Affordable Sports Halls
An essential reference for sport hall projects on school sites.

The review ties in with recent work by the Sports Hall Advisory Group and the new Sport England publication ‘Developing the Right Sports Hall’.

Indicative base construction cost to Sport England standards from £1,017 / m²

Typical base construction costs (4 court hall)¹:

- **Sports hall** £0.92 m
- **Sports hall + changing** (+ CH) £1.21 m
- **Sports hall + changing + health and fitness** (+ CH / HF) £1.76 m

Typical construction periods 21 - 30 weeks

Potential community use income from £30 k – £78 k / year ¹.

¹ Subject to pricing, programme, site and operating assumptions.
This new information is relevant to the early briefing and design stages of school and community sports hall projects and is intended to give a better understanding of the inter-relationships between:

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

It is intended to supplement the current information on the Sport England web site and be an essential reference for new sports hall projects. The work ties in with the new Sport England publication ‘Developing the Right Sports Hall’ and recent work by the Sports Hall Advisory Group ² developing guidance to ensure sports hall developments comply with up-to-date National Governing Bodies (NGBs) requirements.

This review has a particular focus on the affordability of sports halls. At the same time, it illustrates how the capital cost of new projects can be reduced, meet a full range of community needs and comply with good practice standards. The design options illustrated are for a building that can be used throughout the year and provide appropriate internal environmental conditions for teaching and community sport. The review takes into account the current Building Regulations, changes in the education sector procurement (James Review) and illustrates how the planning, design and construction processes can be simplified and speeded up.

**Potential uses**

The information will have a range of potential uses such as:

- 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
- Validating key project details
- Forming a template for future projects.

**The key findings of the review**

The ‘affordable’ indicative designs and cost plans are based on the use of a rationalised ‘traditional’ building approach. Key features that help drive down costs include:

- Low weight composite cladding and structural frame
- Easily sourced and reliable prefabricated components
- A best value ‘energy strategy’.

The significance of site specific factors and the potential for these to increase costs are also explained. Examples include:

- Local Authority (LA) requirements for the external appearance and zero / low carbon or renewable energy targets
- Client and funding body requirements for alarm and sprinkler systems to protect the building investment
- Sub-soil conditions and the need for long service connections.

Costed options to enhance the building specifications ³ are also included to allow projects to be tailored to specific local needs.

The affordable approach should also be reviewed against the wider business objectives for the new facility. Enhancement may be justified to achieve lower life cycle costs and greater market appeal ⁴.

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² National Governing Bodies (NGBs) for Badminton, Basketball, Cricket, Netball, Volleyball and Sport England.

³ See indicative cost plans and additional cost pages 23-26.

⁴ See Sport England’s ‘Developing the Right Sports Hall’.
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See Sport England website for:
- downloadable CAD drawings and technical details.
- Appendices for additional technical information.

http://www.sportengland.org/facilities_planning/design_and_cost_guidance/sports_halls.aspx
Introduction

Purpose of document
This review provides information that can support the decision making processes for new sports hall projects on school sites. It can assist with feasibility studies that are required to test the suitability of a particular site. For example, the implications for the size of the building, capital cost, construction programme and business plans that should be included in the initial project brief. Alternatively, the information can be used to validate particular details or used as a template for a complete project.

However, the review is not intended to replace the services of an Architect and the specialist supporting team of consultants that will be required to fully develop the feasibility studies, business model, detailed design and operational plan for a particular site. The indicative layouts, specifications and supporting information should be reviewed and adjusted in the context of each project.

Approach
This review is based on a number of indicative designs that are:

- Efficiently planned
- Functionally efficient
- Meeting school and community sport requirements
- Contained within an economical building structure
- Provided with an efficient and cost effective internal environmental control system
- Capable of being quickly constructed
- Easily operated.

The designs illustrate the different amounts of support accommodation that might be appropriate for a new sports hall building. The accompanying cost plans, specifications and other technical details show how these impact on the total cost of a project.

The designs may need to be adjusted to suit the individual educational and community requirements and ‘tuned’ to the physical environment of a particular site. Although the buildings illustrated are designed to be economical, they can be clad in a range of materials such as brickwork, stone or timber as might be appropriate in particular locations. Options are also indicated for adjusting the footprint and massing of the buildings to achieve a desired architectural form or to fit into a larger scale development, thereby offering flexibility in design form.

The indicative designs are compliant with Sport England guidance and current industry standards. The accompanying indicative costs, specifications, procurement information and operation plans show how a new sports hall building can be efficiently delivered.

Select a project team with good previous experience of sports hall projects.
Strategic Planning

This section refers to advice on the Sport England web site for a 7 step process to create a project brief, part of which takes account of strategic planning. It is important to have the right project brief to get the right sports hall.

The local need for a particular sports hall project, whether it is a new build or refurbishment, may vary considerably and will need to be established before any designs are developed. Sport England and the National Governing Bodies (NGBs) have worked together to produce a standard methodology to enable a clear vision and project brief to be established. It is recommended that it is used for all sports hall projects.

The 7 steps in the methodology are summarised below.

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**Recommended sports hall dimensions:**
- 4 court 34.5 x 20.0 x 7.5 m
- 5 court 40.6 x 21.35 x 7.5 m

For schools to help foster the opportunities offered by sports clubs, development of teams and competitive fixtures.

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**Decisions on the size of the sports hall and support accommodation should be based on:**

1. Supply and Demand Issues
2. Strategic Considerations
3. Type of Activity / Level of Play Category
4. How Much Use
5. Developing the Project Brief
6. The Business Case
7. The Decision

All sports hall projects should use the 7 step process to develop the project brief.

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5 See Developing the Right Sports Hall (DRSH) available from the Sport England web site.
Building Design

Sports hall dimensions
This review is based upon the new recommended dimensions for sports halls in the Sport England publication ‘Developing the Right Sports Hall’ and the updated ‘Sports Hall Design and Layouts’ Design Guidance Note 6. These are regarded as the minimum dimensions that are necessary to achieve a ‘fit for purpose’ multi-sports hall project. See Sport England’s web site for further information on sport participation and fostering the opportunities offered by sports clubs, development of sports teams and competitive fixtures. The new sizes will allow sport within a school, inter school competitions and community sport at a range of levels to take place in an appropriate environment.

