



Bloor Homes/ Jelson Homes and Barwood Land

Budget Costs

for

Earl Shilton Sports Fields

Job No. 2285.01

22nd January 2024

2285/01/JS
 BLOOR HOMES, JELSON HOMES AND BARWOOD LAND
 EARL SHILTON SPORTS FIELDS



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 BCIS - All-in TPI
 Agrostis Sports Surfacing Report - 19 January 2024



SUMMARY OF BUDGET COSTS

Sport England - Standard Designs and Costs

Standard Pavilion Designs	
Pavilion with 4 Team Changing, Officials, Kitchen and Club Room - See Appendices for Design	245m ²
2nd Quarter 2023 Facility Costs Update	
Pavilion with 4 Team Changing, Officials, Kitchen and Club Room - See Appendices for Standard Costs	£785,000
Building Cost Information Service (BCIS) Indices	
BCIS - All-in TPI - 2 Qtr 2023 - 383	383
BCIS - All-in TPI - 1 Qtr 2024 - 389	389
Standard Costs Updated using the BCIS Indices	
Pavilion with 4 Team Changing, Officials, Kitchen and Club Room - See Appendices for Standard Costs	£797,298

Earl Shilton Sports Field

The Pavilion shown on the illustrative Pitch Layout suggests a 4 Team Changing Pavilion (See Notes/ Commentary *). We have considered our budget review against this drawing.

Pavilion

Pavilion with 4 Team Changing, Officials, Kitchen and Club Room - See Appendices for Design	245m ²	<u>£797,298</u>	£797,298
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External Works

Play Area (Soft play surfacing and edge detail)	690m ²	£100/m ²	69,000	
Relocate Play Equipment (Uplift equipment, set out and relocate)	Item	-	20,000	
Car Park (Inc in base cost. See Sport England Notes Page 6 of 6 Item 5)	2,055m ²	-	* Inc above	
Car Park - Lockable Gate	Item	-	3,500	
Relocate existing Pitch Equipment	Item	-	* 2,500	
Sports Pitch Releveling, Drainage and Reinstatement	Item	-	* 219,475	
Re-line marking of pitches	Item	-	* 2,500	316,975
Estimated Build Cost			<u>£</u>	<u>1,114,273</u>

Additional Costs (Included in base cost See Sport England Notes Page 6 of 6 Item 5)

Professional Fees	Item	Inc
Planning Fees	Item	Inc
Building Regulation Fees	Item	Inc
Site Investigations	Item	Inc
Other Surveys/ Reports	Item	Inc

Total Cost £ 1,114,273

Exclusions

- VAT
- Loose Furniture & Equipment
- Abnormal Ground Conditions
- Contaminated land remediation
- Ground Gas measures
- Flood Lighting to Pitches
- Biodiversity improvements
- Access Road Marked Pink from Astley Road
- EV Charging Points



Assumptions

- Base Dated to 1st Quarter 2024
- Ongoing maintenance of existing pitches continued
- Existing Pitch Equipment reused
- Sufficient Service Connections available to the site
- Embankment to the Northern Edge formed as part of the site wide infrastructure works
- Tree and hedge planting to Northern Edge Bank formed as part of the site wide infrastructure works

* Notes/ Commentary

<https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/facility-cost-guidance>

We have reviewed the Illustrative pitch layout drawing. This indicates three senior pitches, one U9-U10, two U7-U8 pitches and an exercise/ training area.

Sport England provide various worked examples of different sports facilities. We therefore reviewed the various design options for the Changing rooms/ Clubhouses (Traditional construction) and the 4 Team Changing rooms plus officials changing, kitchen and club room was selected (See Appendices for design and layout).

Sport England also provide various costed examples of different Sports Facilities. We therefore have included these costs in the Appendices. The costs provided are base dated to 2 Quarter 2023 and require updating to the current date. We have used the RICS - Building Cost Information Service - All In Tender Price index to increase the 2Q23 costs to 1Q24.

