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**Further advice**  
<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>  
**+ indicative design options**



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# Affordable Sports Centres with Community 25 m Pool Options

Creating a sporting habit for life

March 2015



## Strategic planning

The development of a sports centre with a 25 m pool will require significant capital investment that will impact on finances for many years to come. Sport England and the ASA have developed guidance 'Developing the Right Swimming Pool' that sets out a planning process that will take project developers through the different steps and ensure that decisions are robust and based on evidence of needs.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

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## Procurement

The use of a 'one-stop-shop' procurement route and DBOM options are illustrated. These can speed up and simplify the planning, design and construction processes.

## Design

Four indicative 'Affordable' designs for multi-sports centres combine sports halls, swimming pools and options for health and fitness facilities. They illustrate a range of tightly-planned buildings that are functionally efficient and have economical building structures. The designs:

- Comply with best practice standards
- Reflect current trends in the leisure industry
- Can be quickly constructed
- Can be tailored to individual sites to create architectural solutions that enhance the local environment
- Create high levels of customer appeal
- Can operate at a surplus (or with reduced subsidies).

## Capital costs

The capital cost estimates are based on BCIS indices for 4Q2014 and previous reviews of 'Affordable' sports halls and swimming pools by Sport England.

### Indicative base construction costs from:

Option A	4 lane swimming pool + 4 court sports hall + 50 station health and fitness gym + studio	£5.44m
Option B	6 lane swimming pool + 4 court sports hall + 100 station health and fitness gym + 2 studios	£6.44m
Option C	6 lane swimming pool and secondary pool + 4 court sports hall + 100 station health and fitness gym + 2 studios	£7.12m
Option D	8 lane swimming pool and secondary pool + 5 court sports hall + 100 station health and fitness gym + 2 studios	£7.89m



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# Overview

The new information is aimed at the early briefing and design stages of multi-sports centre 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 sports projects or where the rationalisation of the existing sports centre stock is being considered.

The review has a particular focus on the **'affordability'** and **'future financial sustainability'** of multi-sports centres that can meet a full range of community needs and comply with best practice standards.

**Indicative base construction costs to Sport England standards from £1,749 / m<sup>2</sup>**

**COMBINED sports hall + 25 m swimming pool + health and fitness and dance studio(s) £5.44m - £7.89m**

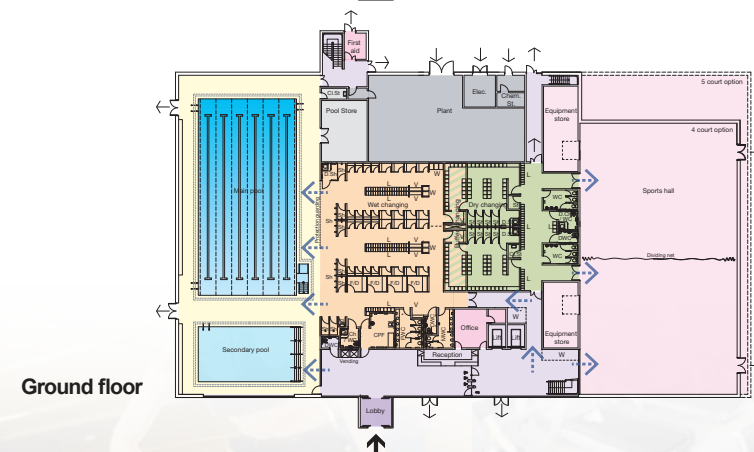
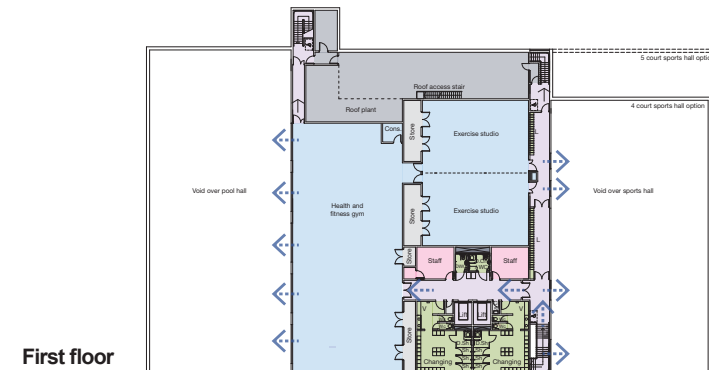
**Typical procurement periods 2 - 2½ years from inception to operation**

**Potential community use income from £1.07m - £1.88m / year**

**Potential throughput over 560,000 users / year.**

## Potential uses of this guidance include:

- Forming a benchmark for a future project.
- 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



**Option C: 6 lane swimming pool and secondary pool + 4 court sports hall + 100 station health and fitness gym + 2 studios**



# Facility mix and operating considerations

The review provides indicative business models for the four options and the potential management arrangements. Key issues such as income generation, expenditure, staff costs, utilities and health and safety are included and the importance of a 'secondary pool' and 'fitness areas' are explained. The model projections sit within the upper quartile data range from the National Benchmarking Service (NBS).

