Sports Halls, Swimming Pools & Changing Rooms

Introduction
This guidance provides direction on typical Life Cycle Costs for a Sinking Fund, and day to day and planned preventative maintenance on Sports Halls, Community Swimming Pools and Changing Rooms.

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 Facility.

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 Project Cost per Annum

<table>
<thead>
<tr>
<th>Facility Type/Details</th>
<th>Sinking Fund (%)</th>
<th>Maintenance (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Multi-Use Sports Halls</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Good quality Sports Hall, irrespective of size</td>
<td>0.5</td>
<td>1.0</td>
</tr>
<tr>
<td><strong>Affordable Community Swimming Pools</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Good quality Community Swimming Pool, irrespective of size</td>
<td>0.3</td>
<td>1.0</td>
</tr>
<tr>
<td><strong>Changing Rooms/Club House</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• 2 Team Pavilion and Club House (traditional construction)</td>
<td>0.3</td>
<td>0.6</td>
</tr>
<tr>
<td>• 4 Team Pavilion and Club House (traditional construction)</td>
<td>0.5</td>
<td>0.8</td>
</tr>
</tbody>
</table>

### Life Cycle Costs

#### Sinking Fund
Major Replacement Costs. Typical items for consideration include:

- Scheduled replacement of major systems and components, i.e. upgrades/replacement of mechanical and electrical equipment (HVAC, tanks, filtration/chlorination/dosing plant, CCTV and the like). Re-configuration of wet areas, replacement of sports flooring, reception refurbishment.
- Scheduled refurbishment and adaptations, including replacement of sports specific equipment/netting. Re-sealing / re-lining of sports flooring, replacing carpets and signage, replacement of external seating and fittings.
- Cyclical Redecoration
Other M&E services

Repairs and PPM to other M&E services which are part of the building, such as filtration/chlorination/dosing plant, fire alarm and bell systems, emergency lighting, clock systems, PA systems, fire fighting equipment, flood lighting and lighting conductors.

External Works

General Grounds Maintenance, repairs to car parks and external paving.

Exclusions

Operation, Occupancy and End of Life Costs 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 cleaning costs, utilities costs, administrative costs, overheads costs, taxes etc.

Occupancy Costs

User support costs relating to the occupation of the facility. Includes internal moves; security; switchboard/telephone; ICT and IT services; vending; occupant’s furniture, fittings and equipment.

End of Life

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