

Report to Leader

Subject: Richard Herrod Centre – Demolition

Date: 15th August 2026

Author: Tom Fletcher

Wards Affected

Cavendish

Purpose

The purpose of this report is to seek approval to progress the demolition of the Richard Herrod Centre as part of the Carlton Active development and the approved Leisure Transformation Programme. The report sets out the rationale for demolition, the delivery arrangements, and the statutory processes that have been undertaken to enable the works to proceed.

Key Decision

This is not a key decision.

Recommendation(s)

THAT:

- 1) The Leader approves the demolition of the Richard Herrod Centre as part of the Carlton Active development and the approved Leisure Transformation Programme.
- 2) The Leader notes that the demolition works will be delivered through the UK Leisure Framework by Alliance Leisure Services Limited and Universal Civils and Build Ltd.
- 3) The Leader notes that the Asset of Community Value designation relating to the indoor bowls hall has been considered as part of the decision-making process associated with the proposed demolition.
- 4) The Leader delegates authority to the relevant Director, in consultation with the Portfolio Holder and the Monitoring Officer, to take

any actions necessary to implement this decision

1 Background

- 1.1 In February 2026, Cabinet approved the RIBA Stage 2 design for the Carlton Active development and agreed to progress the scheme into RIBA Stages 3 and 4. That decision confirmed the preferred development approach, approved the closure of the Richard Herrod Centre and included provision for demolition works as part of the overall project programme.
- 1.2 Following closure of the Richard Herrod Centre, pre-enabling works have been undertaken, including site security, utility disconnections and soft strip work. These activities have prepared the site for demolition and enabled the project to progress in accordance with the approved programme.
- 1.3 The demolition of the Richard Herrod Centre forms the next phase of the Carlton Active development and will comprise the demolition of the existing building and associated site clearance works to prepare the site for future redevelopment subject to final business case approval in the Autumn. The works are programmed to be undertaken following completion of the required statutory notifications and surveys.
- 1.4 The Carlton Active development is being delivered through the UK Leisure Framework, with Alliance Leisure Services Limited appointed as Development Partner and Universal Civils and Build Ltd appointed as Principal Contractor.
- 1.5 A Prior Notification application for demolition has been submitted under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order. The proposed demolition does not require planning permission and is being progressed through the statutory prior notification process.
- 1.6 Appropriate engagement and communication will be undertaken with Ward Members and local residents ahead of demolition activity commencing, to ensure that stakeholders are informed of the proposed works and anticipated programme.
- 1.7 If approved, it is anticipated demolition commencement will take place in late August, following decommissioning of the building and subject to completion of the required legal documentation.
- 1.8 Following a nomination by Gedling Indoor Bowls Centre Limited, the

indoor bowls hall at the Richard Herrod Centre was listed as an Asset of Community Value (ACV) under the Localism Act 2011. The designation recognises the community value of the indoor bowls facility and its contribution to the social wellbeing and interests of the local community.

- 1.9 The ACV designation has been considered as part of the Council's decision-making process in relation to the proposed demolition. The Council has therefore considered the ACV designation alongside the approved Leisure Transformation Programme as set out in section 5 of this report.

2 Proposal

- 2.1 It is proposed that the Leader:

- approves the demolition of the Richard Herrod Centre as part of the Carlton Active development and the approved Leisure Transformation Programme.
- notes the demolition works are delivered through the UK Leisure Framework, with Alliance Leisure Services Limited acting as Development Partner and Universal Civils and Build Ltd acting as Principal Contractor in accordance with the framework arrangements already established for the Carlton Active project.
- notes the Asset of Community Value designation relating to the indoor bowls hall as part of the Council's consideration of the proposed demolition.
- It is proposed that authority is delegated to the relevant Director, in consultation with the Portfolio Holder and the Monitoring Officer, to finalise and enter into the JCT contract and any associated documentation required to give effect to these proposals.

