

2nd quarter 2021 facility cost updates

The following costs are for the development of good quality community sports facilities at 2nd quarter 2021. These rounded costs are based on typical schemes funded through the Lottery and where applicable, based on pdf layouts developed in accordance with Sport England design guidance.

The continuing effect of the Pandemic, the increasing cost of materials caused by supply shortages, the volatility caused by the initial Lockdown, and residual implications of the UK leaving the EU has impacted tender prices. Construction new work output is expected to grow by 9% in 2021, compared to a 15% fall in 2020.

Tender prices are forecast to rise by approximately 2% to the end of 2021 with regional variation, 3% growth in 2022, and 4% in 2023.

**Facility Costs
2Q2021**

Facility type/ details	Area (m ²)	Capital cost (£)
Indoor facilities		
Affordable Sports Halls		
• 1-court hall (18 x 10 m)	382	755,000
• 2-court hall (18 x 17 m)	515	860,000
• 4-court hall (34.5 x 20 m)	1,532	2,510,000
• 5-court hall (40.6 x 21.35 m)	1,722	2,715,000
• 6-court hall (34.5 x 27 m)	1,773	2,750,000
• 8-court hall (40 x 34.5 m)	2,240	3,440,000
• 10-court hall (40.6 x 42.7 m)	2,725	4,135,000
• 12-court hall (60 x 34.5 m)	3,064	4,560,000
Affordable Community Swimming Pools		
• 4-lane 25 m pool (25 x 8.5 m)	1,084	3,905,000
• 5-lane 25 m pool (25 x 10.5 m)	1,344	4,730,000
• 6-lane 25 m pool (25 x 12.5 m)	1,543	5,130,000
• 6-lane 25 m pool (25 x 12.5 m) plus secondary pool (13 x 7 m)	1,850	6,115,000
• 8-lane 25 m pool (25 x 17 m)	1,878	6,185,000
• 8-lane 25 m pool (25 x 17 m) plus secondary pool (17 x 7 m)	2,226	7,100,000
Affordable Sports Centres with Community 25 m Pool Options		
• 4-lane 25 m pool, 4-court hall, 50-station health and fitness gym plus studio	2,879	8,385,000
• 6-lane 25 m pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,553	9,845,000
• 6-lane 25 m pool plus learner pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,906	10,840,000
• 8-lane 25 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	4,509	12,005,000
Affordable Sports Centres with Community 50 m Pool Options		
• 8-lane 50 m pool with boom and 23.5 m-long movable floor, 5-court hall, 100-station health and fitness gym plus 2 studios	5,592	17,520,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	6,115	17,745,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 150-station health and fitness gym plus 3 studios	6,499	18,345,000
Bowls centres (indoor)		
• 6 rinks (excludes club/ function room)	1,914	2,280,000
• 8 rinks (includes club/ function room)	2,500	2,975,000

Facility type/ details	Area (m ²)	Capital cost (£)
Changing rooms/ clubhouses (traditional construction)		
• 2 team changing rooms plus officials	75	265,000
• 4 team changing rooms plus club room	245	690,000
Tennis centre (indoor)		
• 3-court centre	2,138	2,570,000
• Extra court		840,000
Outdoor facilities		
Cricket pitch		
• 1-bay practice cage on macadam base (32 x 3 m)	96	35,000
• Match pitch on macadam base (32 x 3 m)	96	20,000
Grandstand		
• 500 seats, no undercroft		705,000
Skate park		
• 40 x 18 m, fenced, sports lighting	720	160,000
Artificial grass pitches (AGPs)		
Football AGP		
• U9/ U10/ training 23 mm sand-filled pitch, fenced, sports lighting (61 x 43 m)	2,623	400,000
• U9/ U10/ training 40-50 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	420,000
• U9/ U10/ training 60-65 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	430,000
• Senior 23 mm sand-filled pitch, fenced, sports lighting (106 x 70 m)	7,420	905,000
• Senior 40 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	965,000
• Senior 50 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	970,000
• Senior 60 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	995,000
• Senior 65 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,025,000
Hockey AGP		
• 18 mm sand-dressed pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	830,000
• 23 mm sand-filled pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	785,000
• Water-based pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	935,000
Rugby League AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (122 x 74 m)	9,028	1,250,000
Rugby Union AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (130 x 80 m)	10,400	1,335,000

Facility type/ details	Area (m ²)	Capital cost (£)
Macadam surfaces		
Athletics track		
• 6-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,495,000
• 8-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,625,000
Multi use games area		
• Macadam, fenced, sports lighting (36.60 x 21.35 m)	782	160,000
Tennis courts (outdoor)		
• 2 courts, macadam, fenced, sports lighting (36.58 x 33.53 m)	1,227	215,000
• 4 courts, macadam, fenced, sports lighting (36.58 x 64.01 m)	2,342	380,000
• 6 courts, macadam, fenced, sports lighting (36.58 x 94.49 m)	3,456	500,000
Natural turf surfaces		
Bowling natural turf green		
• Flat or crown green (40 x 40 m)	1,600	150,000
Cricket natural turf pitch		
• Cricket pitch with 8-pitch square and 2 winter sport pitches (125.6 x 164.4 m)	20,649	295,000
Football natural turf pitches		
• U8/ U7 mini pitch (43 x 33 m)	1,419	25,000
• U16/ U15 youth pitch (97 x 61 m)	5,917	80,000
• Senior pitch (106 x 70 m)	7,420	100,000
Rugby League natural turf pitch		
• Senior pitch (122 x 74 m)	9,028	115,000
Rugby Union natural turf pitch		
• Senior pitch (130 x 80 m)	10,400	140,000

Notes

1. The area for buildings is the gross internal floor area (GIFA).
2. The area for pitches typically includes safety run-offs.
3. The sizes for artificial and natural turf pitches reflect current or developing best practice or NGB recommendations.
4. The costs for:
 - Affordable Sports Halls
 - Affordable Community Swimming Pools
 - Affordable Sports Centres with Community 25 m Pool Options
 - Affordable Sports Centres with Community 50 m Pool Options

align with the costs included in the Sport England publications of the same name updated to 2Q21. The reader is referred to these documents and their appendices for further information on sizes and general arrangement layouts.

5. The costs include the following:
 - External works allowance (car parks, roads, paths, services connections etc) averaged at 15% of the sports facility costs
 - 12 months maintenance/grow-in costs for grass pitches
 - Allowance for fees inclusive of project management (PM), site investigation (SI), planning and associated fees.
6. The fees for:
 - Artificial grass pitches
 - Macadam outdoor surfaces
 - Natural turf pitchesare included at 6% (inclusive of PM, SI, planning and associated fees).
7. The costs exclude the following:
 - Project specific details/ information, poor ground conditions, difficult access, long service connections
 - Site remodelling, pump and sump systems and SuDS attenuation for natural turf pitches
 - Inflation beyond 2Q2021
 - VAT
 - Land acquisition costs
 - Regional cost variations in materials and labour.

Click here for **User guide** and other
Design and cost guidance