

FOOTBALL  
ASSOCIATION  
OF IRELAND  
**FACILITY  
INVESTMENT  
VISION AND  
STRATEGY**

JUNE 2023

# THIS IS FOOTBALL'S TIME.



# CONTENTS

<b>EXECUTIVE SUMMARY</b>	<b>02</b>
<b>PURPOSE, APPROACH AND STRATEGIC COMMITMENTS</b>	<b>04</b>
<b>CONTEXT</b>	<b>06</b>
<b>IRISH FOOTBALL'S UNIQUE CHALLENGE</b>	<b>10</b>
<b>THE WAY FORWARD</b>	<b>18</b>
OUR OVERALL VISION	20
GRASSROOTS	22
LEAGUE OF IRELAND	34
INTERNATIONAL	52
<b>HOW TO MAKE THIS A REALITY</b>	<b>62</b>
<b>SUMMARY</b>	<b>72</b>
<b>APPENDIX</b>	<b>76</b>



# EXECUTIVE SUMMARY



**Football is the number one participation sport in Ireland.** It offers a unique force for good and impacts Irish society at every level. In terms of social return on investment, football's contribution across social, economic and health is significant with the total current impact of participation in football at €1.8 billion\*.



Football reflects what is a changing Ireland. Our population is growing and becoming increasingly diverse and **football, as the global game, has a key role to play as we embrace this new population.**



**Irish football needs funding, both public and private,** at all levels to transform our facilities and infrastructure and to inspire current and future generations.



Women's football has experienced exponential growth in recent years and will suffer **if we do not invest in facilities now, as we will not be able to cater for this ongoing demand and growth.**



We believe that football has been underinvested in for the last 25 years and **we have fallen behind our European counterparts in facilities investment.** This is not the fault of any single entity but it is a simple fact.



**Our vision is to create infrastructure and facilities that enable Ireland's number one participation sport to thrive** and deliver a truly transformational impact for Irish football and Irish society.



As the governing body of football in Ireland, **we have a responsibility to create the very best environment to enable football to flourish,** and in doing so to also support the interests of Irish society and the Irish economy.



**Our goal is to realise football's full potential within our communities,** deliver a new future for our League of Ireland, and inspire future generations by creating the environment to support and produce competitive teams.



**We now have the opportunity to take decisive action and create a modern, fit-for-purpose football infrastructure and industry and in doing so transform football in this country.** We fully appreciate that all sports will each have funding requirements and while we have detailed our own investment requirements, we are happy to be part of an overall solution. This document sets out a modern approach to delivering facilities for a new era. Community-focused planning, catering for multiple clubs and sports.



In our four-year strategy from 2022-2025, facility development is our number one objective. Our facilities strategy has been informed by comprehensive research and a data-based approach. **It sets out total investment requirement of €863m over a 15-year period encompassing almost 2,500 projects across three core areas of Grassroots (€426m), League of Ireland (€390m) and International (€47m).** Within each of these areas, this document outlines the current reality, our vision and future ambition.



Alongside our request to Government, we are exploring all other funding avenues including UEFA, FIFA, and private investment. Our funding strategy has the potential to be facilitated by the **establishment of a new and independent Ireland Football Facility Fund** ensuring a consistent, professional, and dedicated focus on facilities transformation for our game.

**Football is ready to lead the way in multi-club, multi-sport, community-focused facility planning**

\*Source: UEFA SROI Study  
<https://www.fai.ie/domestic/news/uefa-sroi-study-confirms-%E2%82%AC18bn-impact>

**The FAI's stated purpose is to "inspire the nation and connect communities, to enrich the lives of all through positive football experiences...and to invest in people and communities through facilities that are fit-for-purpose."**

**A clear strategic focus and plan**

Facility development is the number one objective in the six core pillars developed by the FAI in our Strategic Plan 2022-2025.

"We will provide high-quality, safe, accessible and welcoming facilities for all who want to play, attend or otherwise participate in our sport."

Transforming football facilities and infrastructure underpins all five of the FAI's core strategic pillars to support our players, fans, coaches, administrators, referees and volunteers:

- Drive grassroots football as the heart of the game
- Nurture football pathways for all
- Develop the potential of football for women and girls
- Support and deliver a new future for the LOI
- Build for international success



## Quantifying the Challenge Facing Irish Football

We have identified our specific investment needs and a timeframe to deliver on our key strategic objective of creating a modern and fit-for-purpose football infrastructure.

As a first key step, the FAI has commissioned two comprehensive, independent audits of existing facilities for football in Ireland and these have informed our vision for the future requirements of football.



### SATELLITE AUDIT

A comprehensive satellite audit has identified and mapped every football facility in the Republic of Ireland.

<https://footballfacilities.ie>



### CLUB SURVEY

Quantitative research at grassroots level with a response rate of 87% from our clubs, deepened our understanding of the challenges facing our clubs, volunteers and local communities.



### COMPARATIVE ANALYSIS

We have quantified the challenge facing Irish football using comprehensive data-sets and benchmarks from across Europe supporting data-led decisions on the future of Irish football's facilities.



# CONTEXT

# FOOTBALL TRANSFORMING IRISH SOCIETY ONCE AGAIN

We fundamentally believe that our game offers a unique force for good that no other single sport can. Impacting Irish society at every level and acting as a driver for positive social change.

We believe this also underpins the Programme for Government, from October 2020 and a vision for “a better quality of life for all”.

## Football reflecting a changing Ireland

- Ireland’s population will grow by 1m+ by 2040.\*
- Many new arrivals to Ireland will know football as their #1 sport – and be keen to continue to play it.
- This growing population will need more homes, jobs and leisure/ sporting facilities.
- In urban areas this need for new facilities will be significant.
- In rural areas football will need to match other sports in delivering community-focused solutions.

## Football delivering against a healthy-living agenda

- Together the FAI and government can create a facility infrastructure to drive more people, of every socio-demographic into physical activity.
- Well-designed facilities can support a wider commitment to preventive healthcare and a drive to meaningful change.
- A growing younger participation base will allow the embedding of proactive mental health advocacy and practice.

## Football driving community, inclusion, accessibility and equality

- Government can help create and support football projects that have a true social conscience.
- Accessible and affordable facilities will drive community engagement and involvement.
- Community is key to driving female participation so we will design new facilities and adapt existing ones with women and girls at the forefront of our thinking.
- Our aim is to ensure new build and upgrade projects address all inclusivity issues, particularly for female participants.

**Every new facility build or upgrade will need to be sustainable and environmentally-friendly, be accessible and include specific facilities for women and girls – or it will not be considered.**

\*Source: Project Ireland 2040, Building Ireland’s Future <https://www.gov.ie/en/campaigns/09022006-project-ireland-2040/>

# FOOTBALL’S SOCIAL RETURN ON INVESTMENT (SROI)

UEFA SROI\* data clearly shows that football is a real and significant contributor to Irish society, the economy and the nation’s health.

The UEFA SROI model is widely recognised by leading academic institutions, the WHO, the UN and the Council of Europe’s Enlarged Participation Agreement on Sport (EPAS).

\*Source: UEFA SROI Study <https://www.fai.ie/domestic/news/uefa-sroi-study-confirms-%E2%82%AC18bn-impact>





# IRISH FOOTBALL'S UNIQUE CHALLENGE

## CAPITAL INVESTMENT CHALLENGES



### Investment Gap

We have ambitious, long-term goals as we continue to deliver our transformation agenda. There is, however, a significant investment gap between what we want to do and what we would like to do, especially where it comes to much-needed investment into facilities across the whole of the game.



### Collaboration

Real change will necessitate a significant public/private/football industry collaboration and partnership.



### Capital Investment

Capital investment in facilities and infrastructure sits at the heart of real, long-term transformation.

## IRISH FOOTBALL'S UNIQUE FINANCIAL SITUATION

**Whilst the FAI is committed to supporting the overall facility investment programme, it will need significant public/private stakeholder support to make real change happen.**



The financial position of the FAI has improved considerably over the last two years, **the ongoing need to prudently manage a planned repayment of debt means that it is difficult for the Association to invest into all of the necessary infrastructure improvements.**



The FAI and football is **committing to funding 20% of the overall investment ask** but the FAI itself will be in a much stronger position to contribute more pro-actively to the plan as its overall financial position improves over the next five years.



Nonetheless this situation means that **the FAI needs significant external support and stimulus to make this vision a reality**, hence the proposed public/private approach.



# OUR COMMERCIAL REALITY

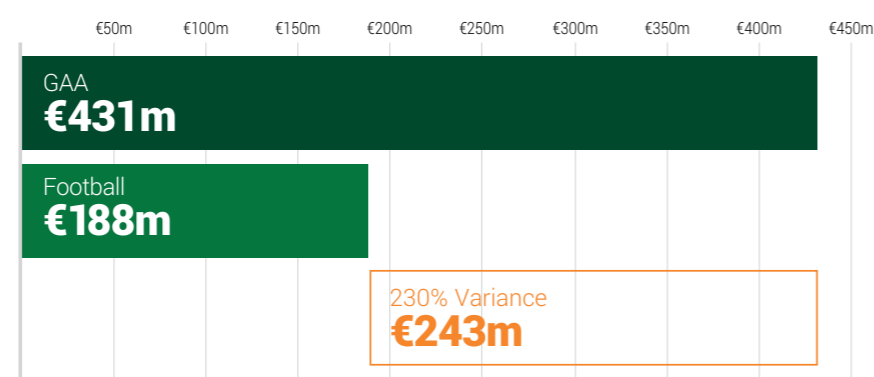
The FAI is making significant progress in reaching its strategic commitment to a consistent base revenue turnover of at least €50m per annum but significantly increasing this level will be a circular process e.g. better facilities will help LOI revenues generally and especially broadcast/media revenues specifically.

It remains a fact however that FAI turnover is significantly below that of both rugby (€115m turnover 21/22) and the GAA (€96m revenue 21/22) who command higher commercial revenues via a mixture of central TV deals and ownership of stadia respectively.