- 4 court  34.5 x 20.0 x 7.5 m
- 5 court  40.6 x 21.35 x 7.5 m

In consultation with sports equipment suppliers and building on previous work by the National Governing Bodies (NGBs), this review examines the most effective approach to integrating the court layouts, fixed equipment and artificial lighting. In turn, this is combined with studies of the most cost efficient building structure and building envelope and environmental conditions.

Typical court layouts and the location of the fixed sports equipment that needs to be built into the structure is shown in Appendix 1. For the purpose of this review and in order to reduce complications and additional costs, the courts are set out in a symmetrical pattern within the two halls sizes. However, there is scope for the layouts to be adjusted to give additional space around particular courts if there are specific requirements. Care should be exercised to avoid floor markings becoming confusing and conflicts occurring in the location of fixed equipment.

Support accommodation options
This review illustrates three different scales of support accommodation that will cater for a range of scenarios for school sites:

- Sports hall
- Sports hall + changing (+CH)
- Sports hall + changing + health and fitness (+CH / HF)

These are discussed in more detail below and set out in an accommodation schedule in Appendix 2.

Key
- Sports hall
- Changing (+CH)
- Health and fitness (+HF)
- Circulation

SH Sports hall
E Equipment store
Se School entrance
Sc School changing and toilets
Ce Community entrance
Cc Community changing and toilets
Fe Fitness equipment gym
Fs Fitness studio
C Circulation
O Office
R Reception
S Storage
P Plant

The principles used in these 3 worked examples can be readily transferred to other community sports hall projects and, for example, the scenario where the sports hall is part of a larger building project.

**Sports hall (stand-alone)**

This option would be applicable where changing rooms already exist on the site and where these can be conveniently used for the new sports hall. In such a scenario, the support accommodation would only be required for appropriate access and egress to and from the hall, storage of the loose sports equipment and the containment of service connections, cleaning materials etc.

It is assumed that the building would be used exclusively by the school during the normal school day, but that managed community use could also be possible during evenings and weekends (see Section 5 – Potential Income).

The following accommodation has been assumed:

- **Draught lobby**
  - Suitable for wheelchair users and people with children's buggies
  - With automatic doors to reduce energy losses.

- **Lobby area**
  - Suitable as a waiting / crush space before and after lessons for the maximum number using the hall (c 60 students)
  - Wall space for notice boards and a ‘hall of fame’ display of pupil's achievements and inspirational sporting images
  - Space for secure wheelchair and buggy storage
  - Space for a vending machine
  - Space for security lockers

- **Unisex accessible toilet**

- **Cleaning equipment store**

- **Incoming services space**

- **Sports equipment store**
  - Located to provide access into either half of the sports hall.

**Sports hall + changing (+ CH)**

The second option would be applicable where appropriate changing accommodation is not available on the school site and would be required as part of the new sports hall development.

Again, it is assumed that the building would be used exclusively by the school during the normal school day, but that it has the potential managed community use during other times.

The following accommodation has been assumed:

- **As the sports hall option**
  - Draught lobby, lobby area, unisex accessible toilet, cleaners store
  - Sports equipment store.

- **Changing rooms**
  - 2 separate changing areas for 30 people each with cubicle showers. The layout is designed so that the teacher or coach can easily supervise the area. These could be used for separate male and female changing or for two groups of a single sex as required. The layout provides a ‘front of class’ zone for a teacher or coach and wall space for a white board or monitor. This can help brief pupils before the PE lessons and review achievements afterwards. The teacher would also be well positioned to supervise the entrance doors and the route to the adjacent toilets
  - The toilets are provided adjacent to the changing area in accordance with BS 6465.

- **Plant room area**
  - Additional plant room space is provided in the void above the lobby area (see Appendices 7 and 8 for *Energy and Sustainability* and *Building Services*).
Sports hall + changing + health and fitness (+ CH / HF)

This third option includes additional community facilities to improve the business viability and to offer more options for the school. They consist of a fitness equipment gym and a fitness / dance studio and some limited community changing accommodation.

The circulation is arranged to give separate entrances for school and community use and the sports hall and other community areas to be kept as two distinct secure zones. This can allow school use of the sports hall (and fitness studio as required) to run concurrently with some managed community use of the other facilities during the school day.

Abbreviated terms used in this document:

- **Sports hall**
  Sports hall building with an equipment store and a small access lobby

- **Sports hall + CH**
  Sports hall building with an equipment store, access lobby PLUS changing rooms

- **Sports hall + CH / HF**
  Sports hall building with an equipment store, access lobby and changing rooms PLUS additional health and fitness.
Site planning and site specific requirements

A sports hall could be in the form of a single detached building with a range of support accommodation as indicated in the three models already described, or it could be a component within a larger building complex. Whilst the indicative cost plans that are shown later only relate to the stand-alone scenario, there are likely to be a range of costs and sustainability benefits if the sports hall is integrated into a larger development.

Each site will have particular characteristics and environmental requirements and these should be reviewed as part of the feasibility and early design processes.

Locating a new sports hall on a school site

The diagram below shows a typical school site with a new sports hall building conveniently positioned adjacent to the existing sports facilities. It is also in a prominent position in relation to the public entrance and car parking to allow easy access for community use. At the same time, the location should include fencing and landscaping features to maintain the internal security of the school buildings.

The external walls of the sports hall could also be used for signage and branding.

