

Natural turf pitches

This document provides updated guidance for typical life cycle costs (sinking funds and maintenance costs) for a range of good-quality natural turf pitches.

The guidance is intended to assist Lottery applicants, design teams and operators with assessing indicative costs associated with long-term maintenance and replacement of major components over the life of a facility. Typical annual allowances are expressed as percentages of the overall estimated total project cost based on a 25-year cost model.



**Life Cycle
Costs 2Q2021**

Percentages of total project cost per annum

Facility type/ details	Sinking fund (%)	Maintenance (%)
Natural turf pitches		
Cricket natural turf pitch		
• Cricket pitch with 8-pitch square and 2 winter sport pitches (125.6 x 164.4 m)	3.5	17.3
Football natural turf pitches		
• U8/ U7 mini pitch (43 x 33 m)	3.6	17.0
• U16/ U15 youth pitch (97 x 61 m)	3.8	15.8
• Senior pitch (106 x 70 m)	3.2	15.3
Rugby League natural turf pitch		
• Senior pitch (122 x 74 m)	4.0	16.0
Rugby Union natural turf pitch		
• Senior pitch (130 x 80 m)	3.7	14.9
Natural turf bowling greens		
• Flat or crown green (40 x 40 m)	0.0	6.3

Definitions

Sinking fund

Major replacement costs. Typical items for consideration include:

- Replacement of sports equipment
- Replacement of sand slits / sand grooves / mole drains as appropriate.

Maintenance

Day-to-day repairs and planned preventative maintenance based on all works being contracted to specialist grounds maintenance contractors. Typical items for consideration include:

- Specified mowing
- Application of fertiliser; herbicide; sand-top dressing; earthworm suppressant
- Drill seed; verti-drain; spiking and slitting; scarification; rolling; verti-cutting; loam top-dressing; line marking.

Exclusions

Operation, occupancy and end-of-life costs are excluded from the allowances. The definitions of these are as follows:

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

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Design and cost guidance

Photography provided by
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