

# Sports Halls, Swimming Pools & Changing Rooms

## Introduction

This guidance provides direction on typical Life Cycle Costs for a Sinking Fund, and day to day and planned preventative maintenance on Sports Halls, Community Swimming Pools and Changing Rooms.

The guidance is designed to assist Lottery Applicants, Design Teams and Facility Operators on the works and costs associated with long term maintenance and the replacement of major components over the life of a Facility.

The table below provides typical annual allowances expressed as a percentage of the Overall Estimated Total Project Cost per annum based on a 25 year cost model.

## Percentage of Project Cost per Annum

Facility Type/Details	Sinking Fund (%)	Maintenance (%)
<b>Multi-Use Sports Halls</b>		
• Good quality Sports Hall, irrespective of size	0.5	1.0
<b>Affordable Community Swimming Pools</b>		
• Good quality Community Swimming Pool, irrespective of size	0.3	1.0
<b>Changing Rooms/Club House</b>		
• 2 Team Pavilion and Club House (traditional construction)	0.3	0.6
• 4 Team Pavilion and Club House (traditional construction)	0.5	0.8

## Life Cycle Costs

### Sinking Fund

Major Replacement Costs. Typical items for consideration include:

- Scheduled replacement of major systems and components, i.e. upgrades/replacement of mechanical and electrical equipment (HVAC, tanks, filtration/chlorination/dosing plant, CCTV and the like). Re-configuration of wet areas, replacement of sports flooring, reception refurbishment.
- Scheduled refurbishment and adaptations, including replacement of sports specific equipment/netting. Re-sealing / re-lining of sports flooring, replacing carpets and signage, replacement of external seating and fittings.
- Cyclical Redecoration



## Maintenance

Day to Day Repairs and Planned Preventative Maintenance (PPM).

Planned Preventative Maintenance includes the costs for servicing and maintaining mechanical and electrical plant and systems in accordance with recommended standards/frequencies and statutory/mandatory inspections (i.e. legionella, lift and boiler insurance inspections etc).

Day to Day repairs include:

### External walls

Repairs to external walls, cladding, glazed screens, external doors and windows.

### Roofs

Repairs to roofs, roof lights and the like, together with all associated work such as roof flashings, DPC's, gutters and downpipes.

### Other items

Repairs to ducts, internal doors and frames and the like.

### Fittings and fixtures

Repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like. Excludes loose furniture such as chairs, curtains/blinds etc.

### Internal finishes

Repairs to internal floor, wall and ceiling finishes.

### Plumbing and internal drainage

Repairs and PPM to plumbing and internal drainage including work to; rising mains, storage tanks and cisterns; hot and cold water services; sanitary ware; waste, soil, overflow and vent pipes; internal manholes, rodding eyes and access covers.

### Heating and ventilation

Repairs and PPM to fuel tanks, boilers, flues, plant, pump, motors, filters, switches, expansion tanks, pipework up to and including calorifiers, radiators, ducts, valves, fans and heating and other HVAC equipment.

### Power and lighting

Repairs and PPM to electrical switch gear, fuse boxes, busbars, casings, wiring and conduit to lighting and power supply.

## Other M&E services

Repairs and PPM to other M&E services which are part of the building, such as filtration/chlorination/dosing plant, fire alarm and bell systems, emergency lighting, clock systems, PA systems, fire fighting equipment, flood lighting and lighting conductors.

## External Works

General Grounds Maintenance, repairs to car parks and external paving.

## Exclusions

Operation, Occupancy and End of Life Costs are excluded from the allowances. The Definitions of these items are provided below.

### Operation Costs

The cost of operating the facility rather than from its occupancy, excluding maintenance costs. Includes cleaning costs, utilities costs, administrative costs, overheads costs, taxes etc.

### Occupancy Costs

User support costs relating to the occupation of the facility. Includes internal moves; security; switchboard/telephone; ICT and IT services; vending; occupant's furniture, fittings and equipment.

### End of Life

Notional costs payable and credits accruing after 25 years. Includes disposal inspection; demolitions, reinstatement to meet potential contractual requirements.



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