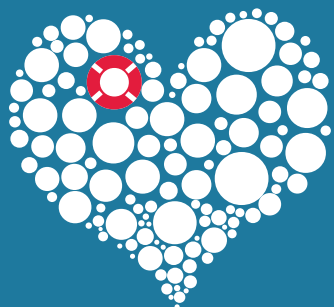


2025/26 Annual Report

Celebrating
10 years of the
Baths being
in community
ownership



Withington Baths and Leisure Centre



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Introduction

This year we celebrated 10 years of the Baths being in community ownership. To say it has gone quickly would be an understatement. So much progress in that time:

2016

2026

Swim School 180

1000

Gym Membership 1,400

3,782

Baby Swimming 24

140

Classes Per Week 18

121

Employees 12

60

Revenue 0.6M

2.0M



The statistics don't even give half of the picture. So many stories in that time of how the Baths and its community has provided support when it was needed, a first job, a sense of belonging, a place to meet friends and a place to achieve your goals. In this annual report we'll reflect on the 10-year journey as well as the last 12 months.

Mission

The mission for Withington Baths continues, we want to provide the Withington Community with a place where they can exercise and socialise in a beautiful setting.

2025/26 was an exciting year for us as we marked our 10 year anniversary of doing exactly that and we want to thank all our members for their ongoing support. We are a non-profit organisation and our ongoing existence and development is enabled by the support of our members.

We remain committed to running Withington Baths and Withington Works in a responsible manner, ensuring any financial reserves are invested back into the facilities to restore the heritage setting, further improve the experience of all our members and to create a sustainable facility for the future generations of Withington and its surrounding areas.



Stand Out Moments of 2025

Improvements
to our boilers
and shower
water pressure

Makeover of our
outdoor area
increasing our
green space

Revenue
exceeded £2
million for the
first time

Secured an
'Outstanding' from
Britain in Bloom
for our Community
Garden

The new
inflatable!



Established
Broadway Leisure
Services to take
on Broadway
Baths in New
Moston

Withington
Works expansion
into WPHI

The first (of many)
graduates of our Swim
Assistants Programme
– Flo and Emily – are
now fully fledged
swim teachers

Celebrating
10 years of the
Baths being
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Stand Out Moments Throughout Our 10 Years as a Community Owned Withington Baths

2015

We took over the running of the site as a charity, with a board made up of local residents, securing the future of the Baths for the community.

Withington Physiotherapy establish their practice at The Baths.

Successful crowdfunder raised £20,000 which we used to refurbish Studio 2 as a yoga and Pilates studio.



Winner of the Manchester Sports Award, recognising the impact of the Baths within the local community and sport sector.

2017

2019

Conversion of what was originally the warden's living accommodation into Withington Works, a vibrant co-working space.



We launched our Lifeguard Volunteer Scheme, helping local people gain skills and experience while supporting the Baths.

The historic sauna was fully restored and reopened.

2020

2022

We have over 1,000 young people on our after-school swimming programme

We have 100 classes per week being delivered from the Baths.



2023

With the help of the National Lottery Heritage Fund and a loan from Manchester City Council we completed the restoration of the pool and studio roofs. Our studios were restored and reopened in February 2023 and the pool roof works were completed in August 2023, including new stained glass designs.

The pool roof restoration enabled us to safeguard one of the buildings most important historic features.

Winner of the Locality Awards for Enterprise.

Recognised by Historic Pools of Britain for our restoration and preservation work.

Andy Burnham visited the Baths in May 2024 in recognition of the project's continued community impact.

The café officially re-opened, creating a new social and community hub within the building.

We launched the Junior Swim Teacher Volunteer Scheme, supporting young people into teaching pathways.

2024

2025

The outside space was remodelled and officially opened by the Leader of the Council in January 2026.

Expansion of Withington Works in partnership with Withington Public Hall Institute

Operating as Broadway Leisure Services we take on the operation of Broadway Baths.

2026

The first graduates of our Junior Swim Teacher Volunteer Scheme are leading swimming sessions.



10 Years of Withington Baths Party

In honour of the rescue and reopening of the Baths in 2015 after a successful community-led campaign, the leisure centre celebrated its tenth anniversary in June with a lively celebration onsite. The event brought together a wide range of local groups and activities, reflecting the centre's role at the heart of the community. Attendees enjoyed performances from Irish dancers, a choir, and a local band, alongside a full day of music hosted by a community MC on the main stage.

