

## Budget Costs with Sinking Funds

Part of running a business involves looking after the assets. Every well run facility must ensure that an appropriate level of finance is allocated to maintaining the facilities; quality facilities retain members and attract new ones.

Every place to play has a format for cash flow, but we strongly recommend that 'sinking fund' is represented as a clear line in the expenditure and is separated out from the overall reserve. It demonstrates financial independence, a key measure for most investors.

Places to play with a multi sports set up in particular benefit from having a transparent cost line for ongoing maintenance, as often contributions end up in one big reserve pot and then it can be unclear about how much is allocated for each membership section.

### Annual contribution to sinking funds for maintenance and replacement of facilities

Facility Description	Re-colour	Re-surface	Annual Contribution
Porous Macadam	£300 (every 6 years)	£900 (every 10 years)	£1200 (years 1-6)
Impervious Acrylic	Re-colour and coat every 6 years		£900 (years 1-6)
Porous Acrylic	£1200 (every 3 years)	£1800 (every 15 years)	£3000 (years 1-12)
Polymeric	£1060 (every 4 years)	£460 (every 8 years)	£1520 (years 1-4)
Artificial Grass	Remove and replace turf every 10 years		£1800 (years 1-10)
Floodlighting	Based on 1200 hrs of darkness per year, curfew time of 10pm and club usage typically 300 hours per court per year  Routine Maintenance - £1.50 per court/hour Electricity - £0.50 per court/hour Lifecycle Costs - £2.00 per court/hour  Equating to the following annual costs:  Routine maintenance - £450 per court/year Electricity - £150 per court/year Lifecycle costs - £600 per court/year		£1200 (every year)

### New outdoor and indoor court budget costs and renovation costs

Outdoor Courts	New Build Cost (incl. fencing)	Renovation Cost	
		Re-colour coating	Re-surface and re-colour
Porous Macadam	from £24,000	from £1,800	from £7,000
Impervious Acrylic	from £29,000	from £4,500	-
Porous Acrylic	from £35,000	from £3,500	from £19,000
Polymeric	from £34,000		
French Clay	from £55,000	-	-
American Clay	from £45,000	-	-
Synthetic Clay	from £40,000	-	-
Grass	from £50,000	-	-
		<b>Re-turf only</b>	<b>Macadam base and re-turf</b>
Artificial Grass	from £32,000	from £12,000	from £18,000
<b>Floodlights</b>	from £11,000 per court	<i>assumes a suitable power supply is available near to the court block and that only minimal cable ducting and draw pit installation is required</i>	
Indoor Courts	One Court	Two Courts	Four Courts
Single Skin Airhall	from £55-65,000	from £90-110,000	from £150-205,000
Double Skin Airhall	from £90-100,000	from £125-150,000	from £200-230,000
Framed Fabric	from £150-200,000	from £450-550,000	from £600-700,000
Traditional Build	from £450,000	from £850,000	from £1,500,000
Ancillary building	£1,000-1,500/m <sup>2</sup>	£1,000-1,500/m <sup>2</sup>	£1,000-1,500/m <sup>2</sup>

<b>Additional Extras</b>		
<i>Nets, posts, single sticks</i>	<i>from £400</i>	excludes sockets
<i>Perimeter chain link fence</i>	<i>from £50 per metre</i>	per metre run

### **Note**

The budget costs for indoor courts exclude court works and surface, ancillary building, and services. Costs allow for foundations, frame, shell and preliminaries only. For more specific technical guidance please see the individual facility guidance resources.