The Sport England base costs above do include for the external works (See Sport England Page 6 of 6 Item 5) we have reviewed the external works and illustrative pitch layout provided and added the assorted external requirements not included.

The areas for the additional external works were produced by AutoCAD from the Indicative pitch layout drawing.

The existing sports fields are to be upgraded as the Agrostis Sports Surface Report dated 19 January 2024

The existing fields are currently being maintained, therefore we have assumed that this will continue during the phasing of the works



DRAWINGS



Key

Site Boundary (65.35 ha)

0 m 300 m

Scale 1:5000 @ A3

© 2014 Google

Earl Shilton

Illustrative Masterplan

September 2023









APPENDICES

Pavilion with 4 team changing rooms with officials changing, kitchen and club room

(GIFA = 245 sq.m)

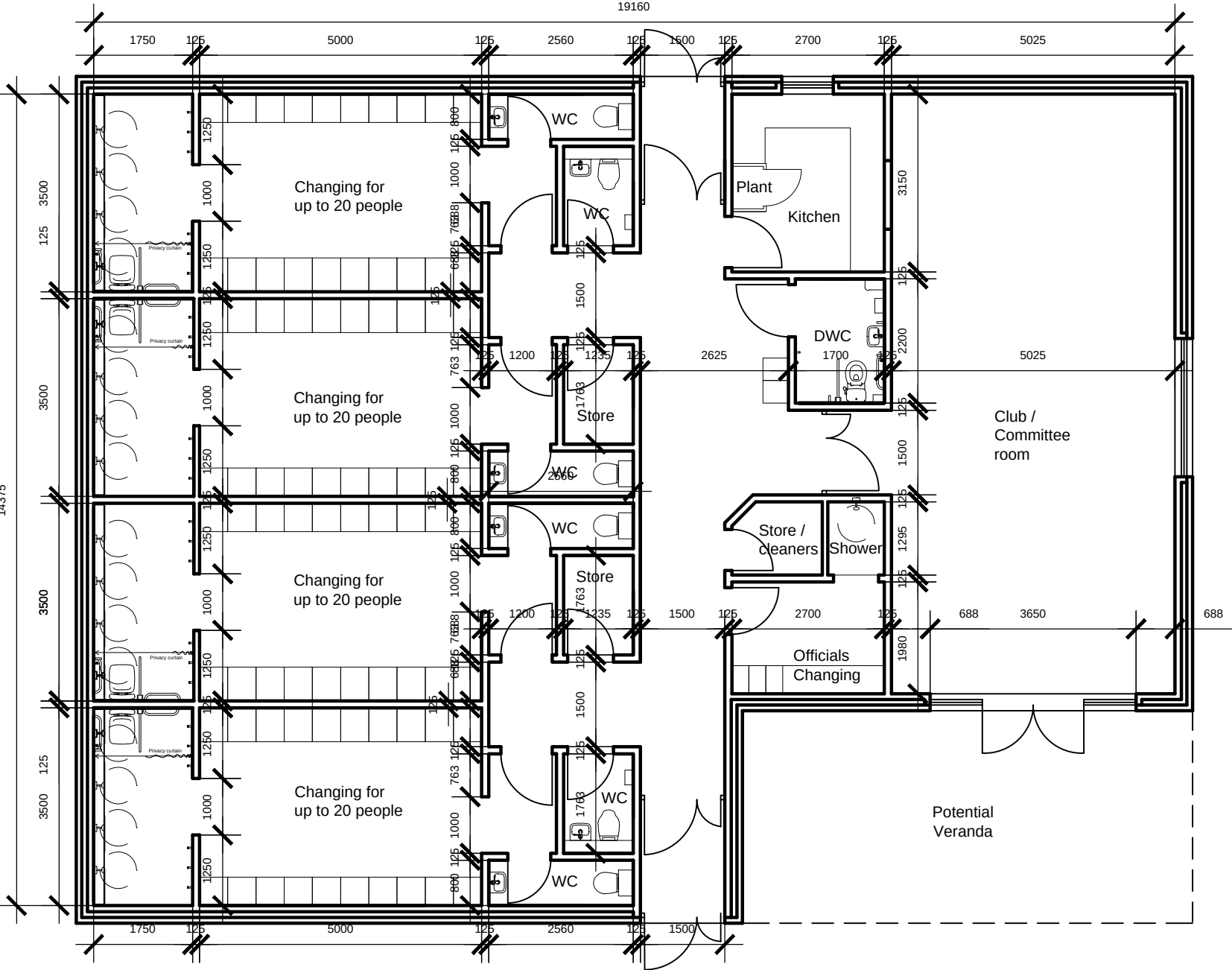
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Note:
This drawing is an indicative layout to show the principles for general arrangement and relationship of spaces. Refer to Sport England / NGB design guidance for further information. All dimensions are taken to finished wall (eg plaster/plasterboard) but excludes applied finishes (e.g. tiling).