We also recognise that over the past 20 years both the GAA and Rugby have performed extremely well in accessing funding which means they have moved ahead of Irish football in terms of facilities.

## Comparative Grants from one key source – Sports Capital and Equipment Programme – over last 20 years

Source: Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media



Sport	Turnover	SCEP Funding 2000 - 2022
Football	€54,258,787 (FY 21)	€188,000,000
Rugby	€115,574,486 (FY 21/22)	€53,000,000
GAA	€96,128,156 (FY 22)	€431,000,000

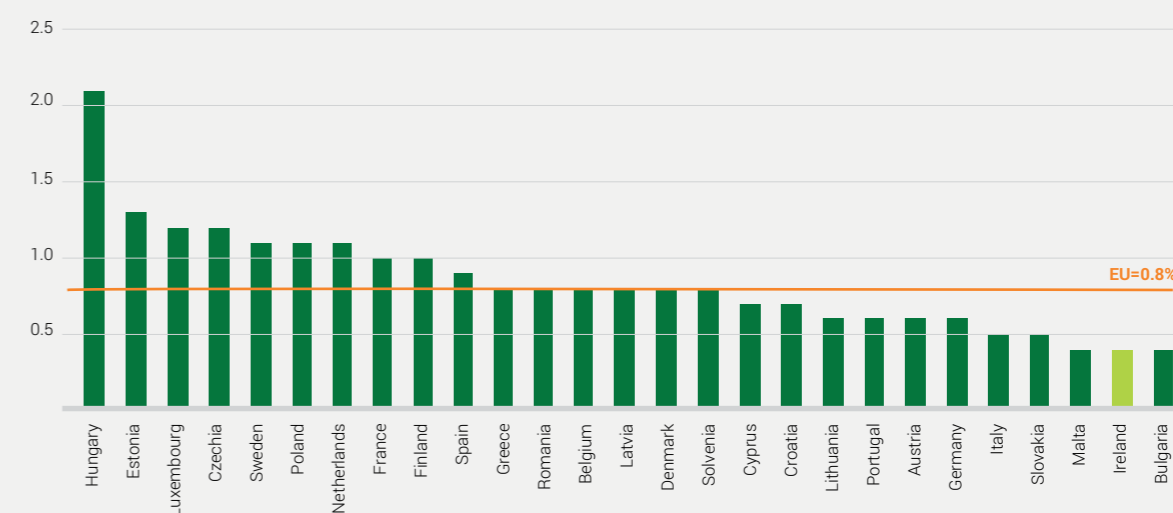
Football has also benefited from other key central funding sources such as the LSSIF but again the football community has been less successful than other sports in accessing this funding. We note the success of other sports in accessing such grants and will work hard with government to improve football's position generally – and we will also continue the valuable debate about additional central government stimulus to support the development of sports as industries (such as with horse racing) where we note the success of pro-active central support.

# EUROPEAN COMPARISONS

While we recognise and welcome the support given to date, Ireland, at 0.4%, was towards the lower end of expenditure on sport and well below the EU average of 0.08%. Football acknowledges and welcomes the desire of the Department to address this situation by increasing investment from the centre across all sport, and not just football – but this data underpins the difficult starting point for this process.

## Recreation and Sport as a Percent of Total Public Expenditure (2018)

Source: Eurostat



Ireland is one of only five EU countries that since 2001 has on average **spent less than 0.5% of total government expenditure on sport.**

And our spend as a % of GDP **has decreased every year since 2001.**

**Expenditure on sport per inhabitant in Ireland is also low at c.€65, well below the EU average of c. €113 per person** and far less than Nordic countries who spend around 3 to 4 times as much per person.

# Irish Football is also falling behind our European peers

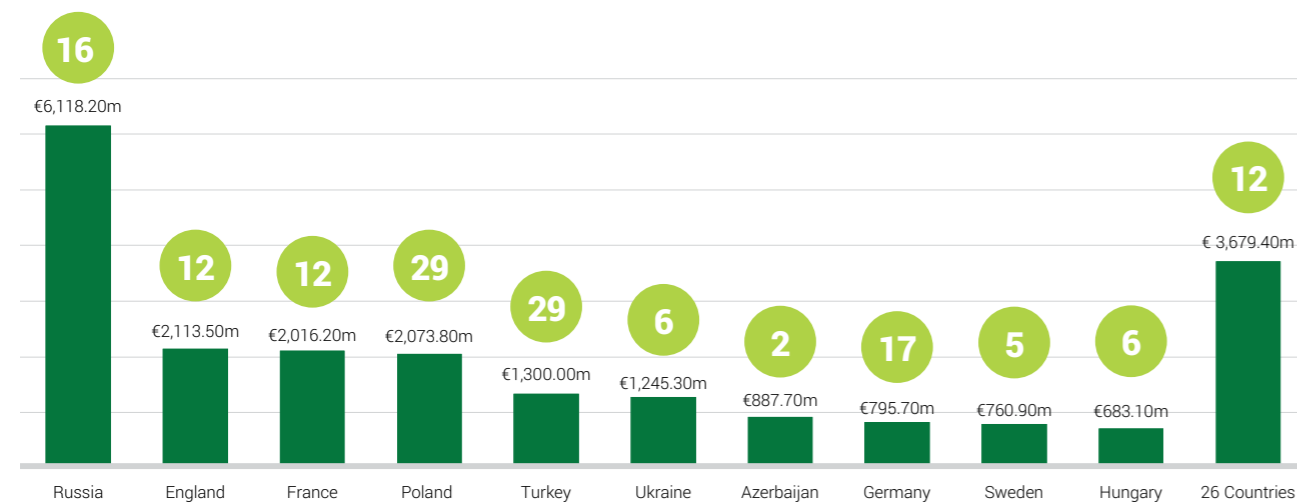
As Irish football struggled to manage its financial situation over the last 10 years, much of European football and many UEFA Federations had begun to lay the foundations for sustainable financial and sporting growth. It is clear we are falling behind other European countries, both of similar size and even smaller nations.

**Ireland is one of 12 countries that have not completed a full stadium project between 2009 and 2018** (UEFA The European Club Footballing Landscape, Financial Year 2018/2019).

**187 stadiums have been constructed across Europe since 2012** across more than half of UEFA member nations.

Investment in new football stadia between 2007 and 2021, Europe's Top 10 countries by investment

**New Stadiums Built: 187**      **Total Investment: €21.7 Billion**



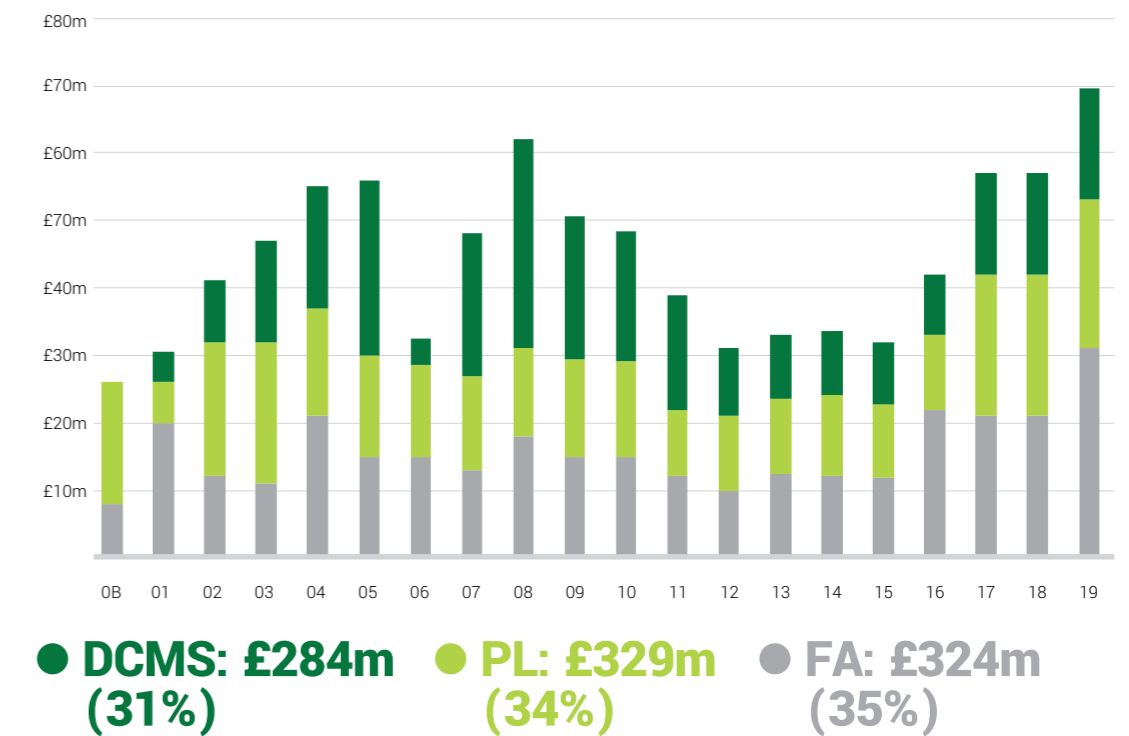
While acknowledging that comparisons with English Football are not like-for-like, a core principle remains valid – that even in a country where the football authorities (Premier League, EFL and The FA) are so commercially successful, the Government recognise the value the sport offers and still contributes significant resources to develop the footballing infrastructure.

**England's Football Foundation has invested £930m** over the period 2001-2019 funded by the Premier League, FA and UK government.

Linked to the Ireland & UK UEFA EURO 2028 bid, the UK Government has now committed a further **£550m investment into facilities over the next 10 years.**

**Football Foundation Investment from 2001 - 2019**

Source: The Football Foundation (statutory records)





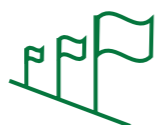
# THE WAY FORWARD

# OUR VISION IS TO CREATE INFRASTRUCTURE AND FACILITIES THAT ENABLE IRELAND'S NUMBER ONE SPORT TO THRIVE AND DELIVER A TRULY TRANSFORMATIONAL IMPACT FOR IRISH FOOTBALL AND IRISH SOCIETY.

