the Football Foundation).

4.53 The facility provides an important venue for grassroots football, supporting local clubs, training sessions and competitive matches throughout the week.

4.54 Evidence from the Football Foundation Gedling Local Football Facility Plan 2025 highlights continued demand for high-quality 3G pitch provision to support football participation within the Borough.

#### **4.6 Community Role**

4.61 Redhill Leisure Centre provides opportunities for sport, recreation and physical activity for both school users and the wider community.

4.62 The facility supports a range of activities including fitness training, indoor sports, school sport provision and community football through the outdoor 3G pitch.

4.63 The centre therefore contributes to the provision of accessible opportunities for residents to participate in physical activity and organised sport within the Arnold area.

#### **4.71 Consultation Findings**

4.72 Consultation responses indicate that Redhill Leisure Centre performs a different role within the Borough's leisure offer, primarily serving as a fitness-focused facility within the Arnold area.

4.73 57% of respondents indicated that they would support withdrawal from the facility if it enabled investment in new, modern leisure provision elsewhere in the Borough.

4.74 Users of Redhill Leisure Centre are more likely to travel by car and demonstrate a greater willingness to travel to alternative facilities, reflecting the centre's proximity to Arnold Leisure Centre and the overlap in catchment areas.

4.75 These findings indicate a greater level of flexibility in how the facility is used, while still recognising its role in supporting participation in physical activity and sport.

### **5 Usage, Participation and Financial Performance**

#### **5.1 Participation and Membership**

5.11 The Council monitors participation across its leisure facilities through a range of performance indicators including fitness memberships, swim school enrolment and overall site usage.

5.12 Fitness memberships are managed through the Council's DNA membership system, which provides access to gym and fitness facilities across the leisure portfolio.

5.13 Swim school provision forms an important part of the Council's leisure offer and supports both swimming participation and income generation at facilities where swimming pools are available.

5.14 Performance data from 2022/23 - 2024/25 set out in Table B indicates the participation levels at both Calverton and Redhill Leisure Centres:

<b>Table B: Membership and Usage Trends at Calverton and Redhill Leisure Centres (2022/23 - 2024/25)</b>				
<b>Facility</b>	<b>Year</b>	<b>DNA Memberships</b>	<b>Swim School Members</b>	<b>Annual Visits</b>
<b>Calverton LC</b>	2022/23	565	301	104,037
	2023/24	640	325	142,387
	2024/25	717	378	157,676
<b>Redhill LC</b>	2022/23	1,047	N/A	181,444
	2023/24	1,173	N/A	200,154
	2024/25	1,385	N/A	187,609

- 5.15 Performance data demonstrates a positive growth trend in participation at both facilities over the past three years.
- 5.16 At Calverton Leisure Centre, DNA memberships, swim school enrolment and overall visits have increased year-on-year, reflecting strong and growing local demand, particularly for swimming provision.
- 5.17 At Redhill Leisure Centre, fitness membership has also shown consistent growth, with attendance levels remaining strong overall despite some fluctuation in visits between 2023/24 and 2024/25.
- 5.18 These trends indicate that both facilities continue to play an important and active role in supporting participation in leisure and physical activity across the Borough.

## **5.2 Joint Use Consultation Findings**

### **5.21 Consultation Overview**

5.22 As part of the Leisure Transformation Programme, Gedling Borough Council undertook a public consultation regarding the future of the Joint Use Agreements at Calverton Leisure Centre, Redhill Leisure Centre and Carlton Forum Leisure Centre. The full consultation report is included in Appendix A.

5.23 The consultation was undertaken between 6 November and 18 December 2025 and invited feedback from residents, facility users, community groups and other stakeholders regarding the future operation of the centres.

Engagement was undertaken through:

- an online consultation survey
- paper copies available at leisure centres
- promotion through the Council website and social media
- distribution through community and partner networks
- engagement through health and wellbeing co-production meetings.

A total of 933 responses were received.

- 5.24 Survey responses indicated that Calverton Leisure Centre was the most frequently used of the school-site leisure facilities by those who responded, followed by Carlton Forum Leisure Centre, with Redhill Leisure Centre the third most frequently used facility. Approximately 16% of respondents indicated that they did not currently use any of the school-site leisure centres.