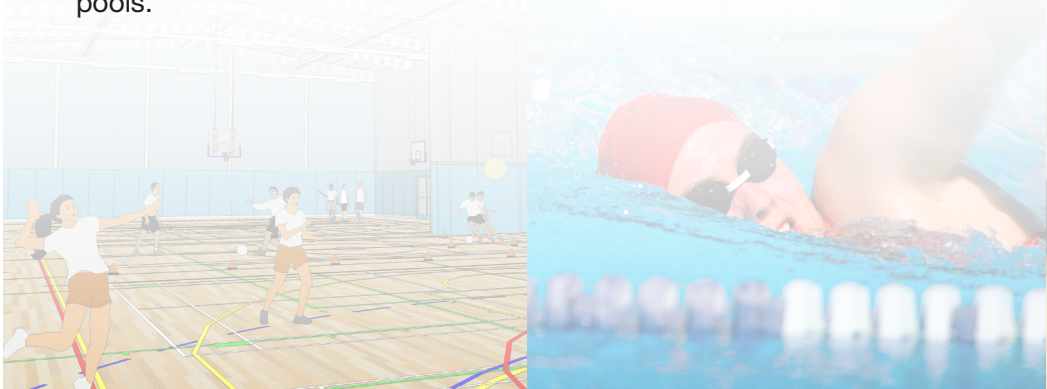
## Efficient and effective planning

The need for effective planning of all areas of the building to achieve an 'Affordable' solution is highlighted. Average area percentages of the gross internal floor areas are provided:

- Core sporting areas 52.8%
- Essential supporting areas 21.5%
- Foyer / circulation / public toilets 13.3%
- Internal plant areas 6.1%
- Management areas 2.0%
- Other (spectator viewing / internal walls) 4.3%

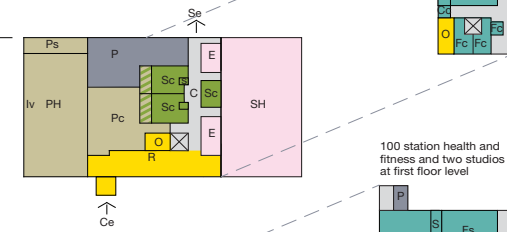
## Technical update

The review contains updated design, construction and operational information. This includes recent changes in the Building Regulations (Part L2A : 2013) to reduce carbon emissions and the implication for the construction of swimming pools.



### Option A

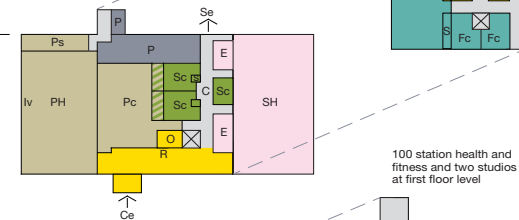
25m x 4 lane swimming pool and 4 court sports hall with health and fitness facilities at first floor



100 station health and fitness and two studios at first floor level

### Option B

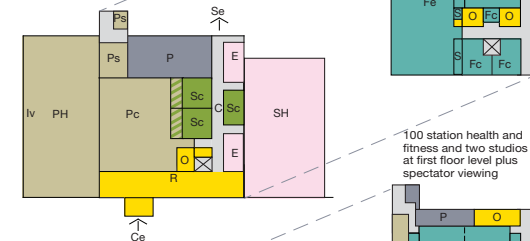
Larger swimming pool (25 m x 6 lane) and health and fitness facilities



100 station health and fitness and two studios at first floor level

### Option C

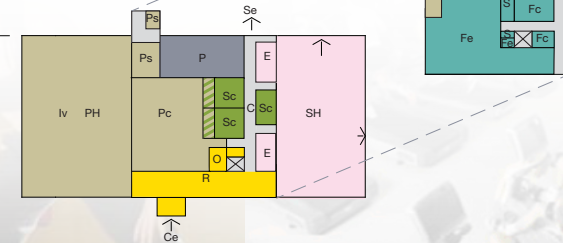
Option for a 25 m x 6 lane pool with secondary pool and 4 court sports hall



100 station health and fitness and two studios at first floor level plus spectator viewing

### Option D

Option for a 25 m x 8 lane pool with secondary pool. With formal pool spectator viewing and 5 court sports hall



'Affordable' sports centre options