Outline schedule of accommodation

- 1no. Entrance zone lobby, Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 1no. Corridor with 2no. wider locker units (1no. full height), Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 4no. Changing rooms with seating for up to 20 people each with 1no. WC each, Wall Finish - Ceramic Tiling, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 4no. Shower rooms each with 4no. shower places, 1no. Doc M drop down seat package, curtain and towel hooks, Wall Finish - Ceramic Tiling, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 2no. Unisex toilets with hand basin, handrier and WC (1no. with ambulant Doc M pack), Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 1no. Kitchen with worktops, base and wall units, sink and drainer unit. Compliant roller hatch to club room.Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 1no. Officials changing room with seating for 3 people with fixed bench, 2no. locker units (incl. 1 no. wider full height unit) and built-in shower enclosure. Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 1no. unisex accessible toilet with Doc M pack, Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 1no. Club committee room, Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 1no. cleaners store with Belfast sink and shelving



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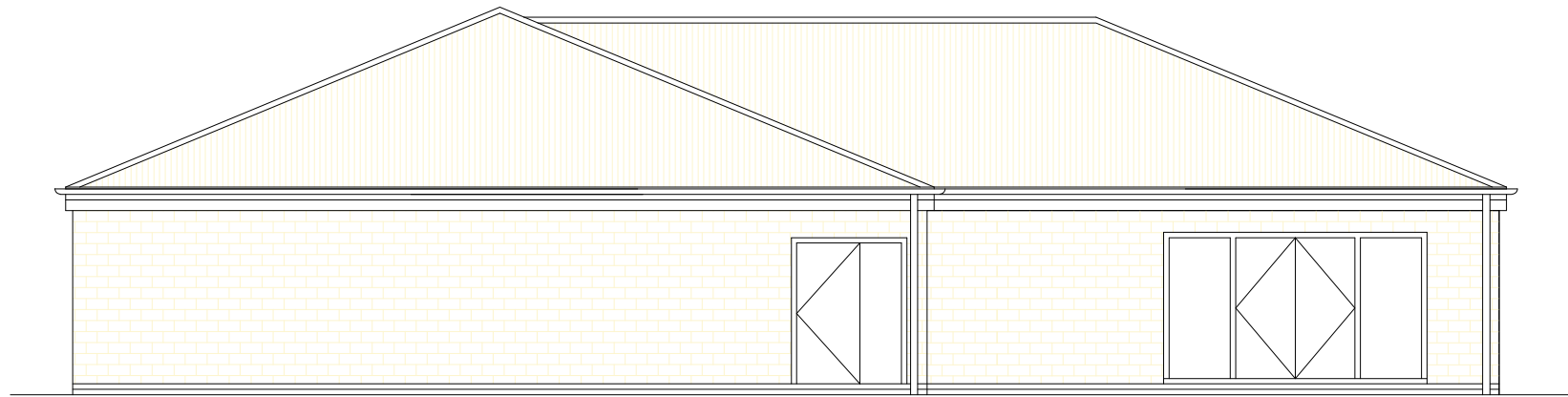
Note:
This drawing is an indicative layout to show the principles for general arrangement and relationship of spaces. Refer to Sport England / NGB design guidance for further information.

