Facility cost guidance

Knowing how much a sports facility costs, as well as how much you'll need to invest to build and maintain the building, is important to consider before getting started.

Based on projects we've funded in the past, we've pulled together two sets of costs to help with your planning. You'll need to account for facility capital costs (formerly called the planning kitbag costs) and lifecycle costs.



Facility capital costs

Our facility capital costs are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external work, taking into account:

- Varying conditions
- Inflation

Regional adjustments.

Facility cost guidance – Q3 2025
109.37 KB

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Costs are updated regularly in conjunction with information provided by the Building Cost Information Service and other quantity surveyors.

The Facility Costs document is often referred to as the planning kitbag costs, as the figures are regularly used by planners and developers when reviewing potential planning contributions to site developments.



Lifecycle costs

Lifecycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime.

This includes the costs for:

Major replacement

Planned preventative maintenance

Day-to-day repairs.

The costs are expressed as a percentage of the capital cost.

It's important not to underestimate the importance of regular maintenance and the expenses necessary in maintaining a facility

throughout its life.

We provide lifecycle costs for the following facilities:

- Artificial surfaces
- Natural turf pitches
- Sports halls, swimming pools and changing rooms.

Life cycle costs - artificial surfaces
2.06 MB
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Life cycle costs - natural turf pitches
- 584.88 KB
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Life cycle costs - indoor sports facilities
file - 1.19 MB
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3rd quarter 2025 facility cost updates

The following costs are for the development of good quality community sports facilities at 3Q2025. 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 2.3% in the 12 months to 3Q2025. This compares to 2.1% for the 12 months to 3Q2024.

Increases to Employers National Insurance contributions and the National Living Wage are significantly impacting labour costs which continue to outpace inflation. Skills shortages, particularly specialist trades are widely reported, with vacancies in 1Q2025 up by 17% from 4Q2024.

Materials cost inflation has largely stalled; however risk to materials cost remains due to global tensions.

New work output is expecting subdued growth of 1.7% in 2025, with 4% growth predicted for 2026.

Tender prices are forecast to rise by approximately 2.7% in 2026 and 3.1% in 2027 with variation due to procurement and project type, and regional factors.

Facility Costs 3Q2025

Facility type/ details	Area (m²)	Capital cost (£)
Indoor facilities		
Affordable Sports Halls		
• 1-court hall (18 x 10 m)	382	905,000
• 2-court hall (18 x 17 m)	515	1,030,000
• 4-court hall (34.5 x 20 m)	1,532	3,005,000
• 5-court hall (40.6 x 21.35 m)	1,722	3,260,000
• 6-court hall (34.5 x 27 m)	1,773	3,300,000
• 8-court hall (40 x 34.5 m)	2,240	4,125,000
• 10-court hall (40.6 x 42.7 m)	2,725	4,960,000
• 12-court hall (60 x 34.5 m)	3,064	5,465,000
Affordable Community Swimming Pools		
• 4-lane 25 m pool (25 x 8.5 m)	1,084	4,685,000
• 5-lane 25 m pool (25 x 10.5 m)	1,344	5,670,000
• 6-lane 25 m pool (25 x 12.5 m)	1,543	6,155,000
• 6-lane 25 m pool (25 x 12.5 m) plus secondary pool (13 x 7 m)	1,850	7,335,000
• 8-lane 25 m pool (25 x 17 m)	1,878	7,420,000
• 8-lane 25 m pool (25 x 17 m) plus secondary pool (17 x 7 m)	2,226	8,515,000
Affordable Sports Centres with Community 25 m Pool Options		
• 4-lane 25 m pool, 4-court hall, 50-station health and fitness gym plus studio	2,879	10,060,000
• 6-lane 25 m pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,553	11,805,000
• 6-lane 25 m pool plus learner pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,906	13,000,000
• 8-lane 25 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	4,509	14,400,000
Affordable Sports Centres with Community 50 m Pool Options		
• 8-lane 50 m pool with boom and 23.5 m-long movable floor, 5-court hall, 100-station health and fitness gym plus 2 studios	5,592	21,010,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	6,115	21,285,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 150-station health and fitness gym plus 3 studios	6,499	22,005,000

Facility type/ details	Area (m²)	Capital cost (£)
Indoor facilities continued		
Bowls centres (indoor)		
• 6 rinks (excludes club/ function room)	1,914	2,730,000
• 8 rinks (includes club/ function room)	2,500	3,570,000
Changing rooms/ clubhouses (traditional construction)		
• 2 team changing rooms plus officials	75	315,000
• 4 team changing rooms plus club room	245	825,000
Tennis centre (indoor)		
• 3-court centre	2,138	3,085,000
• Extra court		1,005,000
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		845,000
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	465,000
• U9/ U10/ training 40-50 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	510,000
• U9/ U10/ training 60-65 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	535,000
• Senior 23 mm sand-filled pitch, fenced, sports lighting (106 x 70 m)	7,420	1,085,000
• Senior 40 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,175,000
• Senior 50 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,180,000
• Senior 60 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,200,000
• Senior 65 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,230,000