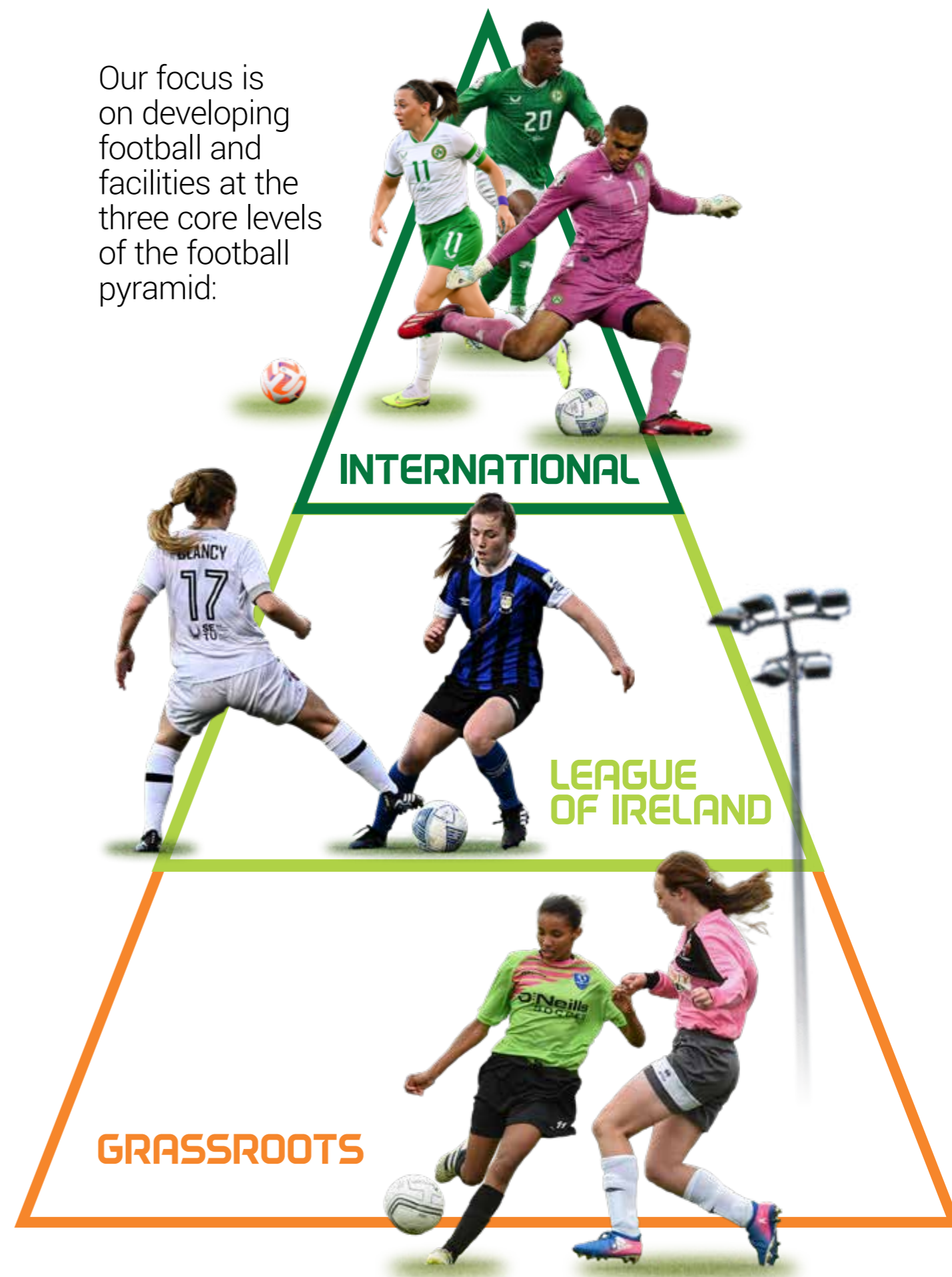
But we can only do this with the support of central and local government, other key stakeholders and with the support of private investment.



This document explains the FAI's strategic vision for developing facilities across the three key areas of Irish football not for the financial benefit of the FAI who will continue to stabilise its financial situation – but directly for the whole of Irish football, the communities within it and the next generation of young players.



Our focus is on developing football and facilities at the three core levels of the football pyramid:



**OUR VISION IS TO CONTINUE DEVELOPING FOOTBALL FROM THE GROUND UP AS THE MOST POPULAR SPORT IN IRELAND, BY HARNESSING THE POWERFUL ROLE GRASSROOTS CLUBS PLAY WITHIN THEIR COMMUNITIES.**



**Grassroots football in Ireland has been supported by a number of funding initiatives which has been greatly appreciated by the Grassroots football community, but frequently it has been the more experienced and better-resourced clubs who have benefited, e.g. 40% of our clubs have not yet accessed the SCEP fund. Not only do we need to increase the overall amount of financial support going into grassroots football, we also need to make it easier for all of our clubs to access the range of available grants.**

Our facilities survey clearly showed the appetite to increase standards but highlights the significant challenges that need to be addressed:

#### **The Ground Ownership Challenge**

55% of clubs do not own their facilities and rely on leases. Half of these leases are for less than 15 years meaning more than 25% of football clubs in the country cannot apply for Government Funding (SCEP or LSSIF). 27% of clubs have leases for less than one-year meaning financial uncertainty and instability.

#### **Lack of Overall Capacity**

31% of clubs are required to operate out of secondary facilities in order to meet the required pitch demand for training and matches. Some clubs, particularly those which are well-structured and organised to grow our game (often FAI Club Mark accredited), are struggling to meet demand from local communities. As a result, there are not enough facilities to cater for everyone, which means many prospective players, especially women and girls, are turned away. This will be a significant challenge on the back of the 2023 FIFA Women's World Cup.

#### **Grass Pitch Availability**

Versus UEFA industry standards (per capita), Ireland is short of circa 1,000 full-size grass pitches. A significant increase in the quantity of pitches (both grass and 4G) is needed to meet demand, based on projected population growth, and to prevent overuse of existing facilities, as well as the need to comply with pending European Commission legislation.

#### **Pitch Quality and Maintenance**

Where we do have grass pitches, they are not to the right standards - 43% of grass pitches are rated by our grassroots clubs as 'Very Poor', 'Poor' or 'Moderate'. Further funding is required to develop the general quality of facilities and deliver maintenance programmes to ensure infrastructure and facilities remain fit-for-purpose in a financially sustainable manner while also focusing on integrating broader sustainability and net zero initiatives through integration of EV charging points and renewable energy sources. Although there is clear appetite for development, 79.3% of Grassroots clubs cite a "lack of funding" as the primary reason for a lack of recent infrastructure development projects.

#### **Welcoming Community Spaces**

We have a lack of true community hubs to supplement club activity. Only 10% of clubs have access to an indoor hall limiting the ability of clubs to act as genuine community hubs. These are places where we can engage members of the community who want to be part of a club for the social and mental benefits, as well as for sport. Hubs within local communities have the potential to leverage football as a platform for health, education, crime prevention, community relations and employability.

**We have a thriving grassroots football community in Ireland, but facilities remain sub-optimal in many cases and will not be able to cope with increasing future demand.**

As the women's game continues to grow and existing facilities need to be adapted to ensure safe and appropriate environments. This includes adapting clubhouses, pavilions, changing rooms, toilets and officials' rooms to foster a female-friendly environment, as well as enhancing branding and using language, signage and notice boards that are inclusive of females and indeed all participants. Planning female-focused facilities into all new builds must be standard practice going forward.

**A lack of basic female-friendly facilities to cater for the 34k women and girls** currently playing and the 50k more that will be playing by 2026

38% of clubs **do not offer female-friendly toilets at all**

In some clubs, **women and girls' teams are often the last to get access** to limited training facilities



Women's football has experienced exponential growth. However, of the 670 clubs who offer women and girls football 60% have less than five teams, indicating that general capacity challenges are holding back growth in this key area.

# Our vision is to continue to develop football from the bottom up as the most popular sport in Ireland, by harnessing the powerful role grassroots clubs play within their communities.

To do this we need to address all of the key basics of a well-run and well-equipped community football club including:

**A fit-for-purpose** supply and mix of grass and artificial pitches to meet demand, with at least one floodlit pitch in each facility.

**High-quality infrastructure** such as new goalposts and pitch maintenance equipment, all properly secured.

**Safe and accessible changing room facilities** (for both genders), with appropriate toilets and showers.

**Basic food and beverage facilities**, with communal spaces attached, allowing for indoor football and other sports to be played.



Delivering basic facilities will transform clubs into thriving community hubs offering a self-sustaining future that delivers positive environmental and social impacts at local level.