Outline external finishes specification

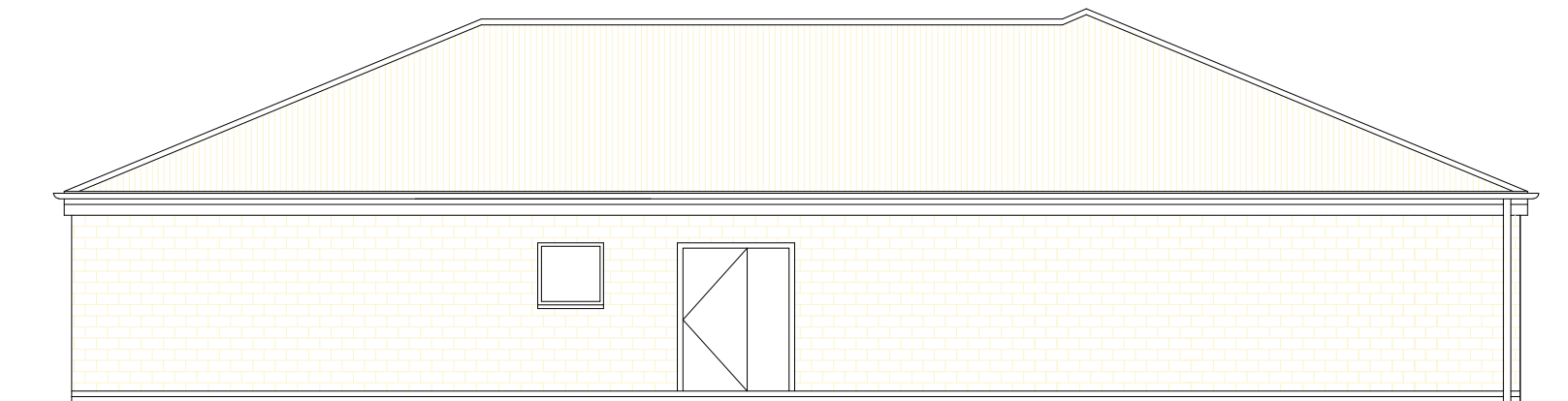
- High performance bituminous flat roofing membrane on timber joists and external quality plywood deck.
- uPVC 1/2 round rainwater gutter and round downpipe fixed to timber fascia and soffit. Fascia and soffit to be gloss paint finish.
- External cavity brickwork wall construction with insulated cavity and brick or facing blockwork external wall finish.
- DPC to be formed with 2 course of Class B blue engineering bricks or similar.
- External doors and windows to be in accordance with Building Regulations Part L & Sport England's Design Guidance Note - Accessible Sports Facilities.
- Openings to be fitted with security shutters.