Facility type/ details	Area (m²)	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	1,000,000
• 23 mm sand-filled pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	935,000
• Water-based pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	1,115,000
Rugby League AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (122 x 74 m)	9,028	1,515,000
Rugby Union AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (130 x 80 m)	10,400	1,630,000
Macadam surfaces		
Athletics track		
• 6-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,790,000
• 8-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,950,000
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	600,000

Facility type/ details	Area (m²)	Capital cost (£)
Natural turf surfaces		
Bowling natural turf green		
• Flat or crown green (40 x 40 m)	1,600	180,000
Cricket natural turf pitch		
• Cricket pitch with 8-pitch square and 2 winter sport pitches (125.6 x 164.4 m)	20,649	360,000
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	150,000
Rugby Union natural turf pitch		
• Senior pitch (130 x 80 m)	10,400	175,000
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	480,000
Rugby League carpet-hybrid pitch		
• Senior pitch (122 x 74 m)	9,028	585,000
Rugby Union carpet-hybrid pitch		
• Senior pitch (130 x 80 m)	10,400	680,000

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;
   - Affordable Community Swimming Pools;
   - Affordable Sports Centres with Community 25 m Pool Options;
   - Affordable Sports Centres with Community 50 m Pool Options;

   align with the costs included in the Sport England publications of the same name updated to 3Q2025. The reader is referred to these documents and their appendices for further information on sizes and general arrangement layouts.
5. The costs include the following:
   - External works allowance (car parks, roads, paths, services connections etc.) averaged at 12% of the sports facility costs;
   - 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.
6. 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).
7. The costs exclude the following:
   - Project specific details/ information, poor ground conditions, difficult access, long service connections;
   - Site remodelling, pump and sump systems and SuDS attenuation for natural turf and carpet-hybrid pitches;
   - Inflation beyond 3Q2025;
   - VAT;
   - Land acquisition costs;
   - Regional cost variations in materials and labour.

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Artificial sports surfaces

This document provides updated guidance for typical life cycle costs (sinking funds and maintenance costs) for a range of good-quality artificial sports surfaces.

The guidance is intended to assist Lottery applicants, design teams and operators with assessing indicative costs associated with long-term maintenance and replacement of major components over the life of a facility. Typical annual allowances are expressed as percentages of the overall estimated total project cost based on a 25-year cost model.



Life Cycle Costs 2Q2023

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Percentages of total project cost per annum

Facility type/ details	Sinking fund (%)	Maintenance (%)
Artificial grass pitches (AGPs)		
Football AGP		
• U9/ U10/ training 23 mm sand-filled pitch, fenced, sports lighting (61 x 43 m)	2.2	0.5
• U9/ U10/ training 40-65 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2.5	0.4
• Senior 23 mm sand-filled pitch, fenced, sports lighting (106 x 70 m)	2.1	0.6
• Senior 40-65 mm 3G pitch, fenced, sports lighting (106 x 70 m)	2.5	0.5
Hockey AGP		
• Sand or water-based pitch, fenced, sports lighting (101.4 x 63.0 m)	2.1	0.5
Rugby AGP (League or Union)		
• Senior 65 mm 3G pitch, fenced, sports lighting (130 x 80 m)	2.7	0.5
Macadam surfaces		
Athletics track		
• 6 or 8-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting	1.7	0.6
Multi use games area (MUGA)		
• Macadam, fenced, sports lighting (36.60 x 21.35 m)	1.4	0.4
Tennis courts (outdoor)		
• 2, 4 or 6 courts, macadam, fenced, sports lighting (36.58 x 33.53 / 64.01 / 94.49 m respectively)	1.2	0.4
Cricket pitch		
• 1-bay practice cage on macadam base (32 x 3 m)	2.7	0.2

Definitions

Sinking fund

Major replacement costs. Typical items for consideration include:

- Replacement of carpet, shockpad, equipment, fencing and sports lighting
- Redecoration of fencing, re-lining of pitch and re-lamping.

Maintenance

Day-to-day repairs and planned preventative maintenance. Typical items for consideration include:

- Application of herbicide spray and moss killers as applicable
- Infill top-up/ re-dress where required
- Drag brushing on a fortnightly basis
- De-compactions on a bi-annual basis
- Annual inspection and condition report on general condition of synthetic carpet including joints, seams, markings and shockpad.

