

## Facilities Costs Second Quarter 2017

The following costs are for the development of good quality community sports facilities and are based at 2nd Quarter 2017. These rounded costs are based on typical schemes funded through the Lottery and based on pdf layouts developed in accordance with Sport England DGNs current at 2nd Quarter 2017.

Tender prices are currently forecast to stagnate nationally to December 2017 and through to 4Q18 although this will be subject to regional variation. Growth in Tender prices nationally is forecast to return during 2019, up by 5.5% by 4Q19 compared to 4Q17. Construction output is expected to remain virtually static to 4Q18, with a predicted upturn in 2019.

There is however a great deal of uncertainty over the terms that will be agreed when the UK leaves the European Union which will affect both the whole economy and the construction industry, making short, medium and long term forecasting particularly difficult at present and therefore subject to fluctuation.

Facility Type/Details	Area (m <sup>2</sup> )	Capital Cost (£)
<b>Affordable Sport Halls</b>		
• 1 Court (18 x 10)	382	705,000
• 2 Court (18 x 17)	515	800,000
• 4 Court (34.5 x 20)	1,532	2,340,000
• 5 Court (40.6 x 21.35)	1,722	2,535,000
• 6 Court (34.5 x 27)	1,773	2,565,000
• 8 Court (40 x 34.5)	2,240	3,210,000
• 10 Court (40.6 x 42.7)	2,725	3,860,000
• 12 Court (60 x 34.5)	3,064	4,255,000
<b>Affordable Community Swimming Pools</b>		
• 25m Pool 4 Lane (25 x 8.5)	1,084	3,645,000
• 25m Pool 5 Lane (25 x 10.5)	1,344	4,415,000
• 25m Pool 6 Lane (25 x 12.5)	1,543	4,790,000
• 25m Pool 6 Lane (25 x 12.5) plus secondary pool (13 x 7)	1,850	5,710,000
• 25m Pool 8 Lane (25 x 17)	1,878	5,775,000
• 25m Pool 8 Lane (25 x 17) plus secondary pool (17 x 7)	2,226	6,625,000
<b>Affordable Sports Centres with Community 25m Pool</b>		
• 4 lane pool, 4 court hall, 50 station health and fitness gym plus studio	2,879	7,345,000
• 6 lane pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,553	8,620,000
• 6 lane pool plus learner pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,906	9,485,000
• 8 lane pool plus learner pool, 5 court hall, 100 station health and fitness gym plus 2 studios	4,509	10,510,000
<b>Affordable Sports Centres with Community 50m Pool</b>		
• 8 lane pool with boom and 23.5m long movable floor, 5 court hall, 100 station health and fitness gym plus 2 studios	5,592	16,350,000
• 8 lane pool plus learner pool, 5 court hall, 100 station health and fitness gym plus 2 studios	6,115	16,565,000
• 8 lane pool plus learner pool, 5 court hall, 150 station health and fitness gym plus 3 studios	6,499	17,125,000
<b>Changing Rooms/Club House/Pavilion</b>		
• 2 Team Changing Room plus Officials - Traditional Construction	75	245,000
• 4 Team Changing Room and Club Room - Traditional Construction	245	645,000