0 1 2 3 4 5m

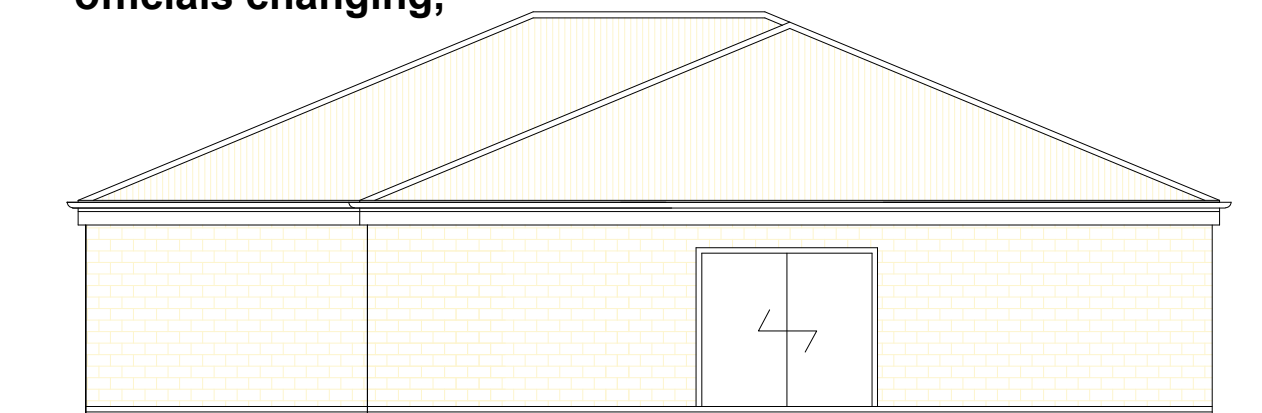
Front Elevation Pavilion with 4 team changing rooms with officials changing,



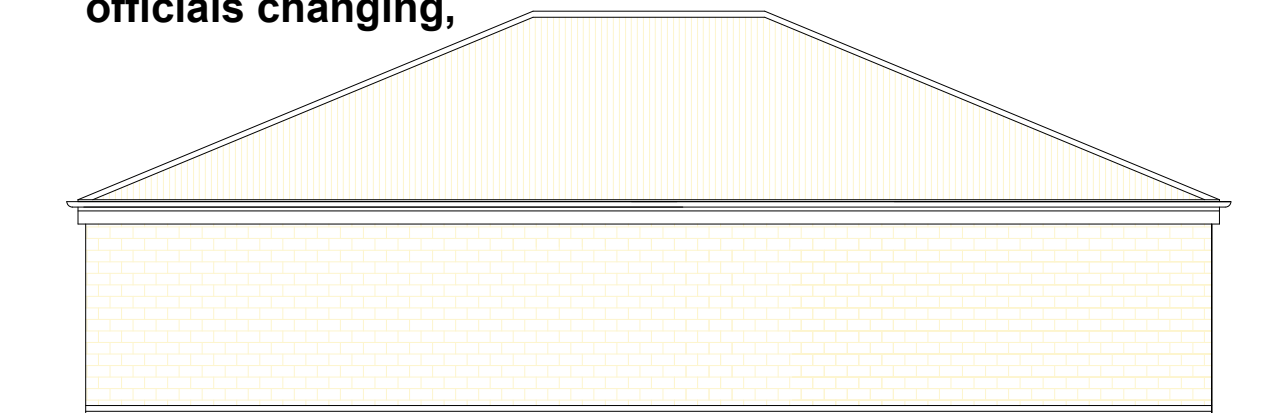
Rear Elevation Pavilion with 4 team changing rooms with officials changing,



Side Elevation Pavilion with 4 team changing rooms with officials changing,



Side Elevation Pavilion with 4 team changing rooms with officials changing,



2nd quarter 2023 facility cost updates

The following costs are for the development of good quality community sports facilities at 2Q2023. 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 5% in the 12 months to 2Q2023.

Labour site rates continue to rise faster than wage awards and are expected to be the main driver of growth in overall costs in the second half of 2023. There is a shortage of construction labour which is expected to push up wages over the next two years.

The rate of materials cost inflation has been easing and many supply chain issues have been resolved. Prices for concrete, cement, bricks and tiles continue to rise, whereas the prices of, for example steelwork and reinforcement has reduced. Overall availability seems to be close to pre-covid levels.

New work output is forecast to contract in 2023 and 2024, returning to slow growth thereafter.

Climate goals may help support the infrastructure sector, but other sectors should benefit as retrofitting becomes more attractive.

Tender prices are forecast to rise by approximately 3% per annum in 2023, 2024 and 2025 with variation due to procurement and project type, and regional factors.