An options appraisal should be undertaken for locating the new sports hall with space for future expansion and with good links to:

- Existing school sports facilities
- Public entrance
- Car parking.
Indicative plans
4 court sports hall

Floor plan

Click here for ‘AutoCAD’ and ‘PDF’ drawings for the 4 and 5 court hall options
4 court sports hall  + CH

Floor plan

KEY
- Circulation
  - L: Lockers
  - N: Notice board / ‘Hall of fame’
  - V: Vending machine
  - W: Wheelchair / buggy storage
- Changing
  - A: Accessible WC
  - As: Accessible shower
  - Ac: Accessible changing room with WC
  - Cl: Cleaners store
  - Sc: School changing
  - S: Shower
  - Wb: White board / monitor
  - Wc: Toilets
- Plant access

Click here for ‘AutoCAD’ and ‘PDF’ drawings for the 4 and 5 court hall options

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4 court sports hall + CH / HF

Floor plan

Click here for "AutoCAD" and "PDF" drawings for the 4 and 5 court hall options

© Sport England 2012
Indicative sections

4 court sports hall

Longitudinal section through support accommodation

Cross section

Longitudinal section through sports hall

Click here for ‘AutoCAD’ and ‘PDF’ drawings for the 4 and 5 court hall options
Indicative elevations with alternative wall materials

4 court sports hall *CH / HF*

Vertical cladding option

Ancillary Accommodation Side Elevation

Community Entrance Elevation

Part School Entrance Elevation

Sports Hall Side Elevation

Click here for 'AutoCAD' and 'PDF' drawings for the 4 and 5 court hall options
Indicative elevations with alternative wall materials

4 court sports hall *CH / HF

Examples of enhanced cladding options

Vertical cladding option

Horizontal cladding option

Click here for 'AutoCAD' and 'PDF' drawings for the 4 and 5 court hall options
Indicative elevations with alternative wall materials

4 court sports hall *CH / HF*

Examples of enhanced cladding options

Vertical cladding and low level render option

Vertical cladding and full height render option

Click here for 'AutoCAD' and 'PDF' drawings for the 4 and 5 court hall options
**Alternative elevation treatments**

The indicative design could also be modified to have alternative external cladding materials to suit the local environment and particular planning requirements. For example, the lightweight metal cladding that is allowed for in the indicative plans and cost plans can be arranged in a range of patterns and colours. Alternatively, a range of other materials such as brickwork or timber cladding could be used.
### Alternative massing of the main components

The indicative designs developed for this review have an in-built flexibility for the support accommodation to be re-positioned in relationship to the sports hall to achieve a different footprint and three dimensional massing of the building. Alternative arrangements might be required to fit in with the circulation within the school or a wish to link up with other facilities. Examples are shown in the diagrams below. However, such adjustments are likely to incur additional costs.

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[Diagram showing Alternative Sports hall]

Key:
- Sports hall
- Changing (+CH)
- Health and fitness (+HF)
- Swimming pool
- Circulation

SH: Sports hall
E: Equipment store
Se: School entrance
Sc: School changing and toilets
Ce: Community entrance
Cc: Community changing and toilets
Fe: Fitness equipment gym
Fs: Fitness studio
C: Circulation
O: Office
R: Reception
S: Storage
Pc: Pool changing zone
PH: Pool hall
Pp: Pool plant and store zone
Iv: Informal viewing

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7 See Sport England's ‘Affordable Community Swimming Pools’
General construction issues

There are many features in this review that help reduce capital costs and increase affordability. For example, the indicative designs include:

- Economically planned and functionally efficient floor layouts
- A simple and economical structural design
- An uncomplicated building envelope
- The use of building components that avoid wet trades, are economical, widely sourced and have established good performance.

Detailed inter-relationships have also been carefully considered such as:

- Composite low weight cladding: The selection of a factory finished system can facilitate a range of design options for the external appearance of the building. This can help to create an individual identity for a specific project or alternatively, help the building to blend in with the local environment. Use of lightweight cladding can also enable the weight of the steel structural frame and size of the foundations to be reduced. The wall cladding system can also speed up the construction programme and achieve a water tight building envelope earlier in the process.

- The 60° roof pitch has been selected to suit a wide range of economical roof coverings and to accommodate the internal roof mounted basketball goals. It also allows for the installation and maintenance of photovoltaic (PV) panels. The PV panels are a cost effective way of including a renewable energy component within the project (see Appendix 7 Energy and Sustainability).

- The structural grid used for the sports hall structure has been extended over the support accommodation to increase the structural efficiency and avoid additional columns. The location of the fixed sports equipment has also been integrated into the design to reduce the need for secondary structure to support basketball goals, curtain tracking and lighting.

- The use of a number of proprietary pre-fabricated components such as the flush detailed escape doors and equipment store doors in the sports hall. These strategies can avoid the project team having to resolve complex detailing problems and which should reduce both design and construction timescales.

- The integration of sound absorption into the roof deck soffit and the upper sections of the side walls of the sports hall helps to achieve the required internal acoustic conditions in an economic manner.

See more details in Appendix 3 Building Fabric.

Fire strategy

The indicative designs and cost plans are based on a fire strategy that will comply with the Building Regulations and be appropriate for the fire risk assessment that will be necessary before the building is put into use. The fire warnings and escape requirements are achieved with a combination of L2 (or L3) fire alarm system, alternative exit routes, fire separation of high risk areas such as the plant room and the installation of emergency lighting and signage.

The specification of internal linings such as the ceilings, acoustic panels and rebound walls are required to comply with Class 1 in public areas and the netting / curtains and other sports equipment need to have a minimum performance standard meeting BS 5867 Type B. The load bearing elements of the structure to have a 60 minute fire resistance where required such as the floor to the mezzanine plant room.

The performance of exterior cladding materials when exposed to fire should be considered. Commissioning clients should consult their Insurer for confirmation of any specific issues that might affect the Underwriter’s assessment of risk / premiums or their willingness to insure. Generally specified composite cladding products should comply with the Loss Protection Council’s (LPC) Design Guide for the Protection of Buildings.

There are a number of site specific factors that could incur additional fire resistance provisions. For example: additional fire resistance of the external walls and structure if the building is located close to a boundary; access and facilities for fire and rescue services; property protection measures and funders requirements such as a sprinkler system.

Structural steel frame

The indicative designs are based on a structural frame that spans the width of the sports hall and provides support to the roof deck and the external walls. A modified version of the structural frame is extended over the support accommodation. The review considered glued and cross laminated timber structures but concluded that for all versions

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8 See BB100 ‘Design for fire safety in schools’.
of the 4 and 5 court buildings, a steel ‘braced frame’ with a 6° roof slope and a central ridge offered the most economical option (See Appendix 6).

The roof pitch provides internal space for retractable roof mounted basketball goals to be supported from the roof structure and it is also suitable for a range of economical roof coverings. The structural design is based on a 4.4 m grid for the 4 court hall options and a 4.3 m grid for the 5 court hall options. The roof deck spans directly between the roof beams to avoid the need for purlins that would involve extra weight of steel. Light fittings can be supported from the roof decking and other equipment can be supported from the structural steel frame or secondary steelwork where needed. See Appendix 6 for further details and the design assumptions that have been allowed for in the indicative cost plan.

