

3rd quarter 2026 facility cost updates

The following costs are for the development of good quality community sports facilities at 3Q2026. 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 3.2% in the 12 months to 3Q2026. This compares to 2.5% for the 12 months to 3Q2025.

Supply chains face inflationary pressure due to rising energy costs, material costs and geopolitical issues, which coupled with continuing weak demand is creating uncertainty.

New work construction output is forecast to contract by 2.7% this year before returning to modest growth in 2027.

Tender prices are forecast to rise by 2.4% in 2027 and 2.8% in 2028 with variation due to procurement and project type, and regional factors.

**Facility Costs
3Q2026**

Facility type/ details	Area (m ²)	Capital cost (£)
Indoor facilities		
Affordable Sports Halls		
• 1-court hall (18 x 10 m)	382	935,000
• 2-court hall (18 x 17 m)	515	1,065,000
• 4-court hall (34.5 x 20 m)	1,532	3,110,000
• 5-court hall (40.6 x 21.35 m)	1,722	3,370,000
• 6-court hall (34.5 x 27 m)	1,773	3,415,000
• 8-court hall (40 x 34.5 m)	2,240	4,270,000
• 10-court hall (40.6 x 42.7 m)	2,725	5,135,000
• 12-court hall (60 x 34.5 m)	3,064	5,705,000
Leisure Local		
• 15 x 8 m pool, multi-purpose studio hall, 20-station health and fitness gym and reception hub	1,070	6,035,000
• 20 x 8 m pool, multi-purpose studio hall, 20-station health and fitness gym and reception hub	1,170	6,350,000
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	13,115,000
• 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	24,280,000
• 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	26,470,000
Bowls centres (indoor)		
• 6 rinks (excludes club/ function room)	1,914	2,830,000
• 8 rinks (includes club/ function room)	2,500	3,695,000

Facility type/ details	Area (m ²)	Capital cost (£)
Indoor facilities continued		
Changing rooms/ clubhouses (traditional construction)		
• 2 team changing rooms plus officials	75	330,000
• 4 team changing rooms plus club room	245	855,000
Tennis centre (indoor)		
• 3-court centre	2,138	3,190,000
• Extra court		1,040,000
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		875,000
Skate park		
• 40 x 18 m, fenced, sports lighting	720	200,000
Artificial grass pitches (AGPs)		
Football AGP		
• U9/ U10/ training 23 mm sand-filled pitch, fenced, sports lighting (61 x 43 m)	2,623	480,000
• U9/ U10/ training 40-50 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	530,000
• U9/ U10/ training 60-65 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	555,000
• Senior 23 mm sand-filled pitch, fenced, sports lighting (106 x 70 m)	7,420	1,125,000
• Senior 40 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,215,000
• Senior 50 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,220,000
• Senior 60 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,245,000
• Senior 65 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,275,000

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	1,035,000
• 23 mm sand-filled pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	970,000
• Water-based pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	1,155,000
Rugby League AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (122 x 74 m)	9,028	1,570,000
Rugby Union AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (130 x 80 m)	10,400	1,685,000
Macadam surfaces		
Athletics tracks		
• 6-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,855,000
• 8-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		2,015,000
Multi use games area		
• Macadam, fenced, sports lighting (36.60 x 21.35 m)	782	195,000
Tennis courts (outdoor)		
• 2 courts, macadam, fenced, sports lighting (36.58 x 33.53 m)	1,227	270,000
• 4 courts, macadam, fenced, sports lighting (36.58 x 64.01 m)	2,342	475,000
• 6 courts, macadam, fenced, sports lighting (36.58 x 94.49 m)	3,456	620,000

Facility type/ details	Area (m²)	Capital cost (£)
Natural turf surfaces		
Bowling natural turf green		
• Flat or crown green (40 x 40 m)	1,600	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	375,000
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	120,000
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	105,000
• U16/ U15 youth pitch (97 x 61 m)	5,917	400,000
• Senior pitch (106 x 70 m)	7,420	500,000
Rugby League carpet-hybrid pitch		
• Senior pitch (122 x 74 m)	9,028	605,000
Rugby Union carpet-hybrid pitch		
• Senior pitch (130 x 80 m)	10,400	705,000

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 3Q2026. The reader is referred to this document and appendices for further information on sizes and general arrangement layouts.
5. The costs for Leisure Local Community Facilities align with the costs included in the Sport England publication of the same name updated to 3Q2026. The reader is referred to this document for further information on sizes and general arrangement layouts.
6. The costs for Community Leisure Hub align with the costs included in the Sport England publication of the same name at 3Q2026. The reader is referred to this document for further information on sizes and general arrangement layouts.
7. 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.
8. 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).
9. 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 3Q2026;
 - VAT;
 - Land acquisition costs;
 - Regional cost variations in materials and labour.

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