

EXPRESSION OF INTEREST – GYMNASTICS CENTRE KINGSTON, MILTON KEYNES

Milton Keynes Community Foundation (MKCF) invites expressions of interest from experienced organisations to operate the gymnastics centre in Kingston and continue providing high-quality gymnastics opportunities for people across Milton Keynes.

This is the first stage of a competitive selection process. Shortlisted applicants may be invited to submit a more detailed tender, attend an interview or presentation, take part in a site visit and complete due diligence before a preferred operator is selected.

LEASING TERMS

Property Information	
Location	Kingston Gymnastic Centre, 15 Winchester Circle, Kingston, Milton Keynes MK10 0BA
Unit Size	Circa 20,188 sq ft (1875.51 sq m)
Term	A full repairing and insuring lease for a term to be agreed, subject to rent review/s
Sub-letting	Up to 3 sub-letting/ licenses, subject to Landlords prior written consent
Occupation From	March / April 2027
Estimated Market Rent	Offers expected circa £15 per sq. ft.
Business Rates	Rates liability transfers to incoming tenant – (charitable rate relief may apply via the local authority)
Service Charge	£13,535.66 for 2026/27 – (reviewed annually)
Insurance	£10,105.02 for 2026/27 – (reviewed annually) Subject to use
Closing Date for EOI	30 October 2026
Contact	EstateManager@mkcommunityfoundation.co.uk

BACKGROUND & PURPOSE

MKCF manages a land and property portfolio across the city for benefit of communities across the City. The current tenant of the Gymnastic Centre will vacate the at the end of February 2027.

The building is a purpose-built gymnastics centre and, one of the only purpose-built facilities of its kind in Milton Keynes. The current tenant has used the space to run an organisation supported recreational, competitive and high-performance gymnastics. The building also currently accommodates organisations providing trampolining and parkour activities.

MKCF is seeking a new tenant to continue the building's primary use as a gymnastics centre, while considering how complementary activities and partnerships could be maintained or developed. The aim is to secure safe, inclusive, high-quality and financially sustainable provision that delivers the greatest possible benefit for the Milton Keynes and Gymnastics communities.

WHO CAN APPLY?

Applications are welcomed from organisations with the experience, governance and resources required to operate a specialist gymnastics facility, including:

- Registered charities and Charitable Incorporated Organisations
- Community Interest Companies and other eligible not-for-profit organisations
- Commercial operators able to demonstrate clear community benefit
- Consortia, provided that one legally accountable lead applicant is identified

[Applicants do not need to be charities. All applicants will be assessed against the same published criteria and must demonstrate that they can meet the lease obligations without relying on an assumed subsidy]

REQUIREMENTS

Applications must demonstrate:

- Relevant experience of running gymnastics, sport, leisure or a comparable specialist public-facing facility.
- Robust safeguarding culture, safer recruitment, trained designated safeguarding leads and procedures suitable for children and adults at risk.
- Appropriate affiliation, accreditation and coaching standards, including British Gymnastics requirements where applicable.
- Sound governance, clear accountability, effective management of conflicts of interest and compliance with the applicant's legal form
- Financial viability throughout the lease term, including rent, business rates, utilities, insurance, repairs and all operating costs
- Appropriate health and safety, fire safety, risk management, insurance and emergency arrangements
- An inclusive programme that meets the needs of Milton Keynes residents and supports fair access.
- Capacity to mobilise and begin operating from Spring/Summer 2027.
- The successful tenant will be issued a standard full repair lease. We recommend prospective applicants take professional advice to ensure they are aware of the full obligations of taking a full repairing lease.

WHAT WE ARE LOOKING FOR

We are seeking a tenant that clearly demonstrates:

- A plan to maintain the primary gymnastics purpose delivering a safe, high-quality provision
- A realistic programme for recreational and competitive participation, where relevant
- Measurable impact for the benefit of Milton Keynes communities, including groups that experience barriers to participation
- A plan to use the property efficiently and responsibly, with clear plans for maintenance, security and compliance, as per the lease covenants
- A sustainable business model supported by realistic demand, pricing, staffing and cash-flow assumptions
- Financial viability across the proposed lease term

SPACE

The 20,188 square foot space provides an opportunity for the new tenant to have three to four subtenants (subject to sub-letting clauses under the lease).

Milton Keynes Gymnastics centre is a two-storey purpose-built gymnasium based in Kingston District Centre, the centre has space for a café overlooking the main hall and access to ample free parking.

HOW TO APPLY

Please submit a written proposal addressing the four sections below. Proposals should be clear and concise – we suggest no more than 4–6 pages in total.

Section 1 – Organisation Overview

- Name, registration number (company/charity/CIC), and legal structure
- Brief description of your mission and current activities
- Evidence of existing community presence or track record engaging with sports and recreational communities

Section 2 – Proposed Use of the Space

- Clear description of how you intend to use the unit
- Proposed days and hours of operation
- Any planned services, events, commercial activity, or community programmes
- Any fit-out or changes required (note: alterations will require a license for alteration)

Section 3 – Community Impact

- Who will benefit and how many people do you expect to reach?
- How does this address a gap or need in the MK voluntary and community sector?
- How will you measure and evidence impact during the tenancy?