### Environmental services

The design of the environmental services has been developed to achieve the least capital cost that will comply with current building regulations and meet the needs of sport. The options for energy strategies are covered in more detail in Appendix 7 and the building services and sports lighting are discussed overleaf and in Appendices 8 and 9.

There are complex inter-relationships between the many aspects of the design. For example, the selection of a high 'light reflectance value' (LRV) for the side walls of the sports hall will require fewer light fittings to achieve the required internal illumination level and this in turn will reduce energy consumption and the amount of renewable technology to be built into the design. The extent of the support accommodation is also significant and the study has shown that a single energy solution will not be the most cost effective for the three different options. The table below summarises the solutions that were judged to be fit for purpose and to have the least capital costs. These are included in the indicative cost plan.

However, there are likely to be site specific factors that will need to be taken into account such as the Local Authority planning requirements to achieve renewable and / or zero and low carbon targets. In addition to site specific factors, business plan considerations and future running costs may warrant other solutions. Indicative costs of alternative approaches are shown in the capital cost section and Appendix 8 shows indicative carbon savings through renewable technology.

<table>
<thead>
<tr>
<th></th>
<th>Sports hall 4 court</th>
<th>Sports hall 5 court</th>
<th>Sports hall +CH 4 court</th>
<th>Sports hall +CH 5 court</th>
<th>Sports hall +CH / HF 4 court</th>
<th>Sports hall +CH / HF 5 court</th>
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<tbody>
<tr>
<td><strong>Sports hall</strong></td>
<td></td>
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<tr>
<td>Electric domestic hot water</td>
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<tr>
<td>Mechanical ventilation with heat recovery to changing, toilets, offices</td>
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<td>Wet space heating system</td>
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<tr>
<td><strong>Low / zero carbon</strong></td>
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<tr>
<td>Photovoltaic panels</td>
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</tr>
<tr>
<td>Combined heat and power + boiler</td>
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<td>●</td>
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</tr>
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</table>
Sports hall acoustics

The indicative designs and cost plans allow the sports hall to comply with the design standards for a school teaching space (BB93). This includes a perforated sound absorbing surface to the roof decking and a combination of mesh netting and sound absorbing materials to the upper walls in order to achieve a reverberation time (RT) of 1.5 seconds. The building layout and the construction of the roof and walls limit the noise levels that can come into the sports hall from other activity spaces and plant room.

See Appendix 5 for more details and the special attention that is required over the design and installation of the gas fired radiant heating system to comply with the BB93 standard. An on-off switching has been included in the indicative cost plan to such systems to be temporarily switched off during periods when low background noise levels are required.

Sports hall lighting

Natural lighting was initially considered for the sports hall, in line with the parameters used in the standard calculation method for demonstrating compliance with Part L 2A of the Building Regulations.

However, the inclusion of roof lights were not found to make the most cost effective contribution to the energy strategies. Glazing in the side wall is not appropriate for sports halls and along with roof lights they create a number of design, construction and operating issues that tend to increase capital costs. Consequently, windows and roof lights with blackout blinds are not included in the indicative designs.

LED lighting has also been considered, but is not considered to be sufficiently developed for general sports hall use at the present time. This is despite the rapid technical progress of recent years and the reduction in running and renewable energy costs that are possible in some situations.

Fluorescent lighting at 500 lux lighting level is proposed as the basic level for school and community sport. However it can be switched or dimmed to 300 lux for school use as required. It is designed around the court layouts for badminton as the sport with the most critical requirements. The luminaires are located in rows above the spaces between the badminton courts and at either end of the hall. This avoids glare in and around the actual area of play. The arrangement is likely to give an acceptable pattern of lighting for the other less critical sports such as five a side football, basketball and netball that are played down the length of the hall; they use a larger playing object (ball) that is easier to see and generally travels at a lower speed, than the shuttlecock used in badminton.

However the review has also considered a range of enhancement options that can be made to the 500 lux lighting scheme. These include higher levels of illumination and switching arrangements for creating separate specialist lighting conditions for badminton, cricket and volleyball.

See additional cost options on page 26 and Appendices 7, 8 and 9 and for more details.

Ensure that affordable design considerations are ‘fit for purpose’.

The design must meet the needs of the key sports, be attractive to users and be easy to use.
Potential Income

Community access

This section refers to the advice on the Sport England web site\footnote{See Sport England web site at: http://www.sportengland.org/facilities_planning/design_and_cost_guidance/other_design_guidance.aspx} for community access to school sports facilities, after school, at weekends and during school holidays. The web site explains the benefits of such community use and includes a range of toolkits that give practical assistance.

A typical school sports hall could be used for 1560 hrs / year, assuming a typical 8 hour day, 39 weeks per annum. If opened up for managed community use, the total use of the hall could be more than doubled. This gives opportunity for considerable income to be generated that can both help to maintain the facility and create a surplus.

From analysis, a four court hall opened for only 20 hours / week community use, over 48 weeks of the year, could achieve an income of approximately £30,000, and after the costs of gas, electricity, cleaning and maintenance of approximately £15,000 are deducted, the school could still achieve a net income in the order of £15,000.

The greater the level of community access to the sports hall, the more the income figures could be increased.

The first extract below shows a typical business summary for a 4 and 5 court hall for varying hours of additional community access. Note all figures are rounded up. Further detailed explanations of charges and income formulae are available in the toolkits on the Sport England web site. They also show alternative models for managing use, including ‘Pay and Play’, direct hire to clubs with the caretaker in attendance or a ‘trusted key holder’ approach.

Programme of use

The second extract below shows a balanced programme of junior, adult and competition use for a 4 court hall.

