Creating sporting opportunities in every community

Affordable Community Swimming Pools

New advice on web site
http://www.sportengland.org/facilities_planning/design_and_cost_guidance.aspx
+ downloadable CAD layouts

December 2011
Strategic planning

A seven step process is illustrated to create a brief for the ‘The Right Swimming Pool’. Further advice is being developed by Sport England and the Amateur Swimming Association. It aims to ensure that key issues such as supply and demand, site location, the levels of sporting activities and option appraisals are properly considered.

Design

A range of indicative designs illustrate tightly planned, functionally efficient and economical building structures that can:

- Comply with best practice standards
- Be quickly constructed
- Be tailored to individual sites to create architectural solutions that enhance the local environment
- Create high levels of customer appeal
- Operate at a surplus (or with reduced subsidies).

They include 25m pool size options from 4 to 8 lanes, and with a secondary pool. CAD drawings can be downloaded from the Sport England web site.

Capital costs

An elemental cost breakdown is provided for alternative sizes of pools along with the indicative extra costs for additional elements that might be required for some locations (3rd Q – 2011). The base construction costs range from £2.1 m to £4.0 m.

Typical costs of the base construction:

- 4 Lanes = £2.1 m
- 5 Lanes = £2.6 m
- 6 Lanes = £2.8 m
- 6 Lanes + Secondary pool = £3.4 m
- 8 Lanes = £3.4 m
- 8 Lanes + Secondary pool = £4.0 m
Overview

The new information is aimed at the early briefing and design stages of swimming pool projects and aims to give a better understanding of the inter-relationships between the:

- Design
- Specifications and sustainability
- Capital funding
- Programmes of use
- Operating budgets
- Need for subsidies.

It is an essential reference for new community swimming projects or where the rationalisation of the existing swimming pool stock is being considered.

The study has a particular focus on the ‘affordability’ and ‘future financial sustainability’ of swimming pools but at the same time it illustrates how new projects can meet a full range of community needs and comply with best practice standards.

The use of a ‘one-stop-shop’ procurement route is also illustrated that can speed up and simplify the planning, design and construction processes.

**The base construction costs range from £2.1 m to £4.0 m**

**The operating budget can create a surplus of circa £24 k / year**

**A new swimming pool can be opened within 24 months of the decision to proceed.**

**Potential uses include:**

- Developing feasibility studies and option appraisals
- Establishing a robust project brief
- Developing the business plan and operational budget
- Selecting a procurement route and project programme
- Validate key project details
- Forming a template for a future project.
Operational budget and programme of use

Key factors for achieving a ‘break even’ operating budget are discussed along with the various aspects of creating a viable business plan for the catchment market.

Indicative operating budgets are shown for the various sizes of swimming pool and for a typical programme of use. The key assumptions such as pricing, user through put and staff structures are also indicated.

The analysis suggests that swimming pools with 6 lanes (and more) are most likely to operate on a ‘break even’ basis, subject to market catchment and business planning considerations.

Options for reconfiguring the main elements to suit individual sites

Energy / sustainability / specification issues

The indicative specification details that are included in the costs are in line with current best practice. They cover building fabric, structural design, energy / sustainability and building services issues.

Additional details are given on the internal areas of the range of buildings, the area ratios of main elements to the size of the pool water and calculations for the changing rooms against the programmes of use that are assumed in the operational budget.

Indicative programme of use (6 lane pool)

<table>
<thead>
<tr>
<th>Activity Key</th>
<th>Lane (fitness) swimming</th>
<th>Casual swimming</th>
<th>Swimming Clubs / Squads</th>
<th>Private Hire / Galas</th>
<th>Staff Training / Maintenance</th>
<th>Closed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Learn to Swim (beginner to adult)</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Specialist sessions (women only / aquafit / canoeing etc)</td>
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</tbody>
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Alternative external cladding materials can be used to suit the particular character and environmental requirements of each site.