

# Artificial Sports Surfaces

## Introduction

This guidance provides direction on typical Life Cycle Costs for a Sinking Fund, and day to day and planned preventative maintenance on Artificial Sports Surfaces. 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 Total Project Cost per Annum

Facility Type/Details	Sinking Fund (%)	Maintenance (%)
<b>Artificial Grass Pitch</b>		
• U8/U7 Mini Football/Training (23mm sand filled, fenced, sports lighting) (61.0 x 42.6m)	2.7	0.4
• U8/U7 Mini Football/Training (40-65mm 3G, fenced, sports lighting) (61.0 x 42.6m)	3.0	0.4
• Hockey Pitch (sand or water based, fenced, sports lighting) (101.4 x 63.0m)	2.6	0.5
• Senior Football (23mm sand filled, fenced, sports lighting) (106 x 71m)	2.8	0.6
• Senior Football (40 - 65mm 3G, fenced, sports lighting) (106 x 71m)	3.2	0.5
• Rugby League (120 x 75m) or Rugby Union (130 x 80m) (65mm 3G, fenced, sports lighting)	3.2	0.5
<b>Cricket Practice</b>		
• Cricket Practice Strip (macadam surfaced with batting cage) (32 x 3m)	2.7	0.2
<b>Outdoor Tennis Court</b>		
• 2 or 4 Court (macadam, fenced, sports lighting) Courts 36.58 x 33.53m/ 36.58 x 64.01m	1.2	0.4
<b>Athletics Track</b>		
• 6 or 8 Lane (110m Straight both sides, grass infield, artificial throws, jumps & end fans, sports lighting)	1.7	0.6
<b>Multi-Use Games Area (MUGA)</b>		
• Macadam (fenced, sports lighting) (36.60 x 21.35m)	1.4	0.4

## Life Cycle Costs

### Sinking Fund

Major Replacement Costs. Typical items for consideration include:

- Replacement of carpet, shockpad, equipment, fencing and sports lighting.
- Redecoration of fencing, re-lining of pitch and relamping sports lighting.

### Maintenance

Day to Day Repairs and Planned Preventative Maintenance (PPM), based on all works being contracted to specialist Artificial Pitch Maintenance Contractors. Items for consideration include:

- Application of herbicide spray and moss killers: sand top-up/re-dress where applicable: drag brushing on a fortnightly basis: de-compactions on a bi-annual basis.
- Annual condition reports on general condition of artificial carpet/shockpad, inspection of joints, seams and markings.

### Exclusions

Operation, Occupancy, End of Life Costs, Fees and VAT 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 utilities costs, administrative costs, overheads costs, taxes etc.

#### Occupancy Costs

User support costs relating to the occupation of the facility e.g security.

#### End of Life

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



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