### Potential income summary: base date 2Q 2012

<table>
<thead>
<tr>
<th></th>
<th>40 hours per week</th>
<th>30 hours per week</th>
<th>20 hours per week</th>
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<tbody>
<tr>
<td></td>
<td>4 court</td>
<td>5 court</td>
<td>4 court</td>
</tr>
<tr>
<td>Variable costs (gas, electric, maintenance)</td>
<td>£30,000</td>
<td>£35,000</td>
<td>£22,500</td>
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<tr>
<td>Potential income</td>
<td>£62,500</td>
<td>£78,000</td>
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<tr>
<td>Surplus for the school</td>
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### Programme of use (40 hours of community use for a 4 court hall)

<table>
<thead>
<tr>
<th>Day / Start time</th>
<th>07:00</th>
<th>08:00</th>
<th>09:00</th>
<th>10:00</th>
<th>11:00</th>
<th>12:00</th>
<th>13:00</th>
<th>14:00</th>
<th>15:00</th>
<th>16:00</th>
<th>17:00</th>
<th>18:00</th>
<th>19:00</th>
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<th>21:00</th>
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<tbody>
<tr>
<td>School day</td>
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<tr>
<td>Sunday</td>
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</tbody>
</table>

Key to Use

- **School**
- **Community**
- **Junior**
- **Community**
- **Adult**
- **Community**
- **Fixtures / Competition**
Capital Costs

Overview
This section provides an elemental cost plan analysis of the sports hall as an independent element and the indicative building options for different amounts of support accommodation. The tight planning of the buildings has reduced the internal volumes and the building specifications have been examined in detail in order to increase affordability. Account is also being taken of trends in the construction industry and off the peg sports hall designs.

Pricing assumptions
An overview of the capital costs of the project is given in the following table based on benchmark data and the area schedule. It includes the following main assumptions:

- Building costs at 2nd Qtr 2012
- VAT excluded
- Includes fixed sports hall equipment
- Includes a typical allowance for loose sports equipment (see Appendix 1)
- The site is based on a ‘green field’ with no abnormal ground conditions
- No specific allowances have been included to assist in achieving BREEAM Very Good (Note:- Very Good will not be achieved on the building element alone)
- Contract periods are based on:
  - 21 weeks (Sports hall)
  - 24 weeks (Sports hall + CH)
  - 30 weeks (Sports hall + CH / HF)
- Contingencies are a nominal allowance
- External works area assumed to be minimal being adjacent to existing facilities
- Incoming services assumed to be available from existing supplies.

**Typical base construction costs (4 court hall)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sports hall</td>
<td>£0.92 m</td>
</tr>
<tr>
<td>Sports hall + changing (+ CH)</td>
<td>£1.21 m</td>
</tr>
<tr>
<td>Sports hall + changing + health and fitness (+ CH / HF)</td>
<td>£1.76 m</td>
</tr>
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</table>

**Typical base construction costs (5 court hall)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sports hall</td>
<td>£1.08 m</td>
</tr>
<tr>
<td>Sports hall + changing (+ CH)</td>
<td>£1.35 m</td>
</tr>
<tr>
<td>Sports hall + changing + health and fitness (+ CH / HF)</td>
<td>£1.89 m</td>
</tr>
</tbody>
</table>

11 Subject to pricing, programme, site and operating assumptions.
Indicative cost plan and outline specification notes for a ‘stand-alone’ 4 court sports hall
Base date 2Q 2012

<table>
<thead>
<tr>
<th>Gross internal floor areas (GIFA)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sports hall</td>
<td>690</td>
</tr>
<tr>
<td>Store and entrance</td>
<td>160</td>
</tr>
<tr>
<td><strong>Total GIFA</strong></td>
<td><strong>850</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building elements</th>
<th>Elemental Cost (£)</th>
<th>Cost (£)/m²</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Substructure</strong></td>
<td><strong>113,000</strong></td>
<td><strong>133</strong></td>
</tr>
</tbody>
</table>

Outline specification notes.

Power floated concrete slab with surface to suit sports floor including edge thickening, mesh reinforcement and insulation. Slab thickened locally to take floor sockets.

<table>
<thead>
<tr>
<th>Superstructure</th>
<th>Elemental Cost (£)</th>
<th>Cost (£)/m²</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Frame</strong></td>
<td>93,000</td>
<td>109</td>
</tr>
<tr>
<td><strong>Upper floors</strong></td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Roof</strong></td>
<td>102,000</td>
<td>120</td>
</tr>
<tr>
<td><strong>Stairs</strong></td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>External walls</strong></td>
<td>68,000</td>
<td>80</td>
</tr>
<tr>
<td><strong>Windows &amp; external doors</strong></td>
<td>35,000</td>
<td>41</td>
</tr>
<tr>
<td><strong>Internal walls &amp; partitions</strong></td>
<td>18,000</td>
<td>21</td>
</tr>
<tr>
<td><strong>Internal doors &amp; windows</strong></td>
<td>15,000</td>
<td>18</td>
</tr>
<tr>
<td><strong>Elemental total</strong></td>
<td><strong>331,000</strong></td>
<td><strong>389</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Internal finishes</th>
<th>Elemental Cost (£)</th>
<th>Cost (£)/m²</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wall finishes</strong></td>
<td>58,000</td>
<td>68</td>
</tr>
<tr>
<td><strong>Floor finishes</strong></td>
<td>59,000</td>
<td>69</td>
</tr>
<tr>
<td><strong>Ceiling finishes</strong></td>
<td>2,000</td>
<td>2</td>
</tr>
<tr>
<td><strong>Elemental total</strong></td>
<td><strong>119,000</strong></td>
<td><strong>140</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Fittings</th>
<th>Elemental Cost (£)</th>
<th>Cost (£)/m²</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Elemental total</strong></td>
<td><strong>72,000</strong></td>
<td><strong>85</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Services</th>
<th>Elemental Cost (£)</th>
<th>Cost (£)/m²</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sanitary appliances</strong></td>
<td>2,000</td>
<td>2</td>
</tr>
<tr>
<td><strong>Disposal installations</strong></td>
<td>Incl. below</td>
<td>-</td>
</tr>
<tr>
<td><strong>M&amp;E installations</strong></td>
<td>150,000</td>
<td>176</td>
</tr>
<tr>
<td><strong>Specialist installations</strong></td>
<td>Excluded</td>
<td>-</td>
</tr>
<tr>
<td><strong>Builder's work in connection</strong></td>
<td>8,000</td>
<td>9</td>
</tr>
<tr>
<td><strong>Elemental total</strong></td>
<td><strong>160,000</strong></td>
<td><strong>188</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Preliminaries</th>
<th>Elemental Cost (£)</th>
<th>Cost (£)/m²</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building sub-total</strong></td>
<td><strong>795,000</strong></td>
<td><strong>935</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BASE CONSTRUCTION COST</th>
<th>£916,000</th>
<th>1,078</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Additional cost allowances</th>
<th>Elemental Cost (£)</th>
<th>Cost (£)/m²</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Contingency</strong></td>
<td>25,000</td>
<td>29</td>
</tr>
<tr>
<td><strong>Professional fees</strong></td>
<td>80,000</td>
<td>94</td>
</tr>
<tr>
<td><strong>External works</strong></td>
<td>15,000</td>
<td>18</td>
</tr>
<tr>
<td><strong>Incoming services / stats</strong></td>
<td>10,000</td>
<td>12</td>
</tr>
<tr>
<td><strong>Loose sports equipment</strong></td>
<td>43,000</td>
<td>51</td>
</tr>
<tr>
<td><strong>Elemental total</strong></td>
<td><strong>173,000</strong></td>
<td><strong>204</strong></td>
</tr>
</tbody>
</table>

