

Kirkby Leisure Centre

Kirkby-in-Ashfield, Nottinghamshire

Status: Completed August 2022

Client: Ashfield District Council

Operator: Everyone Active

Value: £15.5 million



Overview

The redeveloped Kirkby Leisure Centre provides an extensive range of flexible sporting, leisure and community activities. It is on the site of the former Ashfield Leisure Centre and includes a 4-lane 25m main pool with a movable floor and an adjacent splash pad, along with a 4-court sports hall with bleacher seating and cinema capability.

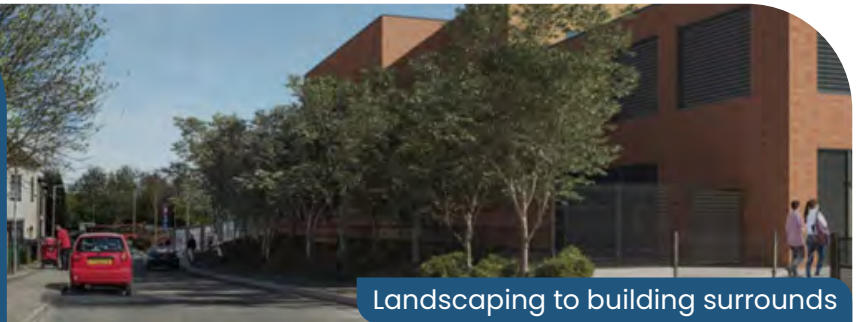
In addition, there is a 85-station health and fitness gym with free weights area, two multi-activity studios, cycling studio, wellbeing studio and sensory room, indoor climbing wall and soft play, sauna and steam room, and café. Externally, the facility provides parking provision and soft landscaping areas.

The project was funded jointly by Ashfield Council (£12m), Sport England (£1.5m), and Government Local Enterprise Partnership (LEP) Funding (£1.5m) to give improved leisure provision in the area with enhanced social and economic benefits.

Multi-sports Centre

Facility Case Study

The new facilities provide a wide range of activities to cater for current needs, whilst being flexibly designed for future trends.



Landscaping to building surrounds

Design

The new leisure centre was identified in the town centre masterplan as an upgrade to bring together a range of new facilities to the existing Kirkby-In-Ashfield site.



Pool hall



Splash pad zone

The focus has been on creating an inspiring facility that meets local needs and is affordable and sustainable in times of constrained local authority funding. The project provides better social, health and leisure facilities for residents, encouraging participation. At the same time, the investment has been balanced against the revenue potential and achieving best value.



Servery and seating area

Kirkby Leisure Centre

First floor



Ground floor

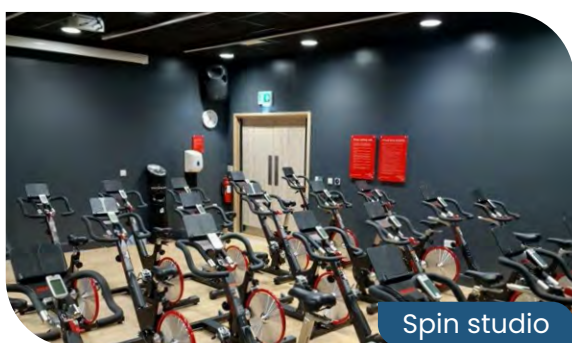


Key

 Circulation	 Fitness	 Sports hall
 Staff / reception / prep areas	 Fitness support	 Stores
 Pool hall	 Studios	 Plant
 Wet change	 Dry change	



Many organisations and groups have been involved in the project to ensure that the facility meets their needs and specific requirements, with stakeholder communication and coordination being given a high priority. The outcome has been the creation of a vibrant and high-quality community hub that is accessible and inclusive, offering more and better opportunities for everyone in the local community to get active.



Schedule of areas

Gross site area	7,810 m ²
Building footprint area	2,900 m ²
Gross internal floor area (GIFA)	3,898 m ²
Circulation area (% GIFA)	11 %

General accommodation / standards

Pool hall	25 m 5-lane pool with movable floor, splash pad zone and pool store
Sports hall	4-court sports hall with retractable bleacher seating and equipment store
Fitness suite	348 m ² 85-station gym, 75 m ² free weights area, and 75 m ² spin studio
Studios	Multi-use studio with adjacent store
Spa facilities	Sauna and steam rooms accessed from changing village
Changing areas	Changing village for pool hall with group changing, dry changing for sports hall, fitness suite and studios
Clip 'n Climb / Adventure play	Double-storey area adjacent to foyer seating area
Foyer, café and reception	Reception with integrated café with views to pool hall, sports hall, and adventure play area
Community spaces	Multi-function space with adjacent sensory room. Meeting room and club room with kitchenette

Town masterplan



"This incredible facility is a huge asset to the community that will improve health and wellbeing for many different community groups."