Exclusions

Operation, occupancy and end-of-life costs are excluded from the allowances. The definitions of these are as follows:

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

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Photography provided by S&C Slatter

Natural turf pitches

This document provides updated guidance for typical life cycle costs (sinking funds and maintenance costs) for a range of good-quality natural turf pitches.

The guidance is intended to assist Lottery applicants, design teams and operators with assessing indicative costs associated with long-term maintenance and replacement of major components over the life of a facility. Typical annual allowances are expressed as percentages of the overall estimated total project cost based on a 25-year cost model.



Life Cycle Costs 2Q2023

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Percentages of total project cost per annum

Facility type/ details	Sinking fund (%)	Maintenance (%)
Natural turf pitches		
Cricket natural turf pitch		
· Cricket pitch with 8-pitch square and 2 winter sport pitches (125.6 x 164.4 m)	3.4	15.0
Football natural turf pitches		
· U8/ U7 mini pitch (43 x 33 m)	3.5	16.3
· U16/ U15 youth pitch (97 x 61 m)	3.8	16.4
· Senior pitch (106 x 70 m)	3.2	16.5
Rugby League natural turf pitch		
· Senior pitch (122 x 74 m)	3.6	14.9
Rugby Union natural turf pitch		
· Senior pitch (130 x 80 m)	3.6	14.9
Natural turf bowling greens		
· Flat or crown green (40 x 40 m)	0.0	6.3

Definitions

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. Typical items for consideration include:

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

Exclusions

Operation, occupancy and end-of-life costs are excluded from the allowances. The definitions of these are as follows:

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

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Photography provided by White Horse Contractors

Sports halls, swimming pools, sports centres and changing rooms

This document provides updated guidance for typical life cycle costs (sinking funds and maintenance costs) for a range of good-quality affordable sports halls, community swimming pools, sports centres and changing rooms.

The guidance is intended to assist Lottery applicants, design teams and operators with assessing indicative costs associated with long-term maintenance and replacement of major components over the life of a facility. Typical annual allowances are expressed as percentages of the overall estimated total project cost based on a 25-year cost model.



Life Cycle Costs 2Q2023

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Percentages of total project cost per annum

Facility type/ details	Sinking fund (%)	Maintenance (%)
Affordable indoor facilities (see Sport England Affordable models)		
Affordable Sports Halls		
• Irrespective of size	0.7	0.5
Affordable Community Swimming Pools		
• Irrespective of size	0.4	1.1
Affordable Sports Centres		
• Irrespective of size	0.5	1.0
Changing rooms/ clubhouses (traditional construction)		
• 2 team changing rooms plus officials	0.3	1.0
• 4 team changing rooms plus club room	0.4	1.2

Definitions

Sinking fund

Major replacement, refurbishment and cyclical redecoration costs. Typical items for consideration include:

- Scheduled replacement of major systems and components, i.e. upgrades/ replacement of mechanical and electrical equipment e.g. heating, ventilation & air conditioning (HVAC) systems, tanks, filtration/ chlorination/ dosing plant, CCTV etc. 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.

Maintenance

Planned preventative maintenance (PPM) and day-to-day repairs to building fabric:

- PPM: costs for servicing and maintaining mechanical and electrical plant and systems in accordance with recommended standards/frequencies and statutory/ mandatory inspections i.e. legionella, lift and boiler insurance inspections etc.;
- External walls: repairs to brickwork, cladding, glazed screens, external doors and windows;
- Roofs: repairs to roofing, rooflights and the like, together with all associated work such as roof flashings, DPCs, gutters and downpipes;
- Other items: repairs to ducts, internal doors and frames and the like;
- Fittings and fixtures: repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like. Excludes loose furniture such as chairs, curtains/blinds etc.;
- Internal finishes: repairs to internal floor, wall and ceiling finishes;
- Plumbing and internal drainage: repairs and PPM to plumbing and internal drainage including work to; rising mains, storage tanks and cisterns; hot and cold water services; sanitary ware; waste, soil, overflow and vent pipes; internal manholes, rodding eyes and access covers;
- Heating and ventilation: repairs and PPM to fuel tanks, boilers, flues, plant, pump, motors, filters, switches, expansion tanks, pipework up to and including calorifiers, radiators, ducts, valves, fans and heating and other HVAC equipment;
- Power and lighting: repairs and PPM to electrical switch gear, fuse boxes, busbars, casings, wiring and conduit to lighting and power supply;
- 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, floodlighting 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 are as follows:

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

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