

# Sports halls, swimming pools, sports centres and changing rooms

This document provides updated guidance for typical life cycle costs (sinking funds and maintenance costs) for a range of good-quality affordable sports halls, community swimming pools, sports centres and changing rooms.

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 2Q2023**

## Percentages of total project cost per annum

Facility type/ details	Sinking fund (%)	Maintenance (%)
<b>Affordable indoor facilities (see Sport England Affordable models)</b>		
<b>Affordable Sports Halls</b>		
• Irrespective of size	0.7	0.5
<b>Affordable Community Swimming Pools</b>		
• Irrespective of size	0.4	1.1
<b>Affordable Sports Centres</b>		
• Irrespective of size	0.5	1.0
<b>Changing rooms/ clubhouses (traditional construction)</b>		
• 2 team changing rooms plus officials	0.3	1.0
• 4 team changing rooms plus club room	0.4	1.2

## Definitions

### Sinking fund

Major replacement, refurbishment and cyclical redecoration costs. Typical items for consideration include:

- Scheduled replacement of major systems and components, i.e. upgrades/ replacement of mechanical and electrical equipment e.g. heating, ventilation & air conditioning (HVAC) systems, tanks, filtration/ chlorination/ dosing plant, CCTV etc. 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

Planned preventative maintenance (PPM) and day-to-day repairs to building fabric:

- PPM: 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.;
- External walls: repairs to brickwork, cladding, glazed screens, external doors and windows;
- Roofs: repairs to roofing, rooflights and the like, together with all associated work such as roof flashings, DPCs, 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, floodlighting 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 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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