Facility Costs 2Q2023

Facility type/ details	Area (m²)	Capital cost (£)
Indoor facilities		
Affordable Sports Halls		
• 1-court hall (18 x 10 m)	382	860,000
• 2-court hall (18 x 17 m)	515	980,000
• 4-court hall (34.5 x 20 m)	1,532	2,860,000
• 5-court hall (40.6 x 21.35 m)	1,722	3,095,000
• 6-court hall (34.5 x 27 m)	1,773	3,135,000
• 8-court hall (40 x 34.5 m)	2,240	3,920,000
• 10-court hall (40.6 x 42.7 m)	2,725	4,715,000
• 12-court hall (60 x 34.5 m)	3,064	5,195,000
Affordable Community Swimming Pools		
• 4-lane 25 m pool (25 x 8.5 m)	1,084	4,450,000
• 5-lane 25 m pool (25 x 10.5 m)	1,344	5,390,000
• 6-lane 25 m pool (25 x 12.5 m)	1,543	5,850,000
• 6-lane 25 m pool (25 x 12.5 m) plus secondary pool (13 x 7 m)	1,850	6,970,000
• 8-lane 25 m pool (25 x 17 m)	1,878	7,050,000
• 8-lane 25 m pool (25 x 17 m) plus secondary pool (17 x 7 m)	2,226	8,090,000
Affordable Sports Centres with Community 25m Pool Options		
• 4-lane 25 m pool, 4-court hall, 50-station health and fitness gym plus studio	2,879	9,560,000
• 6-lane 25 m pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,553	11,220,000
• 6-lane 25 m pool plus learner pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,906	12,360,000
• 8-lane 25 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	4,509	13,685,000
Affordable Sports Centres with Community 50m 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	19,970,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	6,115	20,230,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 150-station health and fitness gym plus 3 studios	6,499	20,915,000

Facility type/ details	Area (m ²)	Capital cost (£)
Indoor facilities continued		
Bowls centres (indoor)		
• 6 rinks (excludes club/ function room)	1,914	2,595,000
• 8 rinks (includes club/ function room)	2,500	3,390,000
Changing rooms/ clubhouses (traditional construction)		
• 2 team changing rooms plus officials	75	300,000
• 4 team changing rooms plus club room	245	785,000
Tennis centre (indoor)		
• 3-court centre	2,138	2,930,000
• Extra court		955,000
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		805,000
Skate park		
• 40 x 18 m, fenced, sports lighting	720	185,000
Artificial grass pitches (AGPs)		
Football AGP		
• U9/ U10/ training 23 mm sand-filled pitch, fenced, sports lighting (61 x 43 m)	2,623	440,000
• U9/ U10/ training 40–50 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	485,000
• U9/ U10/ training 60–65 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	510,000
• Senior 23 mm sand-filled pitch, fenced, sports lighting (106 x 70 m)	7,420	1,030,000
• Senior 40 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,115,000
• Senior 50 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,120,000
• Senior 60 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,140,000
• Senior 65 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,170,000

Facility type/ details	Area (m ²)	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	950,000
• 23 mm sand-filled pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	890,000
• Water-based pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	1,060,000
Rugby League AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (122 x 74 m)	9,028	1,440,000
Rugby Union AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (130 x 80 m)	10,400	1,550,000
Macadam surfaces		
Athletics track		
• 6-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,705,000
• 8-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,855,000
Multi use games area		
• Macadam, fenced, sports lighting (36.60 x 21.35 m)	782	180,000
Tennis courts (outdoor)		
• 2 courts, macadam, fenced, sports lighting (36.58 x 33.53 m)	1,227	245,000
• 4 courts, macadam, fenced, sports lighting (36.58 x 64.01 m)	2,342	435,000
• 6 courts, macadam, fenced, sports lighting (36.58 x 94.49 m)	3,456	570,000

