

A summary of the contents

**New advice on web site**  
[http://www.sportengland.org/facilities\\_planning/design\\_and\\_cost\\_guidance.aspx](http://www.sportengland.org/facilities_planning/design_and_cost_guidance.aspx)  
**+ downloadable CAD layouts**



**SPORT  
ENGLAND**

# Affordable Community Swimming Pools

Creating sporting opportunities in every community

December 2011

  
the **asa**  
funding partner

# Strategic planning

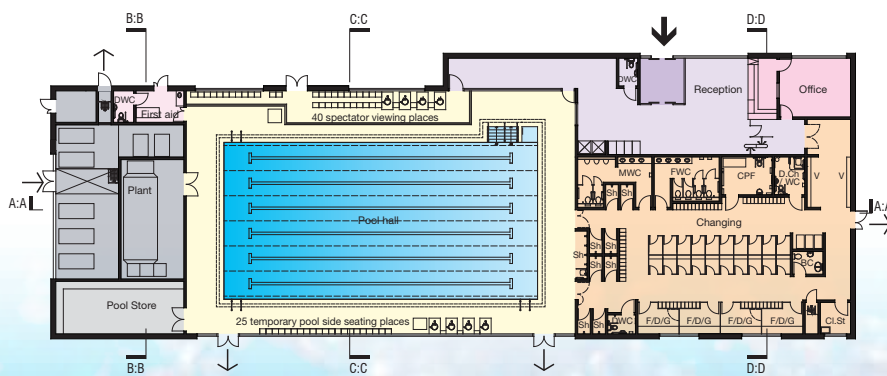
A seven step process is illustrated to create a brief for the **'The Right Swimming Pool'**. Further advice is being developed by Sport England and the Amateur Swimming Association. It aims to ensure that key issues such as supply and demand, site location, the levels of sporting activities and option appraisals are properly considered.

## Design

A range of indicative designs illustrate tightly planned, functionally efficient and economical building structures that can:

- Comply with best practice standards
- Be quickly constructed
- Be tailored to individual sites to create architectural solutions that enhance the local environment
- Create high levels of customer appeal
- Operate at a surplus (or with reduced subsidies).

They include 25m pool size options from 4 to 8 lanes, and with a secondary pool. CAD drawings can be downloaded from the Sport England web site.



Floor plan of 6 lane pool

1

### SUPPLY AND DEMAND ISSUES

Identify the issues of supply and demand that need to be addressed by any proposals for modernising or building new pools.  
(For example this will include the age and condition of existing pools as well as any plans for new pools, areas of housing growth or significant population change.)

2

### STRATEGIC CONSIDERATIONS

Identify if the site or sites are a priority for swimming provision or other complementary activity in local plans or strategies.  
(For example are there proposals for new sports halls, schools or health facilities?)

3

### TYPE, LEVEL AND AMOUNT OF ACTIVITY

Identify the types of activities e.g. competition, training; the level of use such as community use, regional club use; and how much time and space will be needed.  
(It is important that the ASA are fully involved at this step to advise on the requirements for club and performance swimming and other aquatics disciplines.)

4

### DEVELOPING AND REVIEWING THE OPTIONS

Develop and review the different options that will meet the future aquatic needs of the area.  
(For example this might include refurbishing existing pools, the number and location of pools, the role of other providers.)

5

### DEVELOPING THE PROJECT BRIEF

The project team will develop the selected option from high level requirements into a project brief that defines what is needed: the amount of water space, number of pools, use of movable floors and booms etc.

6

### THE BUSINESS CASE / VALUE FOR MONEY APPRAISAL

This step brings together all the information collected and the decisions made and determines whether there is a viable sport and business case.

7

### THE DECISION

At this step the decision is made either to proceed with an affordable and viable option or go back to an earlier step and review the requirements / identify an alternative solution.

## Capital costs

An elemental cost breakdown is provided for alternative sizes of pools along with the indicative extra costs for additional elements that might be required for some locations (3rd Q – 2011). The base construction costs range from £2.1 m to £4.0 m.