## WHAT WE NEED:



New grass pitches and upgrades to existing pitches



New artificial pitches and upgrades to existing pitches



New Floodlights



New and upgraded clubhouses and changing rooms



Environmentally-friendly, sustainable, accessible and female-friendly facilities



More community-ready facilities

**The FAI Grassroots Club Mark scheme will be at the heart of these changes, with every club needing to have the Club Mark by the end of 2025, to ensure proper use and oversight of any new monies for facility development.**

**Standardised facilities at the heart of local communities, which deliver a positive and lasting impact and can be scaled up depending on the size of the individual club and are developed to be environmentally sustainable and future-proofed.**



**Meeting Demand**

- One grass pitch (minimum)
- One artificial pitch with floodlights capable of use for different sized pitches (11v11, 9v9, 7v7 & 5v5) for clubs with a developed underage structure or planning to have one

**Quality Experiences**

- Modern, fit-for-purpose changing rooms and showers, separated for boys and girls, men/women
- Standalone changing rooms and toilets for Match Officials (male and female)
- Suitable and safe parking
- Safe drop-off zones
- Sustainability measures inc. EV charging points, energy efficiency measures
- Perimeter fencing
- Safe storage

**Community Engagement**

- Indoor hall for multi-sport usage
- Food and beverage facilities
- Community spaces
- Walking track around the perimeter (for wider community use)

**Inclusive For All**

- Designated accessible parking spaces and disability access throughout
- Safe and accessible for all changing rooms and toilets
- Storage for specialist Football For All equipment



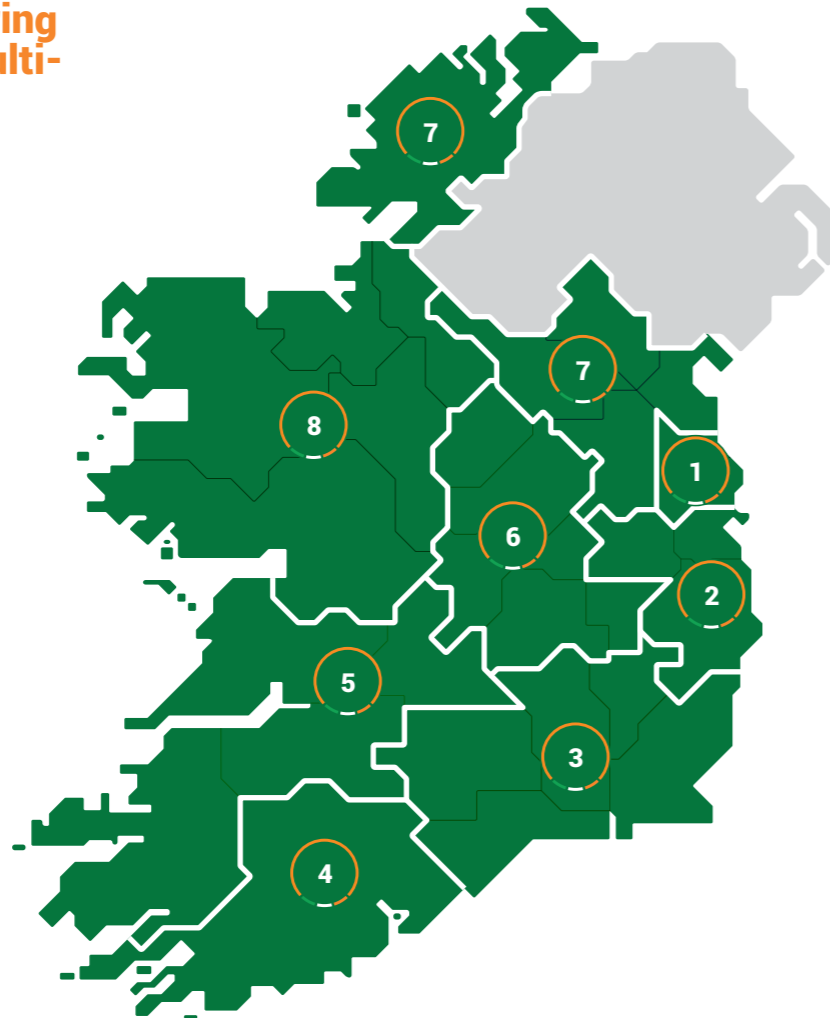
These fundamentals will be underpinned by an evolving FAI structural foundation to the grassroots game, framed by our 8 Football development regions with modern, digital support via FAI Connect and a well-resourced volunteer group, overseen from the regional centre, including:

**8 Regions with a Regional HQ**, where possible aligned to existing third-level/University sporting infrastructure. Each will have a central administrative team along with a sporting staff served by Regional Managers, Development Officers and High-Performance Coaches.

**A surrounding infrastructure of facilities by region**, both Council and privately-owned with the best possible infrastructure strategically located to ensure football is never more than 30 minutes drive away.

At least 4 satellite “community club hubs” in each region, **delivering community-focused, multi-sport facilities.**

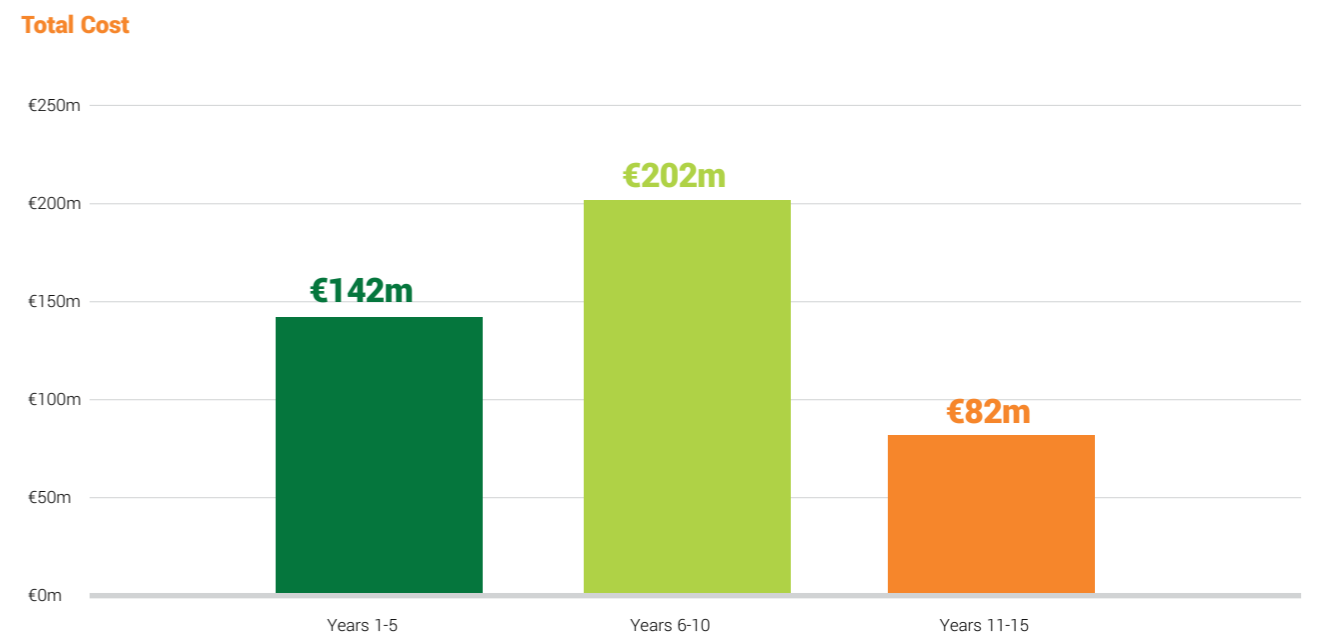
- 1 Dublin (North)  
Meath (East)
- 2 Dublin (South)  
Kildare (North)  
Wicklow
- 3 Tipperary (South)  
Kilkenny  
Carlow  
Wexford  
Waterford
- 4 Cork
- 5 Clare  
Limerick  
Tipperary (North)  
Kerry
- 6 Longford  
Westmeath  
Offaly  
Kildare (South)  
Laois
- 7 Donegal  
Meath (West)  
Louth  
Cavan  
Monaghan
- 8 Mayo  
Sligo  
Leitrim  
Roscommon  
Galway



This is football’s time to realise our full potential within our communities via a comprehensive and radical reset of grassroots facilities, including the following outline allocation of new and upgraded facilities (to be refined post broader stakeholder consultation):

Facility	Projects	Cost
<b>Regional HQs</b>	8 centres @ €6m	€48.0m
<b>Community Club Hubs / Centres of Excellence</b>	32 (4 per region) @ €2m	€64.0m
<b>New Grass Pitches</b>	128 (16 per region) @ €150k	€19.2m
<b>Upgrades to Grass Pitches</b>	640 (80 per region) @ €50k average	€32.0m
<b>New Artificial Grass Pitches (incl SSG*)</b>	48 (6 per region) @ €500k	€24.0m
<b>Upgrades to Artificial Grass Pitches</b>	128 @ €400k	€51.2m
<b>New Floodlights (incl SSG*)</b>	480 (60 per region) @ €125k	€60.0m
<b>New Clubhouses/Changing Rooms</b>	128 (16 per region) @ €750k average	€96.0m
<b>Upgraded Clubhouses/Changing Rooms</b>	640 (80 per region) @ €50k average	€32.0m

**15-YEAR TOTAL** → **€426.4m**



\*Small-Sided Game

# The Benefits of Significant Investment into Grassroots Football

The **transformation of grassroots** facilities will increase club capacities for a growing participation base, in particular for women and girls.

The **development of facilities in areas of significant population growth** will ensure clubs can develop and provide opportunities for more volunteer administrators and coaches to participate.

By **fostering facilities in areas of rural decline** clubs will have the opportunity to develop community hubs with a focus on a broader offering and a place for the community to meet, engaging more families in a safe and inclusive environment.

**Alignment with the Club Mark programme** will ensure that clubs adhering to good governance practices benefit the most.

By **ensuring that all facility developments or improvements have inclusivity as a core part of their planning, clubs will be able to cater for everyone**, with a focus on the female game and Football for All programmes. This in turn will:

- foster encouragement and engagement of females
- galvanise a change of perceptions
- inspire confidence and provide positive experiences and opportunities to play the game for all.

**The creation of multi-sport facilities will open doors to new opportunities and new audiences**, benefiting everyone in society and easing the burden on local authorities to meet requests for pitch and community facility use.

**Ensure football play's a prominent role in reducing emissions and supporting climate action** through a range of sustainability measures and use of sustainable products.



**THIS IS  
FOOTBALL'S  
TIME.**



**OUR VISION IS TO DELIVER A SUSTAINABLE, WELL-STRUCTURED LEAGUE THAT SERVES THE NEEDS OF COMMUNITIES AND FOOTBALL IN EVERY REGION, THEREBY CREATING A UNIQUE AND QUALITY EXPERIENCE FOR PLAYERS, OFFICIALS AND FANS.**



# Our League of Ireland is thriving with sold-out stadia and an increasingly strong on-field product, but the state of our facility infrastructure is clearly holding the League back.



This momentum is being achieved despite the desperately poor state of our facilities, both in terms of our Academies and wider training facilities and our stadia themselves – **many of which have seen few changes this century.**

**We believe that real and sustainable growth for our League can only come from significant and targeted investment into these core facilities** which in turn will create a virtuous circle of developments in terms of overall attendances, new fans to the game and increased revenues to further professionalise our sport.