| OVERALL ESTIMATED PROJECT COST | £1,089,000 | 1,281 |

August Revision 001  © Sport England 2012
## Cost plan for the building options

### Indicative elemental cost table: base date 2Q 2012

<table>
<thead>
<tr>
<th>Gross internal floor area (GIFA)</th>
<th>4 court Sports hall</th>
<th>4 court Sports hall + CH (1020m²)</th>
<th>4 court Sports hall + CH/ HF (1468m²)</th>
<th>5 court Sports hall</th>
<th>5 court Sports hall + CH (1228m²)</th>
<th>5 court Sports hall + CH/ HF (1660m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sports hall</td>
<td>690</td>
<td>690</td>
<td>690</td>
<td>867</td>
<td>867</td>
<td>867</td>
</tr>
<tr>
<td>Store and entrance</td>
<td>160</td>
<td>included below</td>
<td>included below</td>
<td>186</td>
<td>included below</td>
<td>included below</td>
</tr>
<tr>
<td>School</td>
<td>-</td>
<td>330</td>
<td>included below</td>
<td>-</td>
<td>361</td>
<td>included below</td>
</tr>
<tr>
<td>Community</td>
<td>-</td>
<td>778</td>
<td></td>
<td>-</td>
<td>793</td>
<td>included below</td>
</tr>
</tbody>
</table>

### Individual GIFA's

- **Sports hall**: 850m²
- **4 court Sports hall**
- **+ CH**: 1020m²
- **+ CH/ HF**: 1468m²
- **5 court Sports hall**
- **+ CH**: 1228m²
- **+ CH/ HF**: 1660m²

### Building elements

<table>
<thead>
<tr>
<th>Substructure</th>
<th>Elemental Cost (£)</th>
<th>Elemental Cost (£/m²)</th>
<th>Elemental Cost (£)</th>
<th>Elemental Cost (£/m²)</th>
<th>Elemental Cost (£)</th>
<th>Elemental Cost (£/m²)</th>
<th>Elemental Cost (£)</th>
<th>Elemental Cost (£/m²)</th>
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<tbody>
<tr>
<td><strong>Subtotal</strong></td>
<td>113,000</td>
<td>133</td>
<td>133,000</td>
<td>130</td>
<td>155,000</td>
<td>126</td>
<td>138,000</td>
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### Internal finishes

<table>
<thead>
<tr>
<th>Internal finishes</th>
<th>Wall finishes</th>
<th>Floor finishes</th>
<th>Ceiling finishes</th>
<th>Elemental total</th>
<th>389,000</th>
<th>369,000</th>
<th>532,000</th>
<th>433,000</th>
<th>815,000</th>
<th>491</th>
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<tbody>
<tr>
<td><strong>Elemental total</strong></td>
<td>58,000</td>
<td>65,000</td>
<td>73,000</td>
<td>119,000</td>
<td>140,000</td>
<td>164,000</td>
<td>208,000</td>
<td>225,000</td>
<td>440,000</td>
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### Fittings

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<th>389,000</th>
<th>532,000</th>
<th>433,000</th>
<th>815,000</th>
<th>491</th>
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</thead>
<tbody>
<tr>
<td><strong>Elemental total</strong></td>
<td>72,000</td>
<td>85,000</td>
<td>93,000</td>
<td>125,000</td>
<td>83,000</td>
<td>110,000</td>
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### Services

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<thead>
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<th>Elemental total</th>
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<th>389,000</th>
<th>532,000</th>
<th>433,000</th>
<th>815,000</th>
<th>491</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Elemental total</strong></td>
<td>72,000</td>
<td>85,000</td>
<td>93,000</td>
<td>125,000</td>
<td>83,000</td>
<td>110,000</td>
<td>84</td>
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</table>

### Building sub-total

<table>
<thead>
<tr>
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<th>935,000</th>
<th>1,044,000</th>
<th>1,074,000</th>
<th>1,348,000</th>
<th>1,098,000</th>
<th>1,292</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Elemental total</strong></td>
<td>160,000</td>
<td>188,000</td>
<td>253,000</td>
<td>172,000</td>
<td>329,000</td>
<td>198,000</td>
<td>158</td>
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</tbody>
</table>

### Base Construction Cost

<table>
<thead>
<tr>
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<th>916,000</th>
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<th>1,207,000</th>
<th>1,183,000</th>
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<th>1,198,000</th>
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<tbody>
<tr>
<td><strong>Elemental total</strong></td>
<td>160,000</td>
<td>188,000</td>
<td>253,000</td>
<td>172,000</td>
<td>329,000</td>
<td>198,000</td>
<td>158</td>
</tr>
</tbody>
</table>

### Overall Estimated Project Cost

<table>
<thead>
<tr>
<th>Overall Estimated Project Cost</th>
<th>1,089,000</th>
<th>1,281,000</th>
<th>1,395,000</th>
<th>1,368,000</th>
<th>2,015,000</th>
<th>1,348,000</th>
<th>1,292</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Elemental total</strong></td>
<td>173,000</td>
<td>204,000</td>
<td>263,000</td>
<td>192,000</td>
<td>393,000</td>
<td>242,000</td>
<td>158</td>
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</table>