### Typical costs of the base construction:

4 Lanes	= £ 2.1 m
5 Lanes	= £ 2.6 m
6 Lanes	= £ 2.8 m
6 Lanes + Secondary pool	= £ 3.4 m
8 Lanes	= £ 3.4 m
8 Lanes + Secondary pool	= £ 4.0 m

# Overview

The new information is aimed at the early briefing and design stages of swimming pool 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 swimming projects or where the rationalisation of the existing swimming pool stock is being considered.

The study has a particular focus on the **'affordability'** and **'future financial sustainability'** of swimming pools but at the same time it illustrates how new projects can meet a full range of community needs and comply with best practice standards.

The use of a 'one-stop-shop' procurement route is also illustrated that can speed up and simplify the planning, design and construction processes.

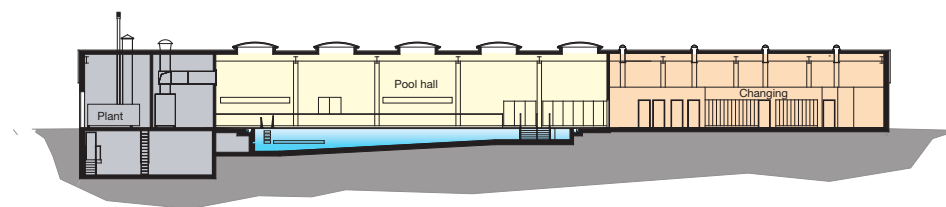
***The base construction costs range from £2.1 m to £4.0 m***

***The operating budget can create a surplus of circa £24 k / year***

***A new swimming pool can be opened within 24 months of the decision to proceed.***

## Potential uses include:

- 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
- Validate key project details
- Forming a template for a future project.



Typical section



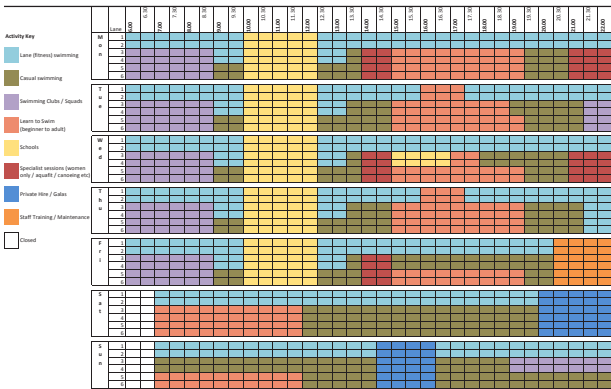
# Operational budget and programme of use

Key factors for achieving a ‘break even’ operating budget are discussed along with the various aspects of creating a viable business plan for the catchment market.

Indicative operating budgets are shown for the various sizes of swimming pool and for a typical programme of use. The key assumptions such as pricing, user through put and staff structures are also indicated.

The analysis suggests that swimming pools with 6 lanes (and more) are most likely to operate on a ‘break even’ basis, subject to market catchment and business planning considerations.

Typical programme of use for a 6 lane pool



View of the entrance

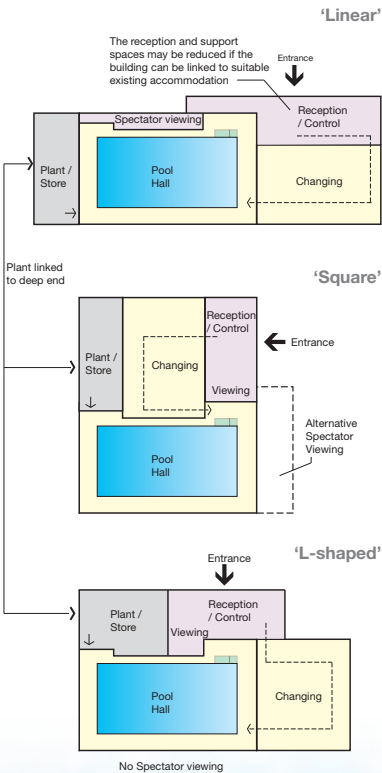


# Energy / sustainability / specification issues

The indicative specification details that are included in the costs are in line with current best practice. They cover building fabric, structural design, energy / sustainability and building services issues.

Additional details are given on the internal areas of the range of buildings, the area ratios of main elements to the size of the pool water and calculations for the changing rooms against the programmes of use that are assumed in the operational budget.

Options for reconfiguring the main elements to suit individual sites



Alternative external cladding materials can be used to suit the particular character and environmental requirements of each site.