

4th quarter 2025 facility cost updates

The following costs are for the development of good quality community sports facilities at 4Q2025. 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 2.5% in the 12 months to 4Q2025. This compares to 2.3% for the 12 months to 4Q2024.

April 2025 recorded increases to Employers National Insurance Contributions and the National Living Wage, which along with ongoing skills shortages continue to impact labour costs.

Materials cost inflation has largely stalled with no significant logistics challenges currently.

New work construction output expects subdued growth of 2% as a whole in 2025, with 4.4% growth predicted for 2026.

Tender prices are forecast to rise by 2.9% in 2026 and 3.1% in 2027 with variation due to procurement and project type, and regional factors.

**Facility Costs
4Q2025**

Facility type/ details	Area (m ²)	Capital cost (£)
Indoor facilities		
Affordable Sports Halls		
• 1-court hall (18 x 10 m)	382	915,000
• 2-court hall (18 x 17 m)	515	1,040,000
• 4-court hall (34.5 x 20 m)	1,532	3,035,000
• 5-court hall (40.6 x 21.35 m)	1,722	3,290,000
• 6-court hall (34.5 x 27 m)	1,773	3,330,000
• 8-court hall (40 x 34.5 m)	2,240	4,165,000
• 10-court hall (40.6 x 42.7 m)	2,725	5,010,000
• 12-court hall (60 x 34.5 m)	3,064	5,520,000
Leisure Local		
• 15 x 8 m pool, multi-purpose studio hall, 20-station health and fitness gym and reception hub	1,070	5,890,000
• 20 x 8 m pool, multi-purpose studio hall, 20-station health and fitness gym and reception hub	1,170	6,200,000
Community Leisure Hubs		
• 4-lane 25 m pool, 17 x 18 m multi-purpose studio hall, 50-station health and fitness gym plus group cycling studio	2,215	12,800,000
• 6-lane 25 m pool plus 13 x 10 m teaching pool, 20 x 34.5 m multi-purpose hall, 90-station health and fitness gym, 2 studios plus group cycling studio	4,700	23,700,000
• 8-lane 25 m pool plus 17 x 10 m teaching pool, 27 x 34.5 m multi-purpose hall, 120-station health and fitness gym, 2 studios plus group cycling studio	5,410	26,100,000
Bowls centres (indoor)		
• 6 rinks (excludes club/ function room)	1,914	2,760,000
• 8 rinks (includes club/ function room)	2,500	3,605,000

Facility type/ details	Area (m ²)	Capital cost (£)
Indoor facilities continued		
Changing rooms/ clubhouses (traditional construction)		
• 2 team changing rooms plus officials	75	320,000
• 4 team changing rooms plus club room	245	835,000
Tennis centre (indoor)		
• 3-court centre	2,138	3,115,000
• Extra court		1,015,000
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		855,000
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	470,000
• U9/ U10/ training 40-50 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	515,000
• U9/ U10/ training 60-65 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	545,000
• Senior 23 mm sand-filled pitch, fenced, sports lighting (106 x 70 m)	7,420	1,095,000
• Senior 40 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,185,000
• Senior 50 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,190,000
• Senior 60 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,215,000
• Senior 65 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,245,000

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	1,010,000
• 23 mm sand-filled pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	945,000
• Water-based pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	1,130,000
Rugby League AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (122 x 74 m)	9,028	1,530,000
Rugby Union AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (130 x 80 m)	10,400	1,645,000
Macadam surfaces		
Athletics tracks		
• 6-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,810,000
• 8-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,970,000
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	605,000

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	185,000
Cricket natural turf pitch		
• Cricket pitch with 8-pitch square and 2 winter sport pitches (125.6 x 164.4 m)	20,649	365,000
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	155,000
Rugby Union natural turf pitch		
• Senior pitch (130 x 80 m)	10,400	185,000
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	485,000
Rugby League carpet-hybrid pitch		
• Senior pitch (122 x 74 m)	9,028	590,000
Rugby Union carpet-hybrid pitch		
• Senior pitch (130 x 80 m)	10,400	690,000

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 align with the costs included in the Sport England publication of the same name updated to 4Q2025. The reader is referred to this document and appendices for further information on sizes and general arrangement layouts.
5. The costs for Leisure Local and Community Leisure Hubs align with the costs included in the Sport England publications of the same names at 4Q2025. The reader is referred to these documents for further information on sizes and general arrangement layouts.
6. The costs include the following:
 - External works are included as a notional allowance;
 - 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.
7. 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).
8. The costs exclude the following:
 - Project specific details/ information, poor ground conditions, difficult access, long service connections and meeting biodiversity net gain (BNG) statutory requirements;
 - Site remodelling, pump and sump systems and SuDS attenuation for natural turf and carpet-hybrid pitches;
 - Inflation beyond 4Q2025;
 - VAT;
 - Land acquisition costs;
 - Regional cost variations in materials and labour.

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