Do this and we can finally create a proper industry around football in Ireland, **generating more jobs and real value to the Irish economy** with facilities and an overall experience that will attract wider fan demographics across both women and men, girls and boys, families and younger generations.



Damien Duff on becoming Head Coach of Shelbourne FC

Our Academy infrastructure has **been seriously under-funded for 20 years.** Brexit has accelerated the need for real, lasting change – and for it to happen from now.

Our **lack of Academy facilities** is matched by sub-standard, primarily rented training facilities for the majority of LOI clubs, often at a standard below that of local junior Clubs – so making it hard to attract players to the League.



Dundalk manager Stephen O'Donnell



Pat Dolan former LOI player and manager

Our LOI stadia are pretty much in the same condition as they were 20 years ago – **sub-standard, often dangerous broadcast facilities with no F&B or fit-for-purpose toilet facilities for fans.** Of the top 40 largest stadia by capacity in Ireland only 3 of those play host to football.

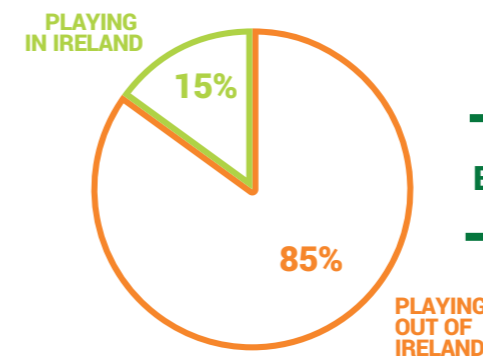


# The impact of Brexit on the development of Irish football has been significant.

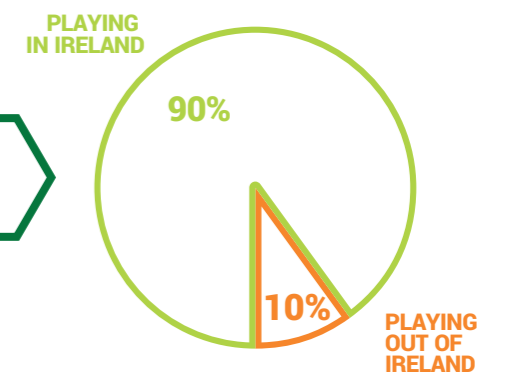
The traditional pathway for young players under the age of 18 from Irish clubs to British Academies has all but been shut down by the effect of Brexit. While positive that more players are staying within the domestic system, this has also increased the onus on existing LOI Academies to develop players for our young international sides and beyond.

While coaching standards and expertise in these Academies is high and continuing to improve, the facilities are not at the required standard, and we do not have the broader Academy infrastructure to address and manage this new dynamic.

**2019**  
UEFA European Under-17  
Championship Final Squad



**2023**  
UEFA European Under-17  
Championship Final Squad

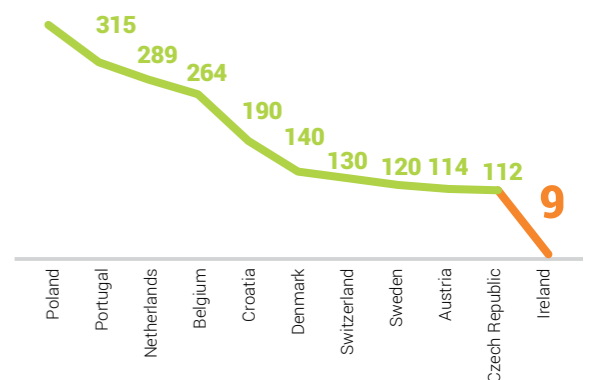


Ireland is one of only four European countries that has less than one full-time employee per club working at Academy Level.

Owned training ground facilities are rare, but all have very poor facilities connected to them and as a result, the majority of LOI clubs are forced to rent facilities, taking money out of football and often leaving clubs in unsustainable arrangements.

**It is essential that we support our LOI clubs to establish new hubs in the form of dedicated Academy and Training Grounds catering for men's, women's and underage teams to underpin a football industry in a holistic and sustainable way by developing the best possible young players that we can.**

**Full-Time Academy Staff**



The FAI, as part of its ongoing wider public consultation on Player Pathways, will soon publish an Academy vision, outlining wider staffing and coaching needs – but this vision relies on a new Academy and Training Ground facility infrastructure to be created in the next 5 years.

**We have developed a template design for League of Ireland Academies and Training Grounds as a centre-piece for elite player development. This will establish a minimum standard for clubs and serve as a foundation for those who want to grow further.**

Each facility will have the potential for agreed co-usage with the local community and/or local grassroots clubs.



### An Academy Hub

- Infrastructure for every men and women's LOI team to support and nurture our underage club teams in the Development League

### Training Centre

- Equipped with a modern analysis, medical, nutrition and fitness infrastructure
- Minimum of four large changing rooms (that can configure to eight to cater for men and women's' teams at the same time)

### Quality Pitches

- Ideally five distinct playing areas, including:
  - Three grass pitches
  - Two artificial pitches
  - All with floodlighting and fencing
  - Potential for one to have a covered dome

### Fit-For-Purpose

- Community room that can accommodate staff and parents during team events or to host community events
- Open-plan office space, meeting rooms, an analysis suite, a small auditorium for team meetings and a gymnasium.

The second key part of the League of Ireland facility challenge is that of the state of our existing LOI stadia. We have been left behind by the other major field sports at 'elite' level.

Not only are we now under pressure in relation to capacities at our grounds, we clearly have a chronic problem in relation to the delivery of even the most basic of modern stadia requirements.

Our current reality then remains archaic, under-invested LOI stadia which lack basic facilities and in almost all cases an inability to meet basic UEFA club standards (e.g. four functioning stands, basic broadcast facilities, adequate changing rooms).

**Of the top 40 largest stadia, by capacity in Ireland only 3 of those play host to football.**

Rank	Stadium	Location	Capacity
1	Croke Park	Dublin	82,300
2	Aviva Stadium	Dublin	51,700
3	Semple Stadium	Tipperary	45,690
4	Páirc Uí Chaoimh	Cork	45,000
5	Gaelic Grounds	Limerick	44,023
6	Fitzgerald Stadium	Kerry	39,120
7	St Tiernach's Park	Monaghan	29,000
8	Pearse Stadium	Galway	28,000
9	Nowlan Park	Kilkenny	27,000
10	Thomond Park	Limerick	25,600
11	MacHale Park	Mayo	25,369
12	Breffni Park	Cavan	25,030
13	O'Moore Park	Laois	22,000
14	Cusack Park	Clare	19,000
15	Dr. Hyde Park	Roscommon	18,890
16	Markievicz Park	Sligo	18,558
17	RDS Arena	Dublin	18,500
18	Wexford Park	Wexford	18,000
19	O'Connor Park	Offaly	18,000
20	MacCumhaill Park	Donegal	17,500
21	Páirc Uí Rinn	Cork	16,440
22	Fraher Field	Waterford	15,000
23	Austin Stack Park	Kerry	12,000
24	Malahide Cricket Club Ground	Dublin	11,500
25	Cusack Park	Westmeath	11,500
26	Walsh Park	Waterford	11,046
27	Dr. Cullen Park	Carlow	11,000
28	Páirc Tailteann	Meath	11,000
29	Dubarry Park	Athlone	10,000
30	Páirc Seán Mac Diarmada	Leitrim	9,331
31	Morton Stadium	Dublin	8,800
32	St Brendan's Park	Offaly	8,800
33	Parnell Park	Dublin	8,500
34	O'Donnell Park	Donegal	8,200
35	St Conleth's Park	Kildare	8,200
36	Galway Sportsgrounds	Galway	8,129
37	Musgrave Park	Cork	8,008
38	Tallaght Stadium	Dublin	7,926
39	Turner's Cross	Cork	7,125
40	O'Garney Park	Clare	7,000

The UEFA Category system governs the structural criteria fulfilled by a stadium in order to be classified as FAI Preliminary Category, or UEFA Category 1, 2, 3 or 4.

**UEFA Category 1** requires a minimum safe-holding capacity of 200 persons.

**Category 2** requires a minimum capacity of 1,500 persons individually seated.

**Category 3** requires a minimum capacity of 4,500 persons individually seated.

**Category 4** requires a minimum capacity of 8,000 persons individually seated.



**Men's Premier Division**

Club	Capacity	Stands	UEFA Cat
Bohemian FC	3,577	2	2
Cork City FC	7,125	4	3
Derry City FC	3,413	2	2
Drogheda United FC	2,605	4	1
Dundalk FC	2,400	7	2
Shamrock Rovers FC	7,926	3	3
Shelbourne FC	4,140	3	2
Sligo Rovers FC	4,131	4	2
St. Patrick's Athletic FC	5,046	4	2
UCD AFC	3,000	3	2

**Men's First Division**

Athlone Town FC	3,000	4	2
Bray Wanderers FC	2,642	4	2
Cobh Ramblers FC	1,970	3	1
Finn Harps FC	4,200	5	1
Galway United FC	4,323	4	2
Kerry FC	1,151	4	1
Longford Town FC	5,097	4	2
Treaty United FC	4,000	6	2
Waterford FC	5,154	3	2
Wexford FC	2,262	5	1

**Women's Premier Division**

Athlone Town FC	3,000	4	2
Bohemian FC	3,577	2	2
Cork City FC	7,125	4	3
DLR Waves FC	3,000	3	2
Galway United FC	4,323	4	2
Peamount United FC	N/A	N/A	N/A
Shamrock Rovers FC	7,926	3	3
Shelbourne FC	4,140	3	2
Sligo Rovers FC	4,131	4	2
Treaty United FC	4,000	6	2
Wexford Youths WFC	2,262	5	1



**MARKETS FIELD, LIMERICK  
(TREATY UNITED)**



**WEAVERS PARK,  
DROGHEDA  
(DROGHEDA UNITED)**



**BISHOPSGATE,  
LONGFORD TOWN**



**FINN PARK,  
BALLYBOFEY  
(FINN HARPS)**



**ORIEL PARK, DUNDALK  
(DUNDALK FC)**



**DALYMOUNT PARK,  
DUBLIN (BOHEMIAN FC)**



**ST. COLMAN'S PARK, CORK  
(COBH RAMBLERS)**



**TOLKA PARK, DUBLIN  
(SHELBOURNE FC)**



**MARKETS FIELD,  
TREATY UNITED**

There have been very few recent new builds or renovations to LOI stadia, with the majority of stands as they were in the 1990s. Main stands at most grounds are not fit-for-purpose. Other stands of most grounds are standing only and have zero ancillary facilities.

