

# Natural Turf Pitches

## Introduction

This guidance provides direction on typical Life Cycle Costs for a Sinking Fund, and day to day and planned preventative maintenance on Natural Turf Pitches. The guidance is designed to assist Lottery Applicants, Design Teams and Facility Operators on the works and costs associated with long term maintenance and the replacement of major components over the life of a Pitch.

The table below provides typical annual allowances expressed as a percentage of the Overall Estimated Total Project Cost per annum based on a 25 year cost model.

## Percentage of Total Project Cost per Annum

| FacilityType/Details   | Sinking Fund (%) | Maintenance (%) |
|--|------------------|-----------------|
| <b>Grass Pitch</b>   |                  |                 |
| • U8/U7 Mini Football (53.04 x 34.75m)                                     | 4                | 17              |
| • U16/U15 Youth Football (98.76 x 62.18m)                                  | 4                | 17              |
| • Senior Football (107.90 x 71.33m)  | 4.4              | 16.7            |
| • Rugby League (128.00 x 74.00m)   | 4.6              | 17.5            |
| • Rugby Union (154.00 x 80.00m)  | 4.7              | 16.7            |
| • Cricket Pitch, 8 pitch square, 2 winter sport pitches (126.12 x 167.06m) | 4.9              | 15.3            |
| <b>Bowling Green</b>   |                  |                 |
| Flat or Crown Green (40 x 40m)   | 0                | 6.3             |



## Life Cycle Costs

### Sinking Fund

Major Replacement Costs. Typical items for consideration include:

- Replacement of sports equipment; replacement of sand slits/sand grooves/mole drains as appropriate.

### Maintenance

Day to Day Repairs and Planned Preventative Maintenance based on all works being contracted to specialist Grounds Maintenance Contractors. Items for consideration include:

- Specified mowing; application of fertilizer; application of herbicide; application of sand-top dressing; drill seed; verti-drain; spiking and slitting; scarification; application of earthworm suppressant; rolling; verti-cutting; loam top-dressing; line marking.

### Exclusions

Operation, Occupancy, End of Life Costs, Fees and VAT are excluded from the allowances. The Definitions of these items are provided below.

### Operation Costs

The cost of operating the facility rather than from its occupancy, excluding maintenance costs. Includes utilities costs, administrative costs, overheads costs, taxes etc.

### Occupancy Costs

User support costs relating to the occupation of the facility e.g security.

### End of Life

Notional costs payable and credits accruing after 25 years. Includes disposal inspection; reinstatement to meet potential contractual requirements.



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