

2nd quarter 2023 facility cost updates

The following costs are for the development of good quality community sports facilities at 2Q2023. 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 are forecast to have increased by 5% in the 12 months to 2Q2023.

Labour site rates continue to rise faster than wage awards and are expected to be the main driver of growth in overall costs in the second half of 2023. There is a shortage of construction labour which is expected to push up wages over the next two years.

The rate of materials cost inflation has been easing and many supply chain issues have been resolved. Prices for concrete, cement, bricks and tiles continue to rise, whereas the prices of, for example steelwork and reinforcement has reduced. Overall availability seems to be close to pre-covid levels.

New work output is forecast to contract in 2023 and 2024, returning to slow growth thereafter.

Climate goals may help support the infrastructure sector, but other sectors should benefit as retrofitting becomes more attractive.

Tender prices are forecast to rise by approximately 3% per annum in 2023, 2024 and 2025 with variation due to procurement and project type, and regional factors.

Facility Costs 2Q2023

Facility type/ details	Area (m²)	Capital cost (£)
Indoor facilities		
Affordable Sports Halls		
• 1-court hall (18 x 10 m)	382	860,000
• 2-court hall (18 x 17 m)	515	980,000
• 4-court hall (34.5 x 20 m)	1,532	2,860,000
• 5-court hall (40.6 x 21.35 m)	1,722	3,095,000
• 6-court hall (34.5 x 27 m)	1,773	3,135,000
• 8-court hall (40 x 34.5 m)	2,240	3,920,000
• 10-court hall (40.6 x 42.7 m)	2,725	4,715,000
• 12-court hall (60 x 34.5 m)	3,064	5,195,000
Affordable Community Swimming Pools		
• 4-lane 25 m pool (25 x 8.5 m)	1,084	4,450,000
• 5-lane 25 m pool (25 x 10.5 m)	1,344	5,390,000
• 6-lane 25 m pool (25 x 12.5 m)	1,543	5,850,000
• 6-lane 25 m pool (25 x 12.5 m) plus secondary pool (13 x 7 m)	1,850	6,970,000
• 8-lane 25 m pool (25 x 17 m)	1,878	7,050,000
• 8-lane 25 m pool (25 x 17 m) plus secondary pool (17 x 7 m)	2,226	8,090,000
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	9,560,000
• 6-lane 25 m pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,553	11,220,000
• 6-lane 25 m pool plus learner pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,906	12,360,000
• 8-lane 25 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	4,509	13,685,000
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	19,970,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	6,115	20,230,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 150-station health and fitness gym plus 3 studios	6,499	20,915,000

Facility type/ details	Area (m²)	Capital cost (£)
Indoor facilities continued		
Bowls centres (indoor)		
• 6 rinks (excludes club/ function room)	1,914	2,595,000
• 8 rinks (includes club/ function room)	2,500	3,390,000
Changing rooms/ clubhouses (traditional construction)		
• 2 team changing rooms plus officials	75	300,000
• 4 team changing rooms plus club room	245	785,000
Tennis centre (indoor)		
• 3-court centre	2,138	2,930,000
• Extra court		955,000
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		805,000
Skate park		
• 40 x 18 m, fenced, sports lighting	720	185,000
Artificial grass pitches (AGPs)		
Football AGP		
• U9/ U10/ training 23 mm sand-filled pitch, fenced, sports lighting (61 x 43 m)	2,623	440,000
• U9/ U10/ training 40–50 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	485,000
• U9/ U10/ training 60–65 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	510,000
• Senior 23 mm sand-filled pitch, fenced, sports lighting (106 x 70 m)	7,420	1,030,000
• Senior 40 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,115,000
• Senior 50 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,120,000
• Senior 60 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,140,000
• Senior 65 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,170,000

Facility type/ details	Area (m²)	Capital cost (£)
Artificial grass pitches (AGPs) continued		
Hockey AGP		
• 18 mm sand-dressed pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	950,000
• 23 mm sand-filled pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	890,000
• Water-based pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	1,060,000
Rugby League AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (122 x 74 m)	9,028	1,440,000
Rugby Union AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (130 x 80 m)	10,400	1,550,000
Macadam surfaces		
Athletics track		
• 6-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,705,000
• 8-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,855,000
Multi use games area		
• Macadam, fenced, sports lighting (36.60 x 21.35 m)	782	180,000
Tennis courts (outdoor)		
• 2 courts, macadam, fenced, sports lighting (36.58 x 33.53 m)	1,227	245,000
• 4 courts, macadam, fenced, sports lighting (36.58 x 64.01 m)	2,342	435,000
• 6 courts, macadam, fenced, sports lighting (36.58 x 94.49 m)	3,456	570,000

Facility type/ details	Area (m²)	Capital cost (£)
Natural turf surfaces		
Bowling natural turf green		
• Flat or crown green (40 x 40 m)	1,600	170,000
Cricket natural turf pitch		
• Cricket pitch with 8-pitch square and 2 winter sport pitches (125.6 x 164.4 m)	20,649	345,000
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	90,000
• Senior pitch (106 x 70 m)	7,420	110,000
Rugby League natural turf pitch		
• Senior pitch (122 x 74 m)	9,028	145,000
Rugby Union natural turf pitch		
• Senior pitch (130 x 80 m)	10,400	165,000
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	370,000
• Senior pitch (106 x 70 m)	7,420	460,000
Rugby League carpet-hybrid pitch		
• Senior pitch (122 x 74 m)	9,028	555,000
Rugby Union carpet-hybrid pitch		
• Senior pitch (130 x 80 m)	10,400	650,000

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 2Q2023. 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 2Q2023;
 - VAT;
 - Land acquisition costs;
 - Regional cost variations in materials and labour.

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