The basics expected of a modern day stadium such as adequate food and beverage concessions and toilets for both men and women are non-existent for the most part.

Many of the existing stadia do not meet the standards that would be expected in a European football league meaning we cannot host International tournaments.

The majority of LOI clubs cannot host UEFA club games and are displaced from their home grounds.

Unwelcoming stadia makes it difficult to attract new and diverse audiences to LOI games and in some cases existing spectator demand cannot be met in a safe and accommodating environment. They also fall short in relation to access for disabled supporters and the overall spectator experience can be below what is encountered at other sporting stadia in Ireland.

LOI clubs are often at the heart of their communities but do not have adequate space for community activations.

Quality of pitches can be very poor, both grass and 4G.

Broadcast and general media facilities are very poor which impacts the overall exposure for the game.





**PROPOSED DONEGAL COMMUNITY  
STADIUM DEVELOPMENT**



**PROPOSED SLIGO  
ROVERS STADIUM  
REDEVELOPMENT**



**NEW STAND AT  
TALLAGHT STADIUM**

## We have a clear vision for modern stadia that Irish football and Ireland can be proud of.

Crucially and as a priority, every proposed development will factor in sustainability at the outset to maximise positive environmental and social impacts. We will do this in three distinct phases over 15 years:

### Phase 1 (years 1-5)

- Review all existing and current project plans (e.g. Bohemians, Sligo Rovers, Finn Harps) to ensure we can help all those clubs who have already committed to stadium transformation within Phase 1
- Within that, seek to ensure that every LOI ground has a new modern, fit-for-purpose "main stand" of at least 2,000 seated capacity (incorporating basics e.g. changing rooms, medical facilities etc.)
- New 'main' stands will have safe ingress/egress routes, women's and men's toilets, in-stand food and beverage outlets and public TV's
- Every ground to have a stand or structure facing the main stand offering a safe and modern broadcast gantry and facilities (e.g. fibre optic cabling) with modern media broadcast facilities finalised (e.g. area for up to 30 media, with minimum 15 media desks)
- Every LOI ground to have a new grass playing surface (as a priority), LED floodlighting, at least one giant screen and minimum one line of LED perimeter ad boards facing the TV gantry
- All developments to factor sustainability in at the outset to maximise positive environmental and social impacts

**Phase 2 (Years 6-10)**

- If not already in place by end of Phase 1, every ground to have a modern, fit-for-purpose stand facing the main stand (ideally with similar base facilities as Main Stand #1)
- Modern media broadcast facilities finalised (e.g. stadia VAR ready)
- Ideally each new stand would incorporate one (or more) of - office space, business units (e.g. public gym), car parking and all internal ancillary facilities finalised (e.g. medical)
- All grounds to have a finalised TV arc of LED perimeter ad boards

**Phase 3 (Years 11-15)**

- If not already in place across Phases 1 and 2, every LOI ground to have two final stands behind each goal with a minimum of 1,000 capacity seated or safe standing
- Creating a four-sided "bowl" at every venue
- Space behind each stand to accommodate a variety of F&B outlets, if not incorporated into stand design

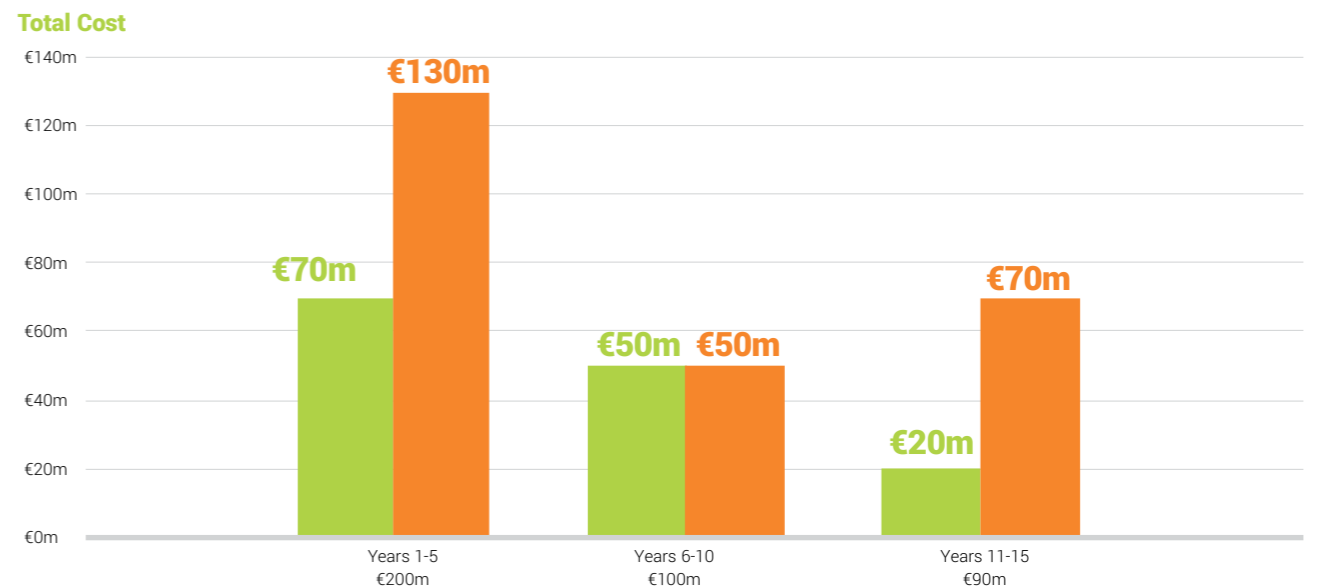


**Creating by the end of Phase 3:**

- A minimum capacity of 4,000 at every LOI stadium, scaling up to a possible 15 - 20,000 capacity for certain grounds
- An Academy and training ground for every LOI club
- Environmentally, socially and economically sustainable facilities supporting local and national policy
- A Football Industry supporting social and economic growth

This is football's time to deliver a new future for our League of Ireland, via:

Facility	Projects	Cost
<b>Academy and Training Centres</b>	• 20 x Academy and Training Grounds @ €7m average (to create Cat.1 to Cat.4 facilities)	€140m
<b>Stadia Developments: New and Upgrades</b>		
<b>By end Phase 1</b>	• 5 x stadia up to 10k capacity @ €10m average • 5 x stadia up to 7k capacity @ €8m average • 10 x stadia up to 4k capacity @ €4m average • New grass/hybrid pitch; LED floodlights; big screen; LED perimeter boards	€130m
<b>By end Phase 2</b>	• 10 x stadia up to 10k capacity @ €3m average • 10 x stadia up to 5k capacity @ €2m average	€50m
<b>By end Phase 3</b>	• 10 x stadia of 10k to 20k capacity @ €5m average • 10 x stadia of up to 6k capacity @ €2m average	€70m
<b>15-YEAR TOTAL</b>		<b>€390m*</b>



● Academy and Training Ground ● Stadia

NOTES:

- Price estimates are outlined in the appendix and costed at 2023 rates.
- No allowance has been made for land acquisition. This is assumed to be secured by the relevant applicant club.
- \* Could be reduced by up to €96m if full amount of current IIP requests are delivered.

## This investment would gradually and sustainably transform League of Ireland football forever.

The **strengthening of links between LOI grassroots clubs and schools** will yield significant benefits in the years ahead as many more opportunities open up.

The **introduction of Academy structures** will ensure improved pathways for the players (and clubs) who all need it.

It will create and enhance **new post-Brexit career pathways** for young Irish players.

Appropriate facilities provide the basis for leagues and clubs to offer **a genuinely marketable product.**

**Modern broadcast and media infrastructure** will allow us to transform the perception of the League as a media product.

An improved infrastructure for LOI clubs offers a platform for **success in Europe.**

More jobs will be created and more people will volunteer in an **enhanced local economy.**

This will also result in greater social cohesion and wellbeing through **local community engagement.**

It will convert existing stadia to **more energy efficient and sustainability conscious facilities.**



# THIS IS FOOTBALL'S TIME.

**OUR VISION IS  
TO PRODUCE  
COMPETITIVE TEAMS  
AT ALL LEVELS THAT  
CAN QUALIFY FOR  
TOURNAMENTS ON A  
REGULAR BASIS.**





## International football is the key driver of the FAI's overall turnover, and our national teams capture the nation's heart like no other sport can. But...

### **Irish football currently only has 3 stadia that can host senior international football**

– namely the Aviva Stadium, Tallaght Stadium and Turner's Cross. This means that for now – and unlike similar-sized nations such as Slovakia, Hungary and Georgia – Ireland cannot host a UEFA or FIFA international team tournament (unless on a shared basis as per the proposed EURO 2028 approach).

At Club level, **we have a similarly small number of stadia** in which UEFA club competition games can be played (resulting in requests for early round derogations or the need to use one of the above stadia, if available).

### **We do have access to an excellent national stadium,**

the Aviva Stadium but this comes at a cost to the FAI of €2.5m per annum and infrastructure improvements will be needed as the stadium is now 10+ years old.

Finally, whilst the FAI is the only of the three main Irish field sports headquartered at the National Sports Campus, **it is also the only one that has no modern, fit-for-purpose National Football Centre facility** with no changing facilities, High Performance support services, and no classroom or conference rooms attached to the six pitches.

# The current FAI “National Training Centre” is nowhere near the same standard of facilities at comparative European Associations:

**No changing rooms for international standard players** across 18 international teams, young local players, match officials or staff.