3 Alternative Options

- 3.1 One option would be to take no action and retain the Richard Herrod Centre. This option was not considered appropriate as the facility has closed and its retention would prevent the delivery of the Carlton Active development. It would also result in ongoing security, maintenance and holding costs for the Council. Whilst the construction of the new Carlton Active development is still subject to final business case approval, early demolition of the building is considered essential to maintain the safety of the site.
- 3.2 The option to delay demolition was considered but discounted. Delaying demolition would adversely impact the approved Carlton Active programme, introduce additional costs and project risks, and delay the

redevelopment of the site. This option would not represent an effective or efficient use of Council resources and increases security risks and ongoing liability for the Council.

- 3.3 The option of retaining the indoor bowls hall as a result of the Asset of Community Value designation was considered. The Council recognises the community value of the facility and has taken the designation into account as part of its decision-making process. However, previous Cabinet decisions approved the closure of the Richard Herrod Centre and the redevelopment of the site for the Carlton Active development subject to final business case approval. The future of indoor bowls provision was also considered through the Leisure Transformation programme and RIBA design process, which concluded that retention of the bowls hall was not compatible with the approved redevelopment proposals or the affordability and deliverability of the Carlton Active scheme. The Asset of Community Value designation does not prevent demolition or redevelopment of the site, and, for these reasons, this option was not considered appropriate.

4 Financial Implications

- 4.1 The estimated cost of the demolition works is £452,576.51. These costs formed part of the overall Carlton Active cost plan previously considered as part of the RIBA Stage 2 proposals approved by Cabinet. Pre-enabling works for demolition were agreed as part of the capital programme.
- 4.2 In order to accelerate delivery of the Carlton Active programme and enable the site to be prepared for redevelopment at the earliest opportunity, the Council has identified an opportunity to bring the demolition works forward ahead of the main construction phase. This approach supports programme efficiency and reduces the risk of delay to future stages of the development.
- 4.3 The demolition costs will be funded through Council reserves, and form part of the capital programme. This expenditure has been brought forward from the overall Carlton Active project budget. This represents a reprofiling of approved project expenditure rather than additional project costs. The funding from reserves has been approved by the Section 151 Officer and Chief Executive in accordance with the Council's financial regulations.

- Financial monitoring and controls will continue to be applied throughout the demolition phase in accordance with the Council's Financial Regulations and established project governance arrangements.
- 4.4

5 Legal Implications

- 5.1 The proposed demolition works at the Richard Herrod Centre are consistent with the approved Leisure Transformation Programme and subsequent Cabinet and Full Council decisions, including approval to

progress the Carlton Active development into RIBA Stages 3 and 4 and the closure of the Richard Herrod Centre from 30 April 2026.

- 5.2 The demolition works will be delivered under the UK Leisure Framework Delivery Agreement entered into between the Council and Alliance Leisure Services Limited, which provides the contractual mechanism for enabling works and demolition associated with the Carlton Active development.
- 5.3 The granting of a Licence to Occupy to Alliance Leisure Services Limited and Universal Civils and Build Ltd provides the appropriate legal mechanism to enable contractor possession and control of the Richard Herrod site during the enabling and demolition phase. The Licence to Occupy will set out the permitted use of the site, responsibilities, liabilities, insurance arrangements and site controls for the duration of the works.
- 5.4 The use of the UK Leisure Framework, together with the Delivery Agreement, provides a compliant public sector procurement route for the proposed demolition and enabling works. No separate procurement exercise is required
- 5.5 A Prior Notification application for demolition has been submitted under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order. The proposed demolition does not require planning permission and is being progressed through the statutory prior notification process.
- 5.6 Under Section 19 of the Council's Constitution, decisions relating to development undertaken pursuant to the General Permitted Development Order are delegated by Council to the Chief Executive and have subsequently been delegated to the appropriate officers. In accordance with legal requirements relating to openness and transparency, a written record of the decision is required.
- 5.7 Following a nomination by Gedling Indoor Bowls Centre Limited, the indoor bowls hall at the Richard Herrod Centre was listed as an Asset of Community Value under the Localism Act 2011. The Asset of Community Value designation has been considered as part of the Council's decision-making process in relation to the proposed demolition. In reaching this decision, regard has been had to the Asset of Community Value designation, previous Cabinet decisions relating to the closure of the Richard Herrod Centre and delivery of Carlton Active, the approved Leisure Transformation Programme, the Carlton Active business case and the RIBA design process. The future of indoor bowls provision was considered through the development of the Carlton Active proposals and it was concluded that retention of the indoor bowls hall was not compatible with the approved redevelopment proposals or the affordability and deliverability of the Carlton Active scheme. Whilst the Asset of Community