### Additional cost allowances

<table>
<thead>
<tr>
<th>Contingency</th>
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<th>34,000</th>
<th>25,000</th>
<th>30,000</th>
<th>24,000</th>
<th>50,000</th>
<th>30,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional fees</td>
<td>80,000</td>
<td>90,000</td>
<td>120,000</td>
<td>82,000</td>
<td>80,000</td>
<td>90,000</td>
<td>73,000</td>
<td>120,000</td>
<td>72,000</td>
</tr>
<tr>
<td>External works</td>
<td>15,000</td>
<td>18,000</td>
<td>20,000</td>
<td>14,000</td>
<td>15,000</td>
<td>15,000</td>
<td>12,000</td>
<td>20,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Incoming services / stats</td>
<td>10,000</td>
<td>10,000</td>
<td>20,000</td>
<td>14,000</td>
<td>10,000</td>
<td>10,000</td>
<td>8,000</td>
<td>20,000</td>
<td>8,000</td>
</tr>
<tr>
<td>Loose sports equipment</td>
<td>43,000</td>
<td>51,000</td>
<td>43,000</td>
<td>29,000</td>
<td>53,000</td>
<td>53,000</td>
<td>43,000</td>
<td>50,000</td>
<td>43,000</td>
</tr>
<tr>
<td>Elemental total</td>
<td>173,000</td>
<td>204,000</td>
<td>253,000</td>
<td>172,000</td>
<td>253,000</td>
<td>242,000</td>
<td>198,000</td>
<td>263,000</td>
<td>158</td>
</tr>
</tbody>
</table>

### Preliminaries

<table>
<thead>
<tr>
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<th>121,000</th>
<th>142,000</th>
<th>182,000</th>
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<th>145,000</th>
<th>118,000</th>
<th>184,000</th>
<th>111</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Elemental total</strong></td>
<td>121,000</td>
<td>142,000</td>
<td>182,000</td>
<td>124,000</td>
<td>145,000</td>
<td>118,000</td>
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<td>111</td>
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</tbody>
</table>

### Overall Estimated Project Cost

<table>
<thead>
<tr>
<th>Overall Estimated Project Cost</th>
<th>1,089,000</th>
<th>1,281,000</th>
<th>1,395,000</th>
<th>1,368,000</th>
<th>2,015,000</th>
<th>1,348,000</th>
<th>1,292</th>
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<tbody>
<tr>
<td><strong>Elemental total</strong></td>
<td>173,000</td>
<td>204,000</td>
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<td>172,000</td>
<td>393,000</td>
<td>242,000</td>
<td>158</td>
</tr>
</tbody>
</table>

### August Revision 001

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Additional cost options
The table below shows indicative additional costs of enhancing the building specifications. Options for alternative energy strategies to meet the 2010 Part L 2A Building Regulation are shown in Appendix 7.

<table>
<thead>
<tr>
<th>Item / Allowances in cost plan</th>
<th>Additional specification options</th>
<th>Additional costs (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sports floor</strong> (with court markings, sockets and trims)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Sports hall lighting</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>£20,000 (4C) / £24,000 (5C) allowed for fluorescent 500 lux lighting</td>
<td>1</td>
<td>7,000 8,500</td>
</tr>
<tr>
<td>All fittings switched on for 500 lux. Alternate fittings in each row switched off for 300 lux</td>
<td>2</td>
<td>6,000 6,000</td>
</tr>
<tr>
<td>See Appendix 9</td>
<td>3</td>
<td>15,000 19,000</td>
</tr>
<tr>
<td><strong>Internal sports hall wall construction</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>£53,000 (4C) / £60,000 (5C) allowed for pvc coated plywood rebound panels to the lower 2.55 m and a netting protection system above</td>
<td>1</td>
<td>12,000 - 32,000 14,000 - 37,000</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>24,000 - 58,000 28,000 - 66,000</td>
</tr>
<tr>
<td><strong>External wall construction</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>£68,000 (4C) / £77,000 (5C) allowed for in outline specification notes (see page 24)</td>
<td>1</td>
<td>77,000 88,000</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>86,000 98,000</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>17,000 - 29,000 20,000 - 33,000</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>31,000 - 74,000 35,000 - 84,000</td>
</tr>
</tbody>
</table>
This section considers the procurement options for this scale of sports hall building and the implications of framework contracts, pre-fabrication and rationalised design for the delivery of more affordable solutions.

**Consultant team appointment**

Sport England encourages public sector clients to use the Government Procurement Service (GPS) ‘Project Management and Full Design Team Services Framework’ [http://gps.cabinetoffice.gov.uk/](http://gps.cabinetoffice.gov.uk/). Such frameworks are suitable for all procurement routes and have been tendered through the *Official Journal of the European Union* (OJEU) process, thereby significantly reducing the time required to select and appoint the consultant team. Some Local Authorities may have their own consultant frameworks in place. However, it is important that the consultants on these frameworks have specific sports and leisure experience.

It is important that the consultants on any services framework have specific sports and leisure experience.

**Procurement route**

The choice of procurement route is critical to the success of any construction project. Every project has unique requirements and therefore all viable procurement options need to be appraised at the beginning of the project. This document illustrates a ‘Single Stage Design and Build’ procurement route, where the design is developed to RIBA Stage D (scheme proposals) at which point the works are tendered. This procurement route is sometimes referred to as a ‘Develop and Construct’ procurement route due to the more advanced stage of the design prior to tendering. This procurement route has been chosen for the following reasons:

- A fixed price is obtained for the construction contract following tender which will allow earlier confirmation of costs than some other procurement routes.

- Due to the fixed price construction contract, greater cost certainty is obtained when compared to other procurement routes. The contractor takes the risk on many factors which could otherwise lead to increased costs such as design development, compliance with statutory requirements and management of sub-contractors.

  - The contractor will provide a single point of responsibility for design, progress and construction.

  - Build quality can be ensured due to the more detailed pre-tender stage design.

  - An element of competition is introduced into the final design as well as in the construction, therefore obtaining the best price for a known product.

  - Construction can commence before all of the design work has been completed. This reduces the overall development timescales and provides the completed facility at an earlier date than some other procurement routes.

  - Experienced contractors can be used to refine the construction details, structural engineering and building services to improve buildability.

  - The designer’s fees for the production design work are deferred until the contractor is appointed and the fees are included within the building contract.

  - Potential saving in consultants fees.