Facility Type/Details	Area (m <sup>2</sup> )	Capital Cost (£)
<b>Indoor Bowls Centre</b>		
• 6 Rink (excludes Club/Function Room)	1,914	2,125,000
• 8 Rink (includes Club/Function Room)	2,500	2,775,000
<b>Indoor Tennis Centre</b>		
• 3 Court	2,138	2,400,000
• Extra Court		780,000
<b>Grandstand</b>		
• 500 Seats with no Under Croft		660,000
<b>Skate Park</b>		
• 40 x 18 Fenced, with Sports Lighting	720	150,000
<b>Football AGP</b>		
• U9/U10 Football/Training (23mm Sand Filled, Fenced, Sports Lighting) (61 x 43)	2,623	370,000
• U9/U10 Football/Training (40-50mm 3G, Fenced, Sports Lighting) (61 x 43)	2,623	390,000
• U9/U10 Football /Training (60-65mm 3G, Fenced , Sports Lighting) (61 x 43)	2,623	405,000
• Senior Football (23mm Sand Filled, Fenced, Sports Lighting) (106 x 70)	7,420	845,000
• Senior Football (40mm 3G, Fenced, Sports Lighting) (106 x 70)	7,420	890,000
• Senior Football (50mm 3G, Fenced, Sports Lighting) (106 x 70)	7,420	900,000
• Senior Football (60mm 3G, Fenced, Sports Lighting) (106 x 70)	7,420	935,000
• Senior Football (65mm 3G, Fenced, Sports Lighting) (106 x 70)	7,420	955,000
<b>Hockey AGP</b>		
• Hockey Pitch (18mm Sand Dressed, Fenced, Sports Lighting) (101.4 x 63.0)	6,388	775,000
• Hockey Pitch (23mm Sand Filled, Fenced, Sports Lighting) (101.4 x 63.0)	6,388	735,000
• Hockey Pitch (Water Based, Fenced, Sports Lighting) (101.4 x 63.0)	6,388	870,000
<b>Rugby League AGP</b>		
• Rugby League (65mm 3G, Fenced, Sports Lighting) (122 x 74)	9,028	1,165,000
<b>Rugby Union AGP</b>		
• Rugby Union (65mm 3G, Fenced, Sports Lighting) (130 x 80)	10,400	1,245,000
<b>Outdoor Tennis Courts</b>		
• 2 Court Macadam, Fenced, Sports Lighting, (36.58 x 33.53)	1,227	200,000
• 4 Court Macadam, Fenced, Sports Lighting, (36.58 x 64.01)	2,342	355,000
• 6 Court Macadam, Fenced, Sports Lighting, (36.58 x 94.49)	3,456	465,000
<b>Multi Use Games Area</b>		
• Macadam, Fenced, Sports Lighting (36.60 x 21.35)	782	145,000
<b>Athletics Track</b>		
• 6 Lane Sports Lighting, 110 straight both sides, grass infield, artificial throws, jumps and end fans		1,395,000
• 8 Lane Sports Lighting, 110 straight both sides, grass infield, artificial throws, jumps and end fans		1,515,000
<b>Cricket Pitches</b>		
• 1 Bay Cricket Practice Cage, on macadam base (32 x 3)	96	30,000
• Match Cricket Pitch on macadam base (32 x 3)	96	20,000

Facility Type/Details	Area (m <sup>2</sup> )	Capital Cost (£)
<b>Football Natural Turf Pitches</b>		
• U8/U7 Mini Football (43 x 33)	1,419	20,000
• U16/U15 Youth Football (97 x 61)	5,917	70,000
• Senior Football (106 x 70)	7,420	85,000
<b>Rugby League Natural Turf Pitch</b>		
• Rugby League (122 x 74)	9,028	105,000
<b>Rugby Union Natural Turf Pitch</b>		
• Rugby Union (130 x 80)	10,400	115,000
<b>Cricket Natural Turf Pitch</b>		
• Cricket Pitch, with 8 pitch square and 2 winter sport pitches (125.6 x 164.4)	20,649	270,000
<b>Bowling Natural Turf Green</b>		
• Bowling Green, Flat or Crown Green (40 x 40)	1,600	140,000

Note 1. The Area for “Buildings” is the Gross Internal Floor Area (GIFA).

Note 2. The Area for Pitches typically includes Safety Run Offs.

Note 3. Sizes given for Artificial and Natural Turf Pitches reflect current or developing Best Practice or NGB recommendations.

1. The costs for:

- Affordable Sports Halls
- Affordable Community Swimming Pools
- Affordable Sports Centres with Community 25m Pool Options
- Affordable Sports Centres with Community 50m Pool Options

align with the costs included in the Sport England publications of the same name. The reader is referred to these documents and their Appendices for further information on sizes and general arrangement layouts.

2. The costs for other facilities include:

- External works (car parks, roads, paths, services connections etc) are included at an average cost of 15% in addition to the costs of the works
- 12 months maintenance/grow in costs for Grass Pitches
- Allowance for Fees inclusive of PM, SI, Planning and associated fees.

3. Fees are included at 6% (inclusive of PM, SI, Planning and associated fees) for:

- Artificial Grass Pitches
- Macadam Outdoor Surfaces
- Natural Turf Pitches.

4. The costs exclude the following:

- Project specific details/information, including poor ground conditions, difficult access, long service connections
- Natural Turf Pitches exclude the costs for site remodelling, pump and sump systems and SUDS attenuation
- Inflation beyond 2Q2017
- VAT
- Land acquisition costs
- Regional cost variations in materials and labour.

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