Highlights included a sustainable fashion show by Beg, Steal and Borrow, a dog fancy dress competition, and a community bake-off. Withington Physio and Withington Civic Society were also in attendance, alongside independent food and drink traders including Burton Road Brewery, Palette Bakery and our very own Bathhouse Cafe. Additional activities included a plant swap and children's arts and crafts. Supported by dedicated volunteers, the day was a great success, celebrating the centre's positive impact on community wellbeing.



Keeping People Healthy

Over the past year, we have recorded the highest number of visitors across the gym, classes, and pool since taking over Withington Baths 10 years ago. Increased participation in swimming lessons, school swimming, and baby swimming sessions, alongside the introduction of new aqua-based classes, has ensured our pool timetable remains consistently full, maximising use of the facility throughout the week.

Our studio programme has continued to expand, now offering over 120 classes per week. This includes Pilates, Yoga, Barre, and a multitude of high intensity classes like dance fit and Step aerobics. Sessions are available 7 days a week with demand remaining strong. Sessions are designed to accommodate a wide range of ages, abilities, and fitness goals.

As part of our community-focused activity programme, our Run Club delivered another Couch to 5K course. This year, 10 participants completed the programme, with 6 progressing to a 10K event, demonstrating progression within our sessions. We remain committed to supporting older adults to stay active, independent, and socially connected. Regular activities such as Silver Circuits, Table Tennis, and Tai Chi are well attended, alongside social opportunities including trips, walks, and seasonal

events, helping to reduce isolation and strengthen community connections.

At the younger end of our community, we continue to deliver baby swimming lessons, children's swimming lessons, and family-focused sessions such as Mum and Baby Yoga and Bob Tales. For older juniors, we offer a 14+ Junior Gym membership and a twice-weekly Junior Boxing Club for 11-15 year olds, these sessions are free and led by a local coach. In addition, the Junior Swim Assistant scheme for 14 and 15 year olds now has 12 participants. Two have progressed to become qualified swimming teachers and now work at Withington Baths.

**Annual
footfall:
277,000**



**School
swimming
lessons:
450 children**



**Total gym
memberships:
3782**

**After school
swimming lessons:
1000 children**

Our Community

Community sits at the heart of Withington Baths, shaping the experience far beyond fitness. At the centre of this is the café, run by Nuala, which has a hub of connection within the building. It is a place where friendships are formed and strengthened, where members meet before yoga, co-workers take a break from their day, and more vulnerable members of the community can find conversation and a sense of belonging.

Throughout the year, Nuala leads a wide range of community events that bring people together. From children's Halloween parties and festive nativities to coach trips to Blackpool and Bakewell, these moments create shared experiences that extend well beyond the building itself. Our

Withington Walks have become another valued initiative, with members meeting at the Baths to explore local green spaces.

The strength of this community is reflected in the



way members support one another. There have been occasions where individuals in crisis have reached out directly to the Baths, seeing it as a trusted and familiar place. We also work closely with local support networks, referring individuals to

Withington Assist where appropriate and signposting those in need to local food banks. Our members actively contribute to this support, with regular collections held throughout the year, including Easter donations for local families.

We also work closely with the local Adult Learning Centre providing work experience opportunities in our Cafe for young adults with special educational needs or physical disabilities.

Our activity programmes play a vital role in fostering community relationships. Silver Circuits, designed to support older adults to stay active in an accessible way, has developed into a thriving social group. Many participants stay after sessions together in the café, sharing coffee or soup and conversation, while some bring along grandchildren, creating meaningful



multi-generational connections. This same sense of connection is reflected more widely, with our Withington Baths socials bringing together younger and older members in a shared space.

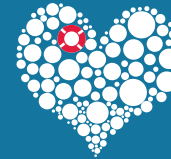
We are proud to support this through initiatives such as our free Friday soup and bread offering, made possible through local council funding. Alongside this, seasonal events including Christmas parties, baby swim celebrations, and family fun swims with mince pies and small gifts create moments of joy across all age groups.

Community connections can be seen across the whole facility. Regulars in the sauna have formed their own support network, where open conversations around mental health and wellbeing are encouraged. Members attending the same yoga classes often build friendships over time, while our Run Club, delivered in partnership with local café Something More Productive, brings people together through shared goals. We also host Mandem Meet Up, a group focused on supporting men's mental health, creating a space to talk openly and reduce social isolation.