**No high performance facilities or medical facilities** e.g. medical centre, player analysis, sports science, recovery facilities or player support facilities.

**No fit for purpose education and development facilities** for the delivery of coach development.

**Very poor playing surfaces**, including ageing artificial surfaces that will need to be replaced.

**Zero security infrastructure** to prevent general public gaining access to pitches

A single reclaimed container acting as a **makeshift room for the player analysis team**.









**It is the FAI view that it is unsustainable for the biggest sport in Ireland not to have a genuine modern National Football Centre. We must develop the existing base infrastructure to create a world-class facility that aligns with Sport Ireland’s vision for the campus.**

A key strategic objective of the FAI is to produce competitive international teams at all levels and across both genders - that can qualify for major European and World tournaments on a regular and consistent basis.

The recent success of the Women’s national team (now ranked 22nd in the world) in qualifying for the 2023 FIFA Women’s World Cup along with the MU17 team qualifying for the UEFA European Championships shows the huge potential for Irish football.

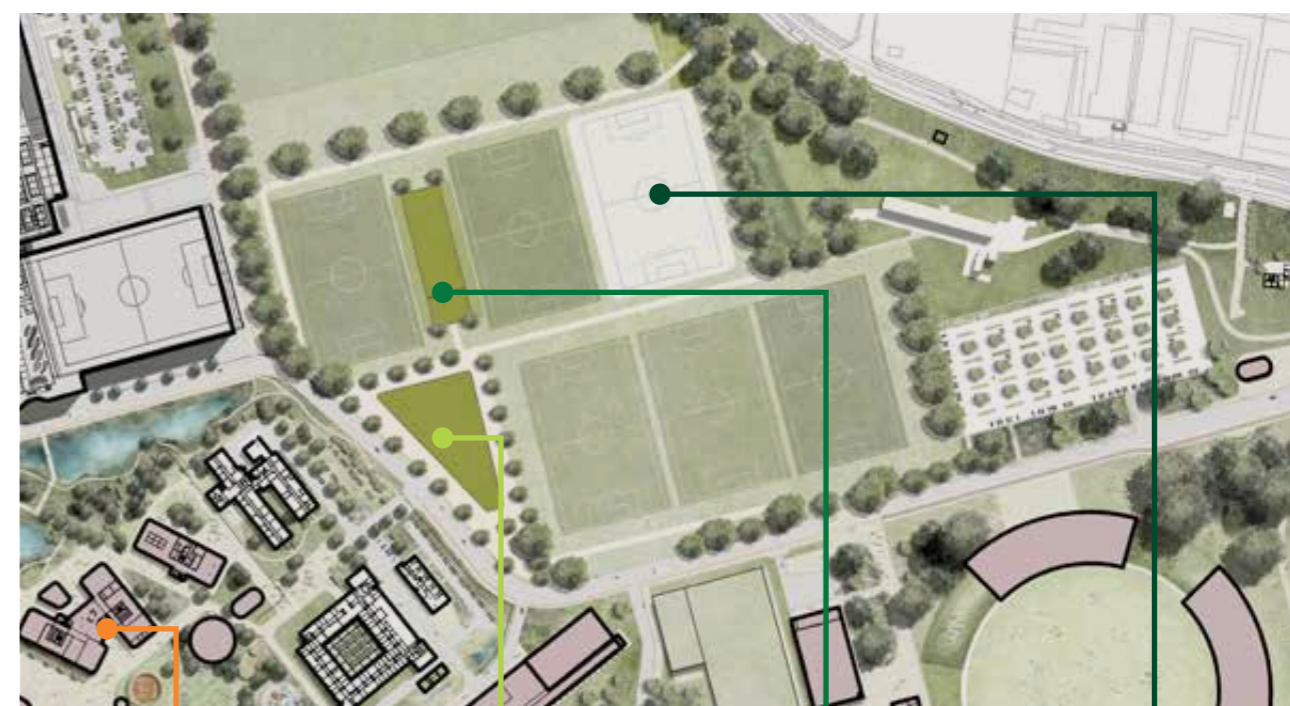
**To achieve success, we need to support the development our top performers and future generation of the highest quality Irish international player and a best in class NFC is critical to realising this goal.**

**WHAT WE NEED:**

-  A National Football Centre building
-  3 x FIFA Quality 4G Pitches (potential for 1 x to be covered by a dome)
-  3 x FIFA Quality Grass Pitches
-  Security Infrastructure
-  Medical, Sports Science and Kit and Equipment Facilities
-  Changing, Coaching, Analysis and Education Facilities

**We believe a fit-for-purpose National Football Centre can be established within our existing campus footprint aligning to the Sport Ireland (SI) Campus vision, delivering a home for:**

- Our international teams (Men’s and Women’s) U15’s to Seniors, to train and prepare for International Programmes and Major Tournaments.
- Our education and development of players, coaches and match officials - the learning hub where we will deliver all coach development in the future.
- The development of high potential players (boy’s and girl’s) from each region.
- Showcasing underage Grassroots and League of Ireland (LOI) programmes and games programme events.
- All high-performance support such as sport science, strength and conditioning, performance analysis, psychology, nutrition.



- Sport Ireland shared office space (Sport Ireland Campus Masterplan)
- National Football Centre
- Two sided spectator stand
- 4G Pitch (ideally “Domed”)



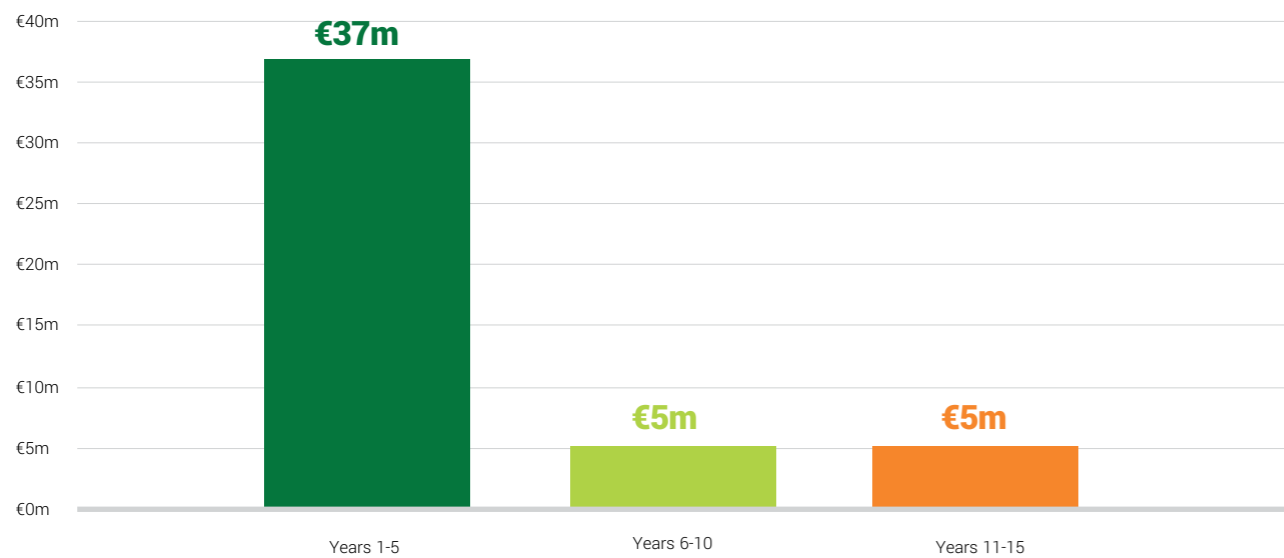
# INTERNATIONAL

## A NATIONAL FOOTBALL CENTRE FACILITY INVESTMENT PROPOSAL

This is football's time to inspire the next generation of international players, via:

Facility	Cost
<b>National Football Centre Building</b>	€26.0m
<b>FIFA Quality 4G Pitches x3 (including x1 potential Dome)</b>	€5.5m
<b>FIFA Quality Hybrid Grass Pitches x3</b>	€3.5m
<b>Kit and Equipment Room</b>	€1.0m
<b>Security Infrastructure</b>	€1.0m
<b>Operating Costs Years 5-10</b>	€5.0m
<b>Operating Costs Years 10-15</b>	€5.0m
<b>15-YEAR TOTAL</b> →	<b>€47.0m</b>

Total Cost



**THIS IS  
FOOTBALL'S  
TIME.**





# HOW TO MAKE THIS A REALITY

#WEAREONE



To Our Fans



#WEAREONE



To Our Clubs



#WEAREONE

**Our vision provides a platform for central and local Government along with private investment and the support of the FAI and the wider football community to move forward in achieving a transformed facility infrastructure and societally “a better quality of life for all”.**

**Adapting a community-led approach with all stakeholders will deliver transformational change on a local, regional and national scale.**

**INTERNATIONAL**  
for a National Football Centre

**INTERNATIONAL**

**LEAGUE OF IRELAND**  
for Men's and Women's Academy, training and stadia infrastructure

**LEAGUE OF IRELAND**

**GRASSROOTS**  
for community facilities, which is the FAI's core 'mission'

**GRASSROOTS**

# A PROPOSED FUNDING STRUCTURE

## FAI Investment Case

### FOOTBALL

**€173m** | 20% (growing on a phased basis)

€11.5m per annum average

#### Funding Vehicle

Central FAI Investment, including:

- Direct FAI investment from resources
- UEFA Hat Trick support
- FIFA Forward support

Club Investment

Private Investment (via the Ireland Football Facility Fund)