## **6 Summary of Consultation Findings**

- 6.1 A full breakdown of consultation responses is provided in Appendix A. The key themes arising from the consultation are summarised below.
- 6.11 The consultation demonstrated that the facilities are well used, with 46% of respondents reporting usage at least once per week. Swimming (68%), gym (52%) and exercise classes (39%) were identified as the most used activities, highlighting the importance of both wet and dry side provision.
- 6.12 Accessibility and proximity to facilities were identified as important factors for users. Most respondents travel by car (65%), although a significant proportion walk (41%), and over half of respondents indicated they would only be willing to travel less than 10 minutes to access leisure facilities.
- 6.13 Views on the potential withdrawal from joint use facilities were mixed. Overall, 45% of respondents indicated they would not support withdrawal, while 36% indicated they would support withdrawal if it enabled the delivery of new, modern leisure facilities elsewhere in the Borough.
- 6.14 At a site-specific level, responses indicate differing roles for the facilities. Calverton Leisure Centre was identified as a highly localised community facility, with strong opposition to withdrawal (71%), reflecting its importance to residents in the northern rural area of the Borough. In contrast, responses relating to Redhill Leisure Centre indicated a greater level of acceptance of potential change, with 57% of respondents indicating support for withdrawal if it enabled investment in new facilities.

6.15 Table D below summarises the key findings from the consultation in relation to Calverton and Redhill Leisure Centre users.

<b>Table D: Key findings from joint use consultation -Calverton and Redhill Leisure Centres</b>			
<b>Consultation Insight</b>	<b>Overall Findings</b>	<b>Calverton Leisure Centre Users</b>	<b>Redhill Leisure Centre Users</b>
Total responses	933 responses received	Calverton most frequently selected centre used by respondents	Redhill third most frequently selected centre
Frequency of use	46% use facilities once per week or more	26% once per week; 23% three times per week or more	29% more than three times per week
Travel behaviour	Majority travel by car (65%), followed by walking (41%)	55% walk to the centre	66% travel by car
Preferred travel time	53% willing to travel less than 10 minutes	73% willing to travel less than 10 minutes	53% willing to travel 10–20 minutes
Most used facilities	Swimming pool (68%), gym (52%), exercise classes (39%)	Swimming pool (81%) most used	Gym (66%) most used
Facilities most important to protect	Swimming pool (79%), gym (53%), sports hall (39%)	Swimming pool (89%) most important	Swimming pool (62%) and gym (61%)

Views on withdrawal	45% opposed withdrawal; 36% supportive if new centres delivered	71% opposed withdrawal	57% supportive if new centres delivered
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## 7 Local Government Reorganisation (LGR)

7.1 Local Government Reorganisation is expected to take place within the next two years, which is likely to result in the creation of two new unitary authorities. As part of this process, it is anticipated that the new authority will undertake a review of services, assets and financial performance across the combined area.

7.2 Leisure services, as a discretionary service area which currently requires subsidy, are likely to be subject to future review. This may include consideration of the performance, usage and financial sustainability of facilities such as Calverton Leisure Centre and Redhill Leisure Centre.

7.3 Whilst this report recommends that the Council does not withdraw from the Joint Use Agreements at this time, it is recognised that the longer-term future of these facilities may be influenced by decisions taken by any successor authority.

7.4

In this context, it will be important for the Council to continue to engage with partners, including Nottinghamshire County Council, Redhill Academy Trust and local stakeholders such as parish councils, to explore opportunities to support the long-term sustainability of these facilities, including potential alternative operating or funding arrangements where appropriate.

## 8 Proposal

8.1 It is proposed that Cabinet:

- Cabinet notes and considers the findings of the Joint Use Leisure Centre consultation undertaken between November and December 2025 regarding the Council's potential withdrawal from the Joint Use

Agreements at Carlton Forum Leisure Centre, Calverton Leisure Centre and Redhill Leisure Centre.