Our commitment to community extends beyond the building itself. Through grants and council funding, our community garden has been transformed into a welcoming green space, maintained by a dedicated team of volunteers. Through our Plate to Plant scheme, produce grown in the garden is used within the café and shared with the local community, creating a sustainable, community-led initiative.

Withington Baths is more than a place to exercise or work. It is a space where people come together, where familiar faces become friends, and where community is built every day through shared experiences, mutual support, and a genuine sense of belonging.



Our Team

Over the past year, we have continued to benefit from a stable and committed team. We believe this reflects a positive work environment and a strong shared purpose across the organisation. This year Nat and Inaam celebrated their 10th anniversary of working with us!

It is particularly encouraging to see internal progression within the team. For example, one member of the team progressed from Leisure Assistant to Duty Manager, now leading as Membership Manager, demonstrating the opportunities for growth at Withington Baths.

Supporting staff development remains a priority, with most of our contracted team now undertaking apprenticeships to further develop their skills and qualifications. Student staff remain a vital part of our workforce, and we continue to support those balancing work with their studies.



Training and Education

Training and education remain central to our mission at Withington Baths. Over the past year, we delivered seven lifeguard courses, training 70 people to become qualified lifeguards. These are offered at a reduced rate in return for 40 volunteer hours for local residents, helping to improve access and opportunity. Two staff members have since progressed from lifeguard qualification to duty manager roles.

We also delivered four Emergency First Aid at Work courses, training 40 people as qualified first aiders. In addition, five staff are currently completing apprenticeships with COPA, including duty manager, wellbeing champion and community activator coach programmes.



Junior Swim Scheme

We are running our Junior Swim Assistant scheme for the second/ third year at Withington Baths to give 14–15 year olds the opportunity to develop valuable skills, gain a recognised qualification, and become part of a supportive working community. The programme also provides early access to job opportunities, supporting their future career development.

It has already proven to be a great success within the local community, with 12 young people currently taking part. Participants progress to complete 55 hours of volunteering. Upon completion, Withington Baths funds their qualification. So far, two Junior Swim Assistants have progressed through the programme and are now fully qualified Swimming Teachers, able to deliver swimming lessons independently.



Withington Works

Our original co-working space at Withington Baths remains in high demand. This past year saw our highest ever membership numbers, with a tight knit group of up to 40 regular members and an ever-growing community of intermittent users. With our expansion of co-working to Withington Public Hall Institute (WPHI), members and visitors can now take advantage of both sites, choosing the space that works best for them on any given day, each offering something slightly different while remaining connected in ethos and spirit.

We continue to make improvements to the workspace and facilities in our original space, with bookable meeting rooms and upgrades to the communal kitchenette. Our courtyard space has seen a transformation over the past year, with an expansion of the decking, and addition of furniture and plants. With more plants due to be added for the summer season ahead, the space is an oasis of calm at the heart of the bustling building, ideal for taking a break and a breather during a busy working day.

Being connected to Withington Baths brings wider opportunities for members to support a healthy, balanced lifestyle, incorporating fitness into the working day and becoming more embedded in the broader Withington Baths and local community. We also continue to host a men's talking circle two evenings a month, organised by mental health charity Mandem Meetup.



Withington Works at WPHI

This last year has seen Withington Works expand beyond the walls of Withington Baths. We were awarded funding from the Manchester City Council (MCC) Local Growth and Place Flexible Grant Programme 2025/26 to expand our co-working offer into a second site: our close neighbour, Withington Public Hall Institute CIC (WPHI). A much-loved community pub and events space, originally gifted to the people of Withington in 1861, WPHI has been at the heart of the neighbourhood for the past five years.

Located just down the road from the Baths, WPHI was a natural choice, allowing us to build on an existing community hub while extending our reach. With the grant from the Council, we refreshed the building and developed a bright, comfortable upstairs co-working space, creating a flexible environment that complements our original offer. The new space leans into a more café-style way of working, with half day, full day, and monthly passes providing an affordable option for students, freelancers, and those balancing work around the school run or long days at home.

