

3rd quarter 2022 facility cost updates

The following costs are for the development of good quality community sports facilities at 3rd quarter 2022. 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.

Tender prices have increased by 9% in the 12 months to 3Q22.

Material prices rose on average by 24% in the year to 2Q22 due to worldwide supply issues, energy prices, tariffs on imports, exchange rates and the effects of the war in Ukraine.

Long lead-in times for materials supply and labour shortages have continued to put upward pressure on tender prices.

Tender prices are forecast to rise by approximately 3% in 2023 with regional variation, and by 4% in both 2024 and 2025.

**Facility Costs
3Q2022**

Facility type/ details	Area (m²)	Capital cost (£)
Indoor facilities		
Affordable Sports Halls		
• 1-court hall (18 x 10 m)	382	830,000
• 2-court hall (18 x 17 m)	515	940,000
• 4-court hall (34.5 x 20 m)	1,532	2,755,000
• 5-court hall (40.6 x 21.35 m)	1,722	2,985,000
• 6-court hall (34.5 x 27 m)	1,773	3,020,000
• 8-court hall (40 x 34.5 m)	2,240	3,755,000
• 10-court hall (40.6 x 42.7 m)	2,725	4,540,000
• 12-court hall (60 x 34.5 m)	3,064	5,005,000
Affordable Community Swimming Pools		
• 4-lane 25 m pool (25 x 8.5 m)	1,084	4,290,000
• 5-lane 25 m pool (25 x 10.5 m)	1,344	5,195,000
• 6-lane 25 m pool (25 x 12.5 m)	1,543	5,635,000
• 6-lane 25 m pool (25 x 12.5 m) plus secondary pool (13 x 7 m)	1,850	6,715,000
• 8-lane 25 m pool (25 x 17 m)	1,878	6,795,000
• 8-lane 25 m pool (25 x 17 m) plus secondary pool (17 x 7 m)	2,226	7,795,000
Affordable Sports Centres with Community 25m Pool Options		
• 4-lane 25 m pool, 4-court hall, 50-station health and fitness gym plus studio	2,879	9,210,000
• 6-lane 25 m pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,553	10,810,000
• 6-lane 25 m pool plus learner pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,906	11,905,000
• 8-lane 25 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	4,509	13,185,000
Affordable Sports Centres with Community 50m 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	19,240,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	6,115	19,490,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 150-station health and fitness gym plus 3 studios	6,499	20,150,000

Facility type/ details	Area (m²)	Capital cost (£)
Bowls centres (indoor)		
• 6 rinks (excludes club/ function room)	1,914	2,500,000
• 8 rinks (includes club/ function room)	2,500	3,270,000
Changing rooms/ clubhouses (traditional construction)		
• 2 team changing rooms plus officials	75	290,000
• 4 team changing rooms plus club room	245	755,000
Tennis centre (indoor)		
• 3-court centre	2,138	2,825,000
• Extra court		920,000

Outdoor facilities

Cricket pitch

• 1-bay practice cage on macadam base (32 x 3 m)	96	40,000
• Match pitch on macadam base (32 x 3 m)	96	25,000

Grandstand

• 500 seats, no undercroft		775,000
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Skate park

• 40 x 18 m, fenced, sports lighting	720	180,000
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Artificial grass pitches (AGPs)

Football AGP

• U9/ U10/ training 23 mm sand-filled pitch, fenced, sports lighting (61 x 43 m)	2,623	425,000
• U9/ U10/ training 40-50 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	470,000
• U9/ U10/ training 60-65 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	490,000
• Senior 23 mm sand-filled pitch, fenced, sports lighting (106 x 70 m)	7,420	995,000
• Senior 40 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,075,000
• Senior 50 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,080,000
• Senior 60 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,100,000
• Senior 65 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,130,000

Facility type/ details	Area (m²)	Capital cost (£)
Hockey AGP		
• 18 mm sand-dressed pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	915,000
• 23 mm sand-filled pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	860,000
• Water-based pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	1,025,000
Rugby League AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (122 x 74 m)	9,028	1,385,000
Rugby Union AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (130 x 80 m)	10,400	1,490,000

Macadam surfaces

Athletics track

• 6-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,640,000
• 8-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,785,000

Multi use games area

• Macadam, fenced, sports lighting (36.60 x 21.35 m)	782	175,000
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Tennis courts (outdoor)

• 2 courts, macadam, fenced, sports lighting (36.58 x 33.53 m)	1,227	240,000
• 4 courts, macadam, fenced, sports lighting (36.58 x 64.01 m)	2,342	420,000
• 6 courts, macadam, fenced, sports lighting (36.58 x 94.49 m)	3,456	550,000

Facility type/ details	Area (m ²)	Capital cost (£)
Natural turf surfaces		
Bowling natural turf green		
• Flat or crown green (40 x 40 m)	1,600	165,000
Cricket natural turf pitch		
• Cricket pitch with 8-pitch square and 2 winter sport pitches (125.6 x 164.4 m)	20,649	330,000
Football natural turf pitches		
• U8/ U7 mini pitch (43 x 33 m)	1,419	30,000
• U16/ U15 youth pitch (97 x 61 m)	5,917	85,000
• Senior pitch (106 x 70 m)	7,420	105,000
Rugby League natural turf pitch		
• Senior pitch (122 x 74 m)	9,028	140,000
Rugby Union natural turf pitch		
• Senior pitch (130 x 80 m)	10,400	160,000
Carpet-hybrid surfaces for community use		
Football carpet-hybrid pitches		
• U8/ U7 mini pitch (43 x 33 m)	1,419	95,000
• U16/ U15 youth pitch (97 x 61 m)	5,917	355,000
• Senior pitch (106 x 70 m)	7,420	440,000
Rugby League carpet-hybrid pitch		
• Senior pitch (122 x 74 m)	9,028	535,000
Rugby Union carpet-hybrid pitch		
• Senior pitch (130 x 80 m)	10,400	625,000

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, natural turf and carpet-hybrid 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 3Q22. 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 12% of the sports facility costs;
 - 12 months maintenance/grow-in costs for natural turf and carpet-hybrid 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 pitches;
 - Carpet-hybrid pitches;are 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 and carpet-hybrid pitches;
 - Inflation beyond 3Q2022;
 - VAT;
 - Land acquisition costs;
 - Regional cost variations in materials and labour.

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