Value designation recognises the community value of the facility, it does not prevent demolition or redevelopment of the site and, having regard to the wider public benefits associated with the Carlton Active development, it is not considered sufficient to outweigh the strategic case for redevelopment of the site.

Local Government Reorganisation (LGR) Implications

6

6.1 There are no direct implications arising from local government reorganisation in relation to the proposals set out in this report.

6.2 The demolition and enabling works at the Richard Herrod Centre form part of the Council's approved Leisure Transformation Programme and the Carlton Active development, which will continue to be delivered under the Council's existing governance, contractual and decision-making arrangements. The final business case for construction of the Carlton Active Centre will be considered later in the year. Given the recent LGR announcement, it is expected that authorities will begin voluntarily working together on any significant projects prior to the issuing of any Structural Changes Order or notices in respect of capital or contractual spend from government. On this basis early engagement with existing authorities on this project will be undertaken.

7 Equalities Implications

7.1 An Equality Impact Assessment (EIA) has been undertaken to consider the potential equality implications arising from the demolition and enabling works at the Richard Herrod Centre, and the progression of the Carlton Active development.

7.2 The EIA identifies that, while the closure and demolition of the Richard Herrod Centre may have short-term impacts, these are mitigated by the Council's approved strategy to deliver modern, accessible and inclusive replacement leisure provision through the Carlton Active development.

7.3 The Equality Impact Assessment is attached to this report as Appendix A.

8 Carbon Reduction/Environmental Sustainability Implications

8.1 The carbon and environmental implications associated with the demolition and enabling works at the Richard Herrod Centre, and the delivery of the Carlton Active development, have been considered as part of the overall project approach.

8.2 A Carbon Reduction and Environmental Sustainability Assessment has been undertaken to assess the potential environmental impacts arising from demolition activity, including embodied carbon considerations, waste management, and opportunities to minimise environmental impact through

the sequencing and delivery of works.

- 8.3 The findings of the Carbon Reduction and Environmental Sustainability Assessment, together with any identified mitigation measures, are set out in Appendix B.

9 Appendices

- 9.1 Appendix A – Equalities Impact Assessment
- 9.2 Appendix B – Carbon Impact Assessment

10 Background Papers

- 10.1 Leisure Strategy 2025
- 10.2 September 2025 – Cabinet Leisure Transformation Report
- 10.3 RIBA 2 report
- 10.4 Leisure Transformation Programme - Carlton Active RIBA 2
- 10.5 Richard Herrod – Pre-enabling report to leader

11 Reasons for Recommendations

- 11.1 The recommendations are necessary to enable the progression of the Carlton Active development, which forms a key part of the Council's approved Leisure Transformation Programme. Demolition of the Richard Herrod Centre is required to facilitate redevelopment of the site subject to final business case approval and support delivery of a modern leisure, health and wellbeing facility for residents of the Borough. Demolition is also necessary to ensure safety and security of the site.

Statutory Officer approval

Approved by: Tina Adams

Date: 19th August 2026

On behalf of the Chief Financial Officer

Approved by: Fran Whyley

Date: 19th August 2026

On behalf of the Monitoring Officer