Facility type/ details	Area (m²)	Capital cost (£)
Natural turf surfaces		
Bowling natural turf green		
• Flat or crown green (40 x 40 m)	1,600	170,000
Cricket natural turf pitch		
• Cricket pitch with 8-pitch square and 2 winter sport pitches (125.6 x 164.4 m)	20,649	345,000
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	90,000
• Senior pitch (106 x 70 m)	7,420	110,000
Rugby League natural turf pitch		
• Senior pitch (122 x 74 m)	9,028	145,000
Rugby Union natural turf pitch		
• Senior pitch (130 x 80 m)	10,400	165,000
Carpet-hybrid surfaces for community use		
Football carpet-hybrid pitches		
• U8/ U7 mini pitch (43 x 33 m)	1,419	95,000
• U16/ U15 youth pitch (97 x 61 m)	5,917	370,000
• Senior pitch (106 x 70 m)	7,420	460,000
Rugby League carpet-hybrid pitch		
• Senior pitch (122 x 74 m)	9,028	555,000
Rugby Union carpet-hybrid pitch		
• Senior pitch (130 x 80 m)	10,400	650,000

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 2Q2023. 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 2Q2023;
 - VAT;
 - Land acquisition costs;
 - Regional cost variations in materials and labour.

Click here for **User guide** and other
Design and cost guidance

			Percentage change		
Date	Index	Equivalent sample	On year	On quarter	On month
1Q 2015	266	134	7.7%	2.7%	
2Q 2015	272	125	5.0%	2.3%	
3Q 2015	271	125	5.4%	-0.4%	
4Q 2015	270	120	4.2%	-0.4%	
1Q 2016	275	121	3.4%	1.9%	
2Q 2016	282	122	3.7%	2.5%	
3Q 2016	281	125	3.7%	-0.4%	
4Q 2016	291	123	7.8%	3.6%	
1Q 2017	301	122	9.5%	3.4%	
2Q 2017	307	117	8.9%	2.0%	
3Q 2017	306	112	8.9%	-0.3%	
4Q 2017	317	106	8.9%	3.6%	
1Q 2018	326	98	8.3%	2.8%	
2Q 2018	326	94	6.2%	0.0%	
3Q 2018	327	90	6.9%	0.3%	
4Q 2018	330	85	4.1%	0.9%	
1Q 2019	331	74	1.5%	0.3%	
2Q 2019	335	66	2.8%	1.2%	
3Q 2019	335	62	2.4%	0.0%	
4Q 2019	333	56	0.9%	-0.6%	

Base date:
1985 mean = 100
Updated:
08-Dec-2023
Series no.
#101

			Percentage change		
Date	Index	Equivalent sample	On year	On quarter	On month
1Q 2020	335	Provisional	1.2%	0.6%	
2Q 2020	335	Provisional	0.0%	0.0%	
3Q 2020	330	Provisional	-1.5%	-1.5%	
4Q 2020	328	Provisional	-1.5%	-0.6%	
1Q 2021	328	Provisional	-2.1%	0.0%	
2Q 2021	331	Provisional	-1.2%	0.9%	
3Q 2021	339	Provisional	2.7%	2.4%	
4Q 2021	344	Provisional	4.9%	1.5%	
1Q 2022	349	Provisional	6.4%	1.5%	
2Q 2022	365	Provisional	10.3%	4.6%	
3Q 2022	371	Provisional	9.4%	1.6%	
4Q 2022	375	Provisional	9.0%	1.1%	
1Q 2023	379	Provisional	8.6%	1.1%	
2Q 2023	383	Provisional	4.9%	1.1%	
3Q 2023	386	Provisional	4.0%	0.8%	
4Q 2023	388	Provisional	3.5%	0.5%	
1Q 2024	389	Forecast	2.6%	0.3%	
2Q 2024	391	Forecast	2.1%	0.5%	
3Q 2024	393	Forecast	1.8%	0.5%	
4Q 2024	396	Forecast	2.1%	0.8%	