- Cabinet agrees that Gedling Borough Council will continue operating leisure services at Calverton Leisure Centre under the existing Joint Use Agreement.
- Cabinet agrees that Gedling Borough Council will continue operating leisure services at Redhill Leisure Centre under the existing Joint Use Agreement.
- Cabinet will continue to review the operation of leisure services at Calverton Leisure Centre and Redhill Leisure Centre, as part of the wider Leisure Strategy, including operating models and programming to ensure services remain financially sustainable and responsive to local need.

## **9 Alternative Options**

9.1 Cabinet could consider withdrawing from operating the facilities in accordance with the provisions of the Joint Use Agreements. However, any such decision would be subject to a minimum two-year notice period, during which time the Council would be required to continue operating and subsidising the facilities. As such, there would be no immediate financial benefit, and subsidy costs would continue into the period of Local Government Reorganisation.

9.2 The Carlton Active financial modelling undertaken suggests borrowing repayments can be met by the sole operation of that site, therefore savings from the other sites is not required. In addition, the joint use consultation has identified strong support for the Council not to withdraw its operations from Calverton Leisure Centre. While there is some support for withdrawal from Redhill Leisure Centre this is dependent on a new leisure centre being delivered for the Arnold area. While this remains a long term aim of the Leisure Strategy, there is currently there is no capital funding identified for that project.

9.3 Cabinet could consider withdrawing from direct operation but explore alternative operating arrangements, such as community or third-party management of the facilities, to enable continued community use where possible. It's unclear of the potential savings this could bring for the Council and what alternatives are current available by third parties. Retaining management of the provision at Calverton, aligns with the decision by Cabinet on 19 November 2025 to retain in-house leisure provision in the Borough.

## **10**

### **Financial Implications**

- 10.1 The Council's leisure services operate with an annual subsidy to support the delivery of leisure provision across the Borough.
- 10.2 The Leisure Strategy (2025) identified that the Council's overall leisure portfolio requires an annual subsidy of approximately £1.3 million to operate the existing leisure estate.
- 10.3 Financial performance data for 2025/26 indicates that the joint use leisure centres at Calverton Leisure Centre and Redhill Leisure Centre also require ongoing financial support from the Council.

<b>Facility</b>	<b>Income</b>	<b>Net Subsidy</b>
Calverton Leisure Centre	£556,200	£315,700
Redhill Leisure Centre	£594,500	314,300

- 10.4 Due to in year savings and management action the actual subsidy for 24/25 was £177,763 for Calverton Leisure Centre and £229,964 at Redhill Leisure Centre. We will continue to try and make in year savings to reduce the in-year subsidy.
- 10.5 The Council's Medium Term Financial Plan (MTFP) identifies £2.5 million of ongoing financial pressures across Council services and the need to ensure that services are delivered in a financially sustainable way.
- 10.6 As part of the Leisure Transformation Programme, the long-term financial sustainability of the leisure estate is being reviewed to ensure that facilities remain accessible while reducing the level of subsidy required to operate services.
- 10.7 If the Council were to withdraw from operating the joint use leisure centres, this would remove the ongoing operational subsidy currently required to operate the facilities.
- 10.8 However, should Cabinet wish to explore the option of continued community use through alternative management arrangements, there may still be financial implications depending on the structure of any future operating arrangements.
- 10.9 Financial modelling has been undertaken to assess the affordability of the proposed Carlton Active Centre. A seven-year financial model of the Council's leisure portfolio, including the introduction of Carlton Active.

- 10.10 The modelling indicates that the delivery of Carlton Active development can be delivered without the need to withdraw from the existing joint use leisure facilities.
- 10.11 The seven year income and expenditure modelling for the leisure centres recently undertaken by the Council shows an opportunity to further reduce subsidy at all sites through effective business planning and investment.