CLlr Jason Zadrozny
Ashfield District Council Leader

Environmental sustainability:

- Improved U-values / air permeability reduce heating/cooling loads;
- Increased G-value south-facing windows reduce fitness suite cooling loads;
- High-efficiency heat recovery in AHUs;
- Demand-controlled mechanical ventilation to fitness suite reduces ventilation loads;
- Demand-controlled natural ventilation to sports hall reduces heating loads;
- Waste heat recovery from water-cooled VRF condensers in fitness suite provide free heating for pool;
- CO₂ air-source heat pumps (ASHPs) provide 100% of hot water demand;
- VRF electric heating/cooling reduces dependency on gas boilers;
- Movable floor used as pool cover reduces evaporative heat losses;
- High-efficiency LED lighting coupled with occupancy and daylight controls;
- South-facing photovoltaic roof panels.

Accessible design elements

- Accessible parking and drop-off;
- Level access;
- Automatic sliding access doors;
- Double lift provision;
- Accessible toilet and changing provision;
- 'Changing Places' facility;
- Appropriate wheelchair circulation;
- "Pool pod", easy access steps, pool hoist, and movable floor to pool maximise flexibility for all users.

Procurement / programme

Client	Ashfield District Council
Operator	Everyone Active
Contractor	Kier
Project manager	Hadron
Designer	GT3 Architects
Cost consultant	Faithful & Gould
Structural engineer	Engenuiti
M&E engineer	Desco
Tender	Competitive single-stage OJEU tender
Contract	JCT Design and Build
Duration	64 weeks

Key specifications and materials

Frame	Structural steel frame
Pool tanks	In situ concrete
Cladding	Brickwork, timber panel and glazed curtain walling
Roofing	Standing seam built-up roofing system
Internal walls	Blockwork, stud partitions, perforated liner sheet to sports hall, glazed screens
Internal doors	Laminate-faced solid-core doors, GRP-encapsulated doors to wet areas
Wall finishes	Ceramic tiling, painted plaster, acoustic panelling, rebound boarding and netting
Floor finishes	Tiling to pool and changing areas, vinyl sheet, carpet, barrier matting, sprung timber sports hall floor
Ceiling finishes	Exposed metal roof deck to pool hall and sports hall, plasterboard, lay-in-grid suspended ceilings, acoustic baffles to reception and servery area

Elemental cost summary

	Element	Total cost (£)	Cost (£)/m ²
1	Facilitating works	260,000	67
2	Substructure	1,137,000	292
3	Superstructure	2,638,000	677
4	Internal finishes	1,080,000	277
5	FF&E	590,000	151
6	M&E services	3,036,000	779
7	Preliminaries	1,443,000	370
8	Project design team fees	459,000	118
9	Provisional sums	1,262,000	324
10	Demolition works	220,000	56
11	Enabling works	490,000	126
12	External works	895,000	230
13	Employer professional fees	1,740,000	446
14	Client direct FF&E	250,000	64
15	Total construction cost	15,500,000	3,977

Notes:

- Costs are rounded, based at 1Q2021 and exclude VAT;
- Costs do not include any land acquisition costs;
- Cost (£) per m² based on 3,898 m² GIFA.

Click here for **User guide** and other **Design and cost** guidance

Illustrations provided by GT3 Architects and Ashfield District Council. Photography provided by Ashfield Chad, Kier, and Swirlforce.

Key operational indicators from Moving Communities

These indicators showcase the first six months of operation of the new facility (Sep 22 – Mar 23) compared to the same six months in the facility's second year of operations (Sep 23 – Mar 24).



Positive growth in social value and a higher value per person than the national average



Higher % of female participants than national



Strong year-on-year throughput growth, greater than the sector average



Higher % of IMD 1-3 participants than national

Social value

Generated by physical activity at Kirkby Leisure Centre

Last 12 months
£2,731,663

Average per person
£259

Participants
 Total unique individuals meeting the minimum threshold to generate social value over last 12 months
10,531

Primary Value:
 Improved Individual Wellbeing
£2,396,591

Secondary Value:
 Health – physical and mental healthcare cost savings (including conditions such as Type 2 diabetes, dementia and a range of cancers)
£335,072

Participants

Sep 22-Mar 23 OLD	Sep 23-Mar 24 NEW	Y-O-Y change
Kirkby 9,201	9,339	+2%
National 6,003,070	6,314,756	+5%

Demographics

Females

Sep 22 - Mar 23 OLD	Sep 23 - Mar 24 NEW
Kirkby 60%	59%
National 54%	54%

Under 16

Sep 22 - Mar 23 OLD	Sep 23 - Mar 24 NEW
Kirkby 16%	17%
National 27%	27%

IMD 1-3

Sep 22 - Mar 23 OLD	Sep 23 - Mar 24 NEW
Kirkby 30%	29%
National 25%	25%

Throughput

Sep 22-Mar 23 OLD	Sep 23-Mar 24 NEW	Y-O-Y change
Kirkby 113,002	124,943	11%
National 115,012	116,403	1%

Throughput by activity

Sep 22 – Mar 23 OLD / Sep 23 – Mar 24 NEW ● Kirkby ● National

Activity	Sep 22 – Mar 23 OLD	Sep 23 – Mar 24 NEW
Fitness	43%	31%
Group Exercise	14%	12%
Swimming lessons	6%	14%
Swimming activities	24%	19%