

3rd quarter 2025 facility cost updates

The following costs are for the development of good quality community sports facilities at 3Q2025. 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 2.3% in the 12 months to 3Q2025. This compares to 2.1% for the 12 months to 3Q2024.

Increases to Employers National Insurance contributions and the National Living Wage are significantly impacting labour costs which continue to outpace inflation. Skills shortages, particularly specialist trades are widely reported, with vacancies in 1Q2025 up by 17% from 4Q2024.

Materials cost inflation has largely stalled; however risk to materials cost remains due to global tensions.

New work output is expecting subdued growth of 1.7% in 2025, with 4% growth predicted for 2026.

Tender prices are forecast to rise by approximately 2.7% in 2026 and 3.1% in 2027 with variation due to procurement and project type, and regional factors.

Facility Costs 3Q2025

Facility type/ details	Area (m ²)	Capital cost (£)
Indoor facilities		
Affordable Sports Halls		
• 1-court hall (18 x 10 m)	382	905,000
• 2-court hall (18 x 17 m)	515	1,030,000
• 4-court hall (34.5 x 20 m)	1,532	3,005,000
• 5-court hall (40.6 x 21.35 m)	1,722	3,260,000
• 6-court hall (34.5 x 27 m)	1,773	3,300,000
• 8-court hall (40 x 34.5 m)	2,240	4,125,000
• 10-court hall (40.6 x 42.7 m)	2,725	4,960,000
• 12-court hall (60 x 34.5 m)	3,064	5,465,000
Affordable Community Swimming Pools		
• 4-lane 25 m pool (25 x 8.5 m)	1,084	4,685,000
• 5-lane 25 m pool (25 x 10.5 m)	1,344	5,670,000
• 6-lane 25 m pool (25 x 12.5 m)	1,543	6,155,000
• 6-lane 25 m pool (25 x 12.5 m) plus secondary pool (13 x 7 m)	1,850	7,335,000
• 8-lane 25 m pool (25 x 17 m)	1,878	7,420,000
• 8-lane 25 m pool (25 x 17 m) plus secondary pool (17 x 7 m)	2,226	8,515,000
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	10,060,000
• 6-lane 25 m pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,553	11,805,000
• 6-lane 25 m pool plus learner pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,906	13,000,000
• 8-lane 25 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	4,509	14,400,000
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	21,010,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	6,115	21,285,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 150-station health and fitness gym plus 3 studios	6,499	22,005,000

Facility type/ details	Area (m ²)	Capital cost (£)
Indoor facilities continued		
Bowls centres (indoor)		
• 6 rinks (excludes club/ function room)	1,914	2,730,000
• 8 rinks (includes club/ function room)	2,500	3,570,000
Changing rooms/ clubhouses (traditional construction)		
• 2 team changing rooms plus officials	75	315,000
• 4 team changing rooms plus club room	245	825,000
Tennis centre (indoor)		
• 3-court centre	2,138	3,085,000
• Extra court		1,005,000
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		845,000
Skate park		
• 40 x 18 m, fenced, sports lighting	720	195,000
Artificial grass pitches (AGPs)		
Football AGP		
• U9/ U10/ training 23 mm sand-filled pitch, fenced, sports lighting (61 x 43 m)	2,623	465,000
• U9/ U10/ training 40–50 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	510,000
• U9/ U10/ training 60–65 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	535,000
• Senior 23 mm sand-filled pitch, fenced, sports lighting (106 x 70 m)	7,420	1,085,000
• Senior 40 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,175,000
• Senior 50 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,180,000
• Senior 60 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,200,000
• Senior 65 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,230,000

Facility type/ details	Area (m ²)	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	1,000,000
• 23 mm sand-filled pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	935,000
• Water-based pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	1,115,000
Rugby League AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (122 x 74 m)	9,028	1,515,000
Rugby Union AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (130 x 80 m)	10,400	1,630,000
Macadam surfaces		
Athletics track		
• 6-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,790,000
• 8-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,950,000
Multi use games area		
• Macadam, fenced, sports lighting (36.60 x 21.35 m)	782	190,000
Tennis courts (outdoor)		
• 2 courts, macadam, fenced, sports lighting (36.58 x 33.53 m)	1,227	260,000
• 4 courts, macadam, fenced, sports lighting (36.58 x 64.01 m)	2,342	460,000
• 6 courts, macadam, fenced, sports lighting (36.58 x 94.49 m)	3,456	600,000

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	180,000
Cricket natural turf pitch		
• Cricket pitch with 8-pitch square and 2 winter sport pitches (125.6 x 164.4 m)	20,649	360,000
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	95,000
• Senior pitch (106 x 70 m)	7,420	115,000
Rugby League natural turf pitch		
• Senior pitch (122 x 74 m)	9,028	150,000
Rugby Union natural turf pitch		
• Senior pitch (130 x 80 m)	10,400	175,000
Carpet-hybrid surfaces for community use		
Football carpet-hybrid pitches		
• U8/ U7 mini pitch (43 x 33 m)	1,419	100,000
• U16/ U15 youth pitch (97 x 61 m)	5,917	390,000
• Senior pitch (106 x 70 m)	7,420	480,000
Rugby League carpet-hybrid pitch		
• Senior pitch (122 x 74 m)	9,028	585,000
Rugby Union carpet-hybrid pitch		
• Senior pitch (130 x 80 m)	10,400	680,000

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 3Q2025. 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 3Q2025;
 - VAT;
 - Land acquisition costs;
 - Regional cost variations in materials and labour.

Click here for **User guide** and other
Design and cost guidance