Open Monday to Friday, 9am–4pm, Withington Works at WPHI is more than just a workspace. It continues to foster

connection, routine, and opportunity, and has already had over 300 visits in its first four months. Plans are underway for new events and initiatives to further support the local business community and our busy social calendar, including monthly after-work drinks, making Withington Works a social space as well as a productive one.

The funding has also allowed us to continue to expand and enhance our offer of business support, workshops, networking opportunities, and resources to local professionals and enterprises. We are pleased that further funding has been secured for the year ahead through the MCC Economic Development & Regeneration Flexible Grant and look forward to delivering a full programme of events and workshops in 2026/27.



Sustainability

Last year, funding from Sport England, via Manchester City Council, enabled us to install a pool cover and replace our ageing boilers – two significant investments that we are seeing measurable results from. Together with improvements to our lighting efficiency and sustainability practices, these upgrades have reduced our annual carbon emissions by 22 tonnes of CO₂ in 2025/26, a reduction of 10% on the previous year.

To put that in context: that is equivalent to the carbon footprint of an average person's entire annual digital activity – photos, videos, texts, and emails – or the emissions from 26 return flights between London and New York. Crucially, our centre is busier than ever, but whilst our footfall has increased, the amount of carbon per visitor has gone down. These savings have been achieved without compromising any of our services or facilities, and our pool continues to be maintained at a temperature that is accessible for all users.

Looking ahead, we have joined Sport England's Integrated Facilities System project, an investment programme supporting public leisure centres

to integrate data systems and improve energy efficiency. Through our participation, we will receive specialist support in energy and property asset management technologies, enabling us to align customer data with facility operations to further reduce energy consumption, lower operating costs, and strengthen our operational delivery. The insights gained through this programme will also be shared across the sector, helping to champion the wider opportunity for energy efficiency improvements in public leisure.



Thanks to Our Partners

We would like to extend our sincere thanks to all the organisations, partners, volunteers, and individuals who continue to support the work of Withington Baths and our wider community initiatives. Their contributions, expertise, funding, and ongoing collaboration have played a vital role in helping us improve our spaces, deliver community projects, and strengthen opportunities for local residents. We are incredibly grateful for the continued support and shared commitment to creating a thriving and connected community.

With Thanks to:

Rosgal Ltd

Sam Cooper and BAM Ltd

Mayor Andy Burnham's Greater Manchester Green Space Project

Manchester City Council

Yasmen Holgeth, HNS Health Development Co-Ordinator for Old Moat & Withington

Simon Green and the gardening volunteers

Matilda Bruchard and the Pop-Up Market Co

Kieron McGlasson and Sow the City

Ed Wellard and the Withington Walls team

Conker Communications

Withington Public Hall Institute

Moffatts Accountancy Services

Acrisure Insurance Services



Finance

We've had another excellent year financially, generating a surplus of £322,000 on a turnover of just over £2 million. The revenue comes principally from the use of our gym and studios (£1.2m) and of our swimming pool (£584,000).

As a charity, all this surplus goes back into the running of the site. Some of our services, like the café, we subsidise because we know of their importance as a social space. If we don't utilise the surplus during the year, we retain it in our bank and we're currently saving towards the refurbishment of the gym roof.



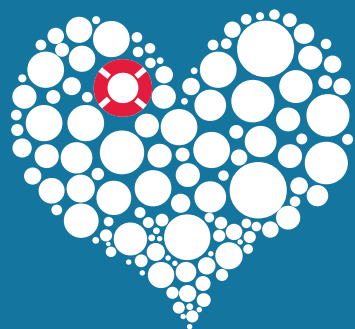
A Look to the Future

We want to continue serving the Withington Community as best we can, providing them with a place where they can exercise and socialise in a beautiful setting. This includes continuing to restore and maintain our building at the existing site as well as expanding our services to other sites. We have seen this during 2025/26 with the successful expansion of Withington Works into the WPHI site.

In the future, our plan is to use our reserves to further improve the Withington Baths site. We believe there is potential for expansion within both ours and neighbouring grounds, and we are looking at our options around this. We also recognise that we still need to restore the roof over the gym area with the option to remove the false ceiling and expose the glass roof in the same way that we have done over the studios. This is a significant investment for the Baths but one we know will greatly improve the experience of our gym goers. We are currently looking at grant options to support this activity.

Finally, we are looking at opportunities to take-on other sites in the local area to expand the membership offering for Withington Baths into other sporting activities.





Withington Baths
and Leisure Centre