



Clay Cross Active



Leisure Centre
Refurbishment/
Rebuild



February 2025



20 Weeks

Project Overview

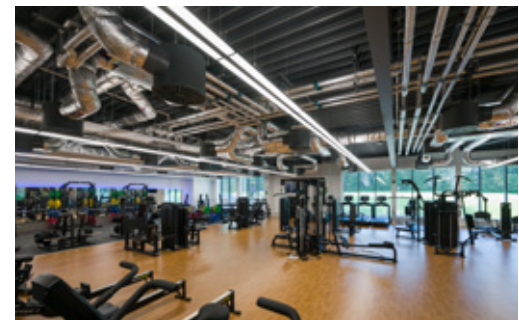
The development of Clay Cross Active marks a transformative multi million pound investment by North East Derbyshire District Council, replacing the aging Sharley Park Leisure Centre with a modern, inclusive hub designed to improve community wellbeing and regenerate the local area. Clay Cross Active officially opened its doors on 18th June 2025, becoming a flagship project within the Clay Cross Town Deal regeneration programme.

Project Scope

This purpose-built leisure facility was created to serve all ages and abilities, bringing together cutting-edge fitness, wellness, and recreational features. The scope of work included:

New Build Features:

- **Swimming Facilities:** A 25-metre main pool and a separate learner pool, complete with spectator seating to support local galas and community events.
- **Fitness and Wellness:** Fully equipped gym, Spin Studio, and Wellbeing Studio catering to a variety of fitness levels and rehabilitation needs.
- **Sports Hall:** A spacious, multi-use hall designed for team sports, events, and flexible programming.
- **Family & Youth Engagement:**
 - o Soft play and interactive play areas for younger children.
 - o A TAG Active arena offering an immersive, obstacle-based experience for children aged 8+ and adults.
- **Community Amenities:** A welcoming café space, community rooms, and flexible-use areas to foster social connection and inclusivity.



Universal Group

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Challenges and Solutions

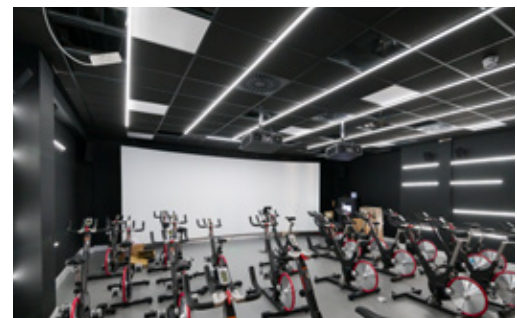
1. Taking over the project from another principle contractor

Taking over the project mid-way after the original principal contractor entered administration presented significant challenges, including incomplete or undocumented works, limited handover information, and disruptions to programme continuity. We were required to rapidly assess the existing construction, verify compliance with regulations, and re-establish site management and supply chains. Despite these complexities, we ensured a seamless transition, stabilised the project, and delivered continued progress without compromising quality or safety.

2. Integration of Modern Systems

The inclusion of features like TAG Active and modern fitness studios demanded high-performance HVAC, audio-visual, and Wi-Fi systems.

- Solution: Integrated MEP (Mechanical, Electrical, and Plumbing) solutions were designed in parallel with the building envelope, enabling seamless installation with minimal disruption to construction flow.



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3. Community-Centered Design

Ongoing stakeholder engagement was critical to the success of the project.

Outcome

Clay Cross Active stands as a dynamic, inclusive space that goes beyond traditional leisure provision. The facility:

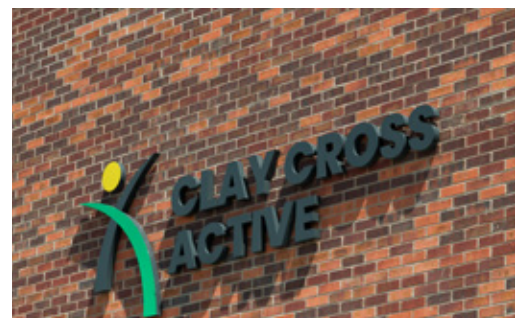
- Enhances wellbeing through accessible fitness and rehabilitation services.
- Boosts the local economy by attracting visitors and creating jobs.
- Strengthens community ties through shared spaces and inclusive programming.

Councillor Kathy Rouse described it as a “game-changer for the district”, reflecting the council’s long-term commitment to health, happiness, and community resilience.

Key Takeaways

- **Community-Driven Design:** Every element of the centre was planned with inclusivity and accessibility at its core.
- **Modern & Flexible Spaces:** Facilities cater to a wide demographic, with future-proof design supporting evolving needs.
- **Collaboration in Delivery:** Strong partnerships between the council, contractors, and stakeholders ensured successful & on-time completion.

This case study exemplifies how thoughtful investment and collaborative planning can transform not only a building but an entire community’s wellbeing and future outlook.



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