

# Artificial sports surfaces

This document provides updated guidance for typical life cycle costs (sinking funds and maintenance costs) for a range of good-quality artificial sports surfaces.

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>Artificial grass pitches (AGPs)</b>		
<b>Football AGP</b>		
• U9/ U10/ training 23 mm sand-filled pitch, fenced, sports lighting (61 x 43 m)	2.2	0.5
• U9/ U10/ training 40-65 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2.5	0.4
• Senior 23 mm sand-filled pitch, fenced, sports lighting (106 x 70 m)	2.1	0.6
• Senior 40-65 mm 3G pitch, fenced, sports lighting (106 x 70 m)	2.5	0.5
<b>Hockey AGP</b>		
• Sand or water-based pitch, fenced, sports lighting (101.4 x 63.0 m)	2.1	0.5
<b>Rugby AGP (League or Union)</b>		
• Senior 65 mm 3G pitch, fenced, sports lighting (130 x 80 m)	2.7	0.5
<b>Macadam surfaces</b>		
<b>Athletics track</b>		
• 6 or 8-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting	1.7	0.6
<b>Multi use games area (MUGA)</b>		
• Macadam, fenced, sports lighting (36.60 x 21.35 m)	1.4	0.4
<b>Tennis courts (outdoor)</b>		
• 2, 4 or 6 courts, macadam, fenced, sports lighting (36.58 x 33.53 / 64.01 / 94.49 m respectively)	1.2	0.4
<b>Cricket pitch</b>		
• 1-bay practice cage on macadam base (32 x 3 m)	2.7	0.2

## Definitions

### 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 re-lamping.

### Maintenance

Day-to-day repairs and planned preventative maintenance. Typical items for consideration include:

- Application of herbicide spray and moss killers as applicable
- Infill top-up/ re-dress where required
- Drag brushing on a fortnightly basis
- De-compactions on a bi-annual basis
- Annual inspection and condition report on general condition of synthetic carpet including joints, seams, markings and shockpad.

## 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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