Section 4 – Financial Viability

- Confirmation that your organisation can meet the fit-out costs and ongoing occupational costs rent / rates etc
- Brief overview of how running costs will be funded
- Your most recent annual accounts or management accounts

ASSESSMENT CRITERIA

All proposals will be assessed by a panel against the following weighted criteria:

Criteria	Weighting
Proposed use of the space	20%
Breadth and depth of impact to the organisation, and community benefit to MK residents	30%
Organisational capacity for the duration of the lease	20%
Financial viability and sustainability	30%

KEY DATES

Milestone	Date
EOI opens	7 September
Closing date for submissions	Friday 2 October
Shortlisted applicants notified	9 October
Interviews / site visits (if required)	WC 19 October
Successful applicant notified	December
Target tenancy commencement	March/April 2027

KEY TERMS & CONDITIONS

- Rent is payable quarterly in advance
- The successful organisation will be responsible for service charge, utility costs, insurance. (Charitable business rate relief with Milton Keynes City Council may be available).
- A full repairing and insuring lease, subject to commercial rent reviews
- Subletting of the unit maybe permitted
- The unit must be used for the purpose set out in the successful proposal
- At the end of the tenancy a schedule of dilapidations will be issued and required to be completed before the end of the lease (as per lease terms)
- We reserve the right to not accept any proposal submitted, without giving a full written response in detail on the offer/s

SUBMITTING YOUR PROPOSAL

Please send your completed proposal by email to:

EstateManager@mkcommunityfoundation.co.uk



MILTON KEYNES COMMUNITY FOUNDATION

SUPPORT FOR CHARITABLE ORGANISATIONS

RENT DISCOUNT

The charitable purpose of MK Community Foundation is to provide funding and support to the community, voluntary and cultural sector of Milton Keynes. Through grants and financial support which can be provided through a rent discount provided to eligible organisations.

Rent discounts are provided through a clear independent process separate to the leasing terms.

Eligible organisations may apply for a rent discount. Applications are considered against the rent discount policy and level of community impact being achieved in the eligible space.

Decisions on the level of discount provided is decided by an independent panel of community representatives and a rent discount memo will be attached to the lease for a maximum of three years.

Organisations are welcome to reapply for consecutive rent discounts, provided the space continues to qualify for rent discount, and the organisation continues to be eligible for the discount. Reapplications go through the same process and will be decided on a three-year term based on the continued demonstrated impact being provided.

ELIGIBILITY

The charitable purpose of MK Community Foundation is to provide funding and support to constituted, not-for-profit organisations working to benefit the community and/or residents of Milton Keynes Unitary Authority, including but not limited to:

- Registered charities, including Charitable Incorporated Organisations (CIO).
- Community Interest Companies (CIC) if the space will be used primarily for community benefit.
- Sports clubs or associations addressing a community need
- Faith organisations, where the primary activities to be delivered at the site are community-focussed and not for the promotion of religion, and where potential beneficiaries are not required to participate in religious activities, nor excluded on the basis of faith, religion, or lack thereof, or any other protected characteristics as defined in the Equality Act 2010.
- Social Enterprises and Community Interest Companies (CIC's) may be eligible where evidence is provided in governing documents that the organisation is not-for-profit, has an appropriate asset lock in place. Any shares must be reasonably limited, and directors must not be paid at a level that would make the provision of a subsidy inappropriate. The primary use of the space must be for the charitable objective of the organisation.

CURRENT USE OF GYMNASTICS CENTRE

The current tenant of The Gymnastics Centre is Milton Keynes Gymnastics who use the space to offer all levels of Gymnastic training from recreational to Elite and competition level and is a member of British Gymnastics.

Paramount Parkour, Milton Keynes Trampolining Club and Icon Brazilian JiuJitsu currently also operate from the premises.

There may be an opportunity for the new tenant to formalise these relationships with these organisations and negotiate sub- leases/ licenses with each provider to generate rental income and maintain the presence of the clubs in the centre. (as above all sub-let agreements must be pre-agreed by MKCF)

PRIORITIES FOR MKCF

MKCF are prioritising the continued use of Gymnastics Centre to provide a provision for all levels of Gymnastics in Milton Keynes. We are particularly interested in hearing from organisations that can provide:

- Opportunities for Elite and competition level training
- An inclusive and accessible programme that responds to local needs.
- Capacity to begin operating from spring or summer 2027.
- Work closely with existing subtenants using the building (Parkour and Trampolining Clubs)
- Organisations that support underserved groups, promote social inclusion, or address identified needs in the MK community and voluntary sector.

Proposals submitted after the closing date will not be considered. If you have questions prior to submission, or if you wish to arrange a site visit before applying email:

EstateManager@mkcommunityfoundation.co.uk , or call 01908 690 276 to speak to a member of the team.