## 11 **Legal Implications**

- 11.1 Calverton Leisure Centre and Redhill Leisure Centre operate under Joint Use Agreements between Gedling Borough Council and the respective site owners.
- 11.2 Calverton Leisure Centre is located on a site owned by Nottinghamshire County Council and Redhill Academy Trust, while Redhill Leisure Centre is located on the Redhill Academy Trust campus. The Joint Use Agreements set out the arrangements for the shared use of the facilities by the school and the wider community.
- 11.3 Under these agreements, the Council is responsible for operating the leisure facilities for community use outside of school hours, while ownership of the buildings and responsibility for major structural elements remain with the site owners.
- 11.4 The agreements also define the responsibilities of each party in relation to maintenance, operation and management of the facilities, as well as arrangements for community access.
- 11.5 The Joint Use Agreements include provisions relating to the termination of the arrangements, including a requirement for two years' notice should the Council decide to withdraw from operating the facilities.
- 11.6 Should Cabinet decide to withdraw from operating the leisure centres, this would need to be undertaken in accordance with the terms of the Joint Use Agreements and in consultation with the relevant partners, including Nottinghamshire County Council and Redhill Academy Trust.
- 11.7 In making any decision in relation to the future of the site members must have regard to all relevant information including the responses to the consultations.

## 12 **Equalities Implications**

- 12.1 An Equality Impact Assessment (EqIA) has been undertaken in relation to the continued in-house operation of Redhill Leisure Centre and Calverton Leisure Centre.

- 12.2 The assessment identifies the potential impacts on some groups, particularly in relation to accessibility, affordability and travel based local facilities continuing to be directly operated by the Council. The groups to benefit most from this decision include:
- Older adults, who may rely on local leisure facilities to support health, wellbeing and social interaction.
  - Disabled residents, who may face barriers if accessible facilities are not easily reachable or if transport links are limited.
  - Low-income households, who may be more affected by increased travel costs or reduced access to affordable leisure opportunities.
  - Residents in rural areas, particularly those living in and around Calverton, where travel distances to alternative facilities may be greater.
  - Parents, carers and families with young children, who may have limited flexibility to travel to alternative locations.
- 12.3 The EqlA also identifies that access to local swimming facilities can be particularly important for a number of groups, including children and young people, older adults and individuals with disabilities.
- 12.4 The full Equality Impact Assessment is included in Appendix B.

### **13 Carbon Reduction/Environmental Sustainability Implications**

- 13.1 Gedling Borough Council is committed to reducing carbon emissions and improving the environmental sustainability of its operations and assets as set out in its Carbon Strategy 2030.
- 13.2 Leisure facilities are typically energy intensive buildings, particularly those containing swimming pools, gyms and sports halls. Many of the Council's existing leisure facilities, including those operating under Joint Use Agreements, are older buildings with ageing mechanical systems and limited energy efficiency, which can result in higher energy consumption and operational costs.
- 13.3 New facilities being developed through the programme, including Carlton Active, are being designed to incorporate modern low-carbon technologies, improved building fabric, energy-efficient plant and sustainable construction principles. These improvements are expected to significantly reduce energy consumption compared with older leisure buildings.
- 13.4 Over time, the transition from an ageing leisure estate to modern energy-efficient facilities has the potential to contribute to the Council's wider climate

objectives by reducing the environmental impact of leisure provision across the Borough.

- 13.5 Any changes to the operation of the existing joint use leisure centres will therefore be considered within the context of supporting long-term environmental sustainability.
- 13.6 The full Climate Impact Assessment can be found in Appendix C.

## **14 Appendices**

- 14.1 Appendix A: Joint Use Consultation Report
- 14.2 Appendix B: Equality Impact Assessment
- 14.3 Appendix C: Climate Impact Assessment

## **15 Background Papers**

- 15.1 Leisure Strategy 2025
- 15.2 September 2025- Leisure Transformation Report
- 15.3 February 2026 - Leisure Transformation RIBA 2 Cabinet report

## **16 Reasons for Recommendations**

- 16.1 The recommendations enable Cabinet to consider the findings of the Joint Use Leisure Centre consultation undertaken between November and December 2025, alongside the strategic, financial and operational information presented within this report.
- 16.2 They also enable Cabinet to determine the future of the Council's Joint Use Agreements at Calverton Leisure Centre and Redhill Leisure Centre, in the context of the Leisure Strategy (2025), the Leisure Transformation Programme and the Council's Medium Term Financial Plan.

**Statutory Officer approval**

**Approved by: Tina Adams**

**Date: 18/3/2026**

**On behalf of the Chief Financial Officer**

**Approved by: Francesca Whyley**

**Date: 18/3/2026**

**On behalf of the Monitoring Officer**