**Site specific risks**

The procurement strategy should include a site investigation and an assessment of the risks which need to be addressed in the project. For example, a topographic (level) survey and a detailed investigation of the underlying soil conditions and service connections would normally be required. There may also be contaminated land, asbestos, adjoining owners and traffic management issues that need to be considered.

Failure to fully understand such issues could add unexpected costs or encourage cautious and potentially expensive solutions to be adopted by contractors.
Planning and Building Control

Planning and Building Control applications will be made following completion of RIBA Design Stage D. Building Regulations approval could be achieved through a Local Authority's Building Control department, or through an Approved Inspector. The decision on which route to use will be dependent on individual project circumstances. The programme assumes a conditional approval will be received on the Building Regulation's application during the tender period. The risk associated with obtaining Building Regulations approval can then be transferred to the Contractor prior to entering into contract.

Contractor appointment

There are a number of Contractor Framework Contracts available to public sector clients that should be considered in a procurement evaluation process. For example:

- Improvement and Efficiency South East (IESE) Framework
- YORbuild Framework
- Construction Framework South West
- Scape System Build Ltd.

These frameworks have been tendered through the OJEU process and this substantially reduces the timescales and resource required to select the tendering contractors. The contractors are also measured against Key Performance Indicators (KPIs) which encourage them to do a good job and treat the contract as repeat business. Local Authorities may have their own contractor frameworks in place. It is important, however, that the contractors on a framework have suitable sports and leisure experience and where this is not available, then an alternative framework or the OJEU process should be used. Some contract frameworks provide an opportunity to involve a contractor earlier in the design process and this should also be considered during the procurement review process.

Project programmes

Outline indicative project programmes have been considered during the review for the six sports hall options contained in this document. These show that the stand-alone 4 or 5 court sports hall options could be completed within 13 months of a decision being made to progress a scheme using a 'Single Stage Design and Build' procurement route. In contrast, the 4 and 5 court sports hall with changing and health and fitness options could be delivered within 14.5 and 16.5 months respectively. An example is shown overleaf.

Such programmes will need to be developed by the appointed Project Manager to further breakdown each stage of the project and to provide a more detailed analysis of the design development, approvals, planning and consultation strategy. The involvement of a contractor at an early stage through a contractor framework will also enable input on a programme for the construction phase.

A new 4 court sports hall can be opened within 13 - 16.5 months. A potential saving of 6 months on an average programme.
Example of a 15.5 month programme for a 4 court sports hall + CH

- **Sports hall** 21 weeks
- **Sports hall + changing** 24 weeks (+ CH)
- **Sports hall + changing health and fitness** 30 weeks (+ CH / HF)

Typical base construction periods (4 court hall):

<table>
<thead>
<tr>
<th>Task Name</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consultant Team Appointment</td>
<td>4 wks</td>
</tr>
<tr>
<td>Appoint Consultant Team</td>
<td>0 wks</td>
</tr>
<tr>
<td><strong>Design and Approvals</strong></td>
<td>135 days</td>
</tr>
<tr>
<td>Develop Client's Strategic Brief - Stage A/B</td>
<td>2 wks</td>
</tr>
<tr>
<td>Carry out Ground Investigation and Other Surveys</td>
<td>8 wks</td>
</tr>
<tr>
<td>Develop Sport England Outline Proposals - Stage C</td>
<td>4 wks</td>
</tr>
<tr>
<td>Prepare Detailed Proposals - Stage D</td>
<td>6 wks</td>
</tr>
<tr>
<td>Prepare Detailed Planning Application</td>
<td>2 wks</td>
</tr>
<tr>
<td>Submit Detailed Planning Application</td>
<td>0 wks</td>
</tr>
<tr>
<td>Planning Period</td>
<td>13 wks</td>
</tr>
<tr>
<td>Planning Approval</td>
<td>0 wks</td>
</tr>
<tr>
<td>Prepare and Submit Initial Building Control Submission</td>
<td>4 wks</td>
</tr>
<tr>
<td>Building Control Review Period</td>
<td>8 wks</td>
</tr>
<tr>
<td>Conditional Building Control Approval</td>
<td>0 wks</td>
</tr>
<tr>
<td><strong>Contractor Selection and Approval</strong></td>
<td>100 days</td>
</tr>
<tr>
<td>Contractor Selection</td>
<td>8 wks</td>
</tr>
<tr>
<td>Confirm Contractor Tender List</td>
<td>0 wks</td>
</tr>
<tr>
<td>Prepare Tender Documentation - Stage G</td>
<td>4 wks</td>
</tr>
<tr>
<td>Issue Invitation To Tender (ITT)</td>
<td>0 wks</td>
</tr>
<tr>
<td>Tender Period and Evaluation - Stage H</td>
<td>8 wks</td>
</tr>
<tr>
<td>Appoint Main Contractor</td>
<td>0 wks</td>
</tr>
<tr>
<td><strong>Construction</strong></td>
<td>140 days</td>
</tr>
<tr>
<td>Production Information for Construction - Stages E and F</td>
<td>8 wks</td>
</tr>
<tr>
<td>Submission of Further Information to Building Control</td>
<td>4 wks</td>
</tr>
<tr>
<td>Mobilisation - Stage J</td>
<td>4 wks</td>
</tr>
<tr>
<td>Start on Site</td>
<td>0 wks</td>
</tr>
<tr>
<td>Construction Period - Stage K</td>
<td>24 wks</td>
</tr>
<tr>
<td>Hand Over to Client - Practical Completion</td>
<td>0 wks</td>
</tr>
<tr>
<td><strong>Use</strong></td>
<td>10 days</td>
</tr>
<tr>
<td>Client's Fit Out and Training</td>
<td>2 wks</td>
</tr>
<tr>
<td>Facility Open</td>
<td>0 wks</td>
</tr>
</tbody>
</table>
Alternative Languages And Formats:
This document can be provided in alternative languages, or alternative formats such as large print, Braille, tape and on disk upon request. Call the Sport England switchboard on 08458 508 508 for more details.

User Guide:
Before using this guidance for any specific projects all users should refer to the User Guide to understand when and how to use the guidance as well as understanding the limitations of use.

Click here for ‘User Guide’

Click here for current ‘Design and Cost Guidance’

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Further Information:
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