### LOCAL PROJECT PARTNERS

**€173m** | 20%

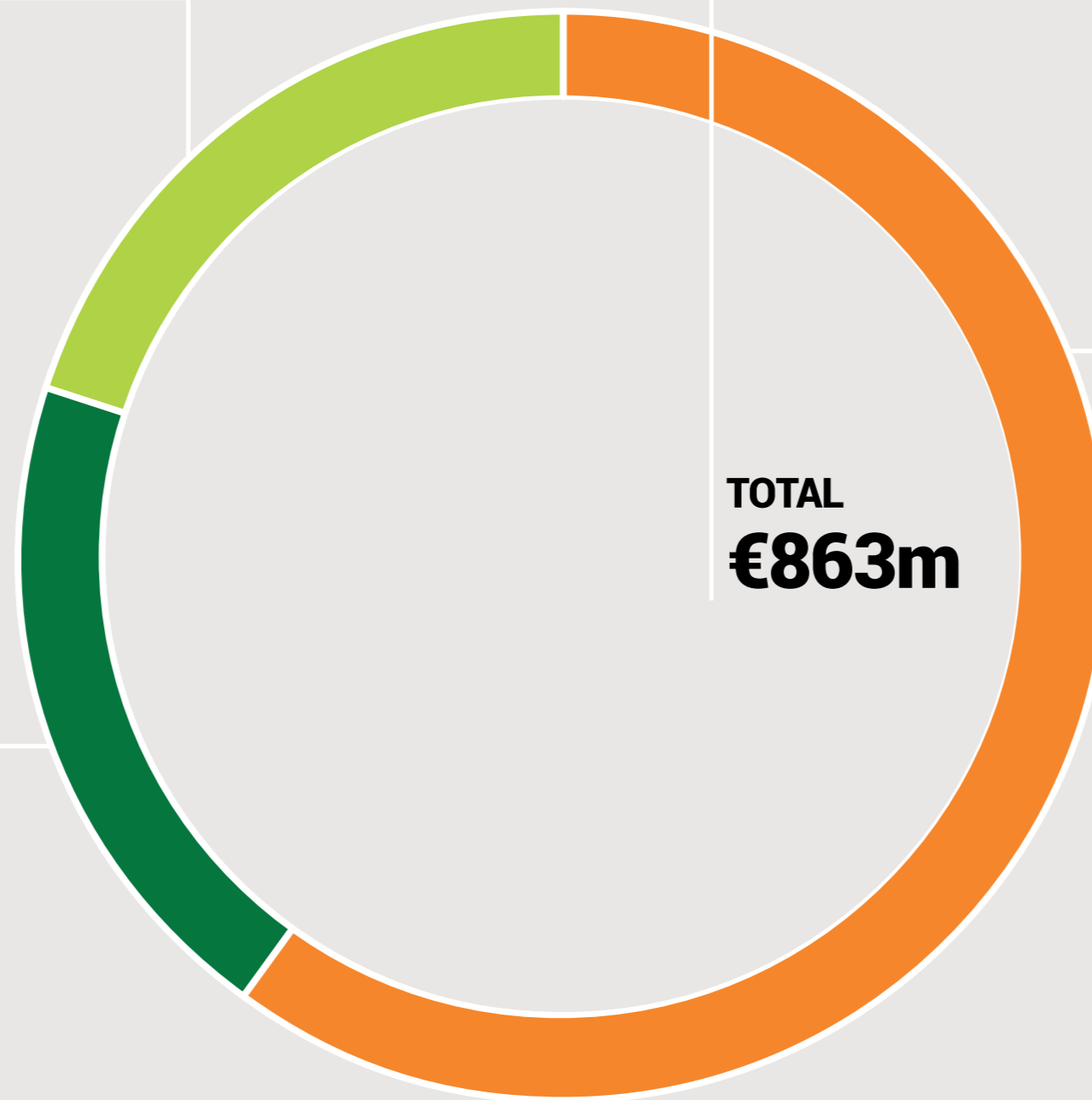
€11.5m per annum average

#### Funding Vehicle

Local Authorities (matched funding)

Educational Bodies / Institutions

Local Health Authorities



We have identified our investment needs and timeframes to deliver on our objective of creating a modern and fit-for-purpose football infrastructure.

Our financial case requires circa **€863m** worth of investment and would see up to **2,500** projects delivered over a 15-year period via the following/potential funding sources, with the FAI's contribution growing on a phased basis over the period:

### GOVERNMENT

**€517m** | 60%

€34.5m per annum average

#### Funding Vehicle

SCEP (ongoing)

LSSIF (ongoing)

Immigrant Investor Programme (closing)

Shared Island Fund (new)

Share of increased Betting Levy (new)

Brexit Adjustment Reserve (new)

Other options (new)

**Our ask is ambitious, but in context it is achievable, and we will work with all stakeholders to review and access all potential revenue sources.**



Existing funding sources:

The FAI continuing to develop its own financial resources to contribute to this overall vision

The FAI working with both UEFA and FIFA to secure specific infrastructure development funds

The FAI working closely with clubs and the Department in making it easier to access and benefit from the existing LSSIF and SCEP schemes and potentially making the schemes more frequent and accessible

Working with the Department of Housing, Local Government and Heritage to best support local projects on a local basis

Potential funding sources:

Working closely with government to maximise the opportunity around the Immigrant Investor Programme (IIP) ahead of its closure

Interrogating the Brexit Adjustment Reserve as a source of capital infrastructure funding toward our Academy infrastructure (impacted directly by Brexit)

We look forward to engaging further with central government to have a wide-ranging debate on a variety of potential funding sources, both existing and new, both direct and indirect

## Ireland Football Facility Fund

Transformation on this scale cannot be achieved by relying on traditional investment and funding sources alone. It requires a fresh approach – coordinating the football family to outline with one voice the benefits our game offers and converting this into strategic investment. We believe we should explore the establishment of an independent facility trust:

Ensuring a dedicated focus on facilities transformation.

Offering a separate and trusted governance model, financially independent from the FAI – e.g. a charitable trust with an Independent Board and Chair.

Introducing much needed lobbying and fundraising expertise – e.g. using qualified consultants to support any grant application by our core regions.

Collaborating with government and Sport Ireland on integrating existing funding vehicles into this proposed model.

Working with other sports to bring about shared benefit - e.g. the multisport approach.

Potentially offering tax benefits for investors - e.g. High Net Worth Individuals.

Establishing partnerships to supply products and services to clubs e.g. sustainable and environmentally-friendly alternatives - e.g. AGP's, floodlights, goalposts.

Ensuring an appropriate ownership model for any new LOI facilities in particular - e.g. Government and FAI involvement on an ongoing basis.

**All monies flowing into our proposed infrastructure concept will be administered by the Ireland Football Facility Fund, not by the FAI centrally.**

## This is an ambitious plan.

The size of the challenge requires ambition but also needs to be in touch with reality.

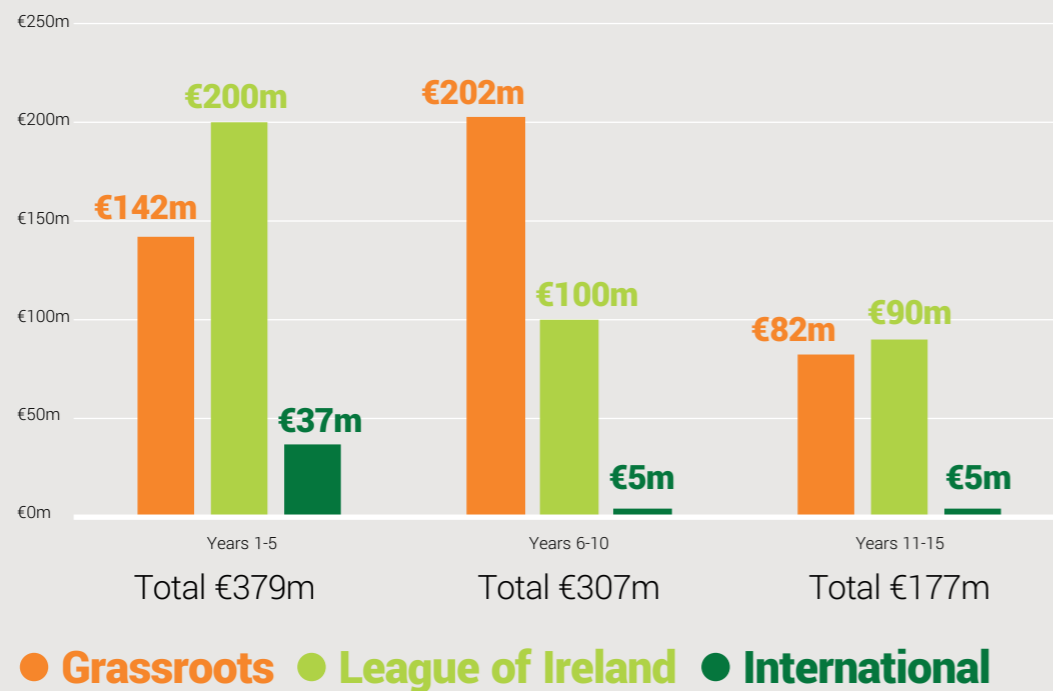
A Facilities Transformation programme on this scale is a significant undertaking and from a standing start means we will need time to build capacity.

We have therefore phased our plan over three blocks of five years - averaging 167 projects per annum.

Given the scale of planning already underway across the LOI (e.g. €96m currently under consideration for IIP) we believe the early push in Phase 1 is realistic.

Phase 1 represents our peak in recognition that this is a challenge for today. If we backload the investment, another generation of players will lack the facilities they deserve.

Phased Investment of 15 Years **€863m**



**THIS IS  
FOOTBALL'S  
TIME.**



# SUMMARY

## A TRULY TRANSFORMATIONAL IMPACT

This is a plan for the **whole of the Irish football community.**

The FAI has worked hard over the last four years to transform its own governance and, as such, we believe the time is now right to drive wider investment into football's infrastructure.

A transformed infrastructure will underpin **a new and holistic Football Pathways and Pyramid Plan** for Irish football for which an open and collaborative consultation process with all facets of football is ongoing nationwide.

The FAI will **pro-actively embrace working with other sports** to ensure this transformation process maximises the benefits to as many as possible.

This plan has the potential to be administered via an **independent Ireland Football Facility Fund**, ensuring maximum visibility and oversight of all funding mechanisms.

This vision will underpin the development and modernisation of our current infrastructure as well as create **new and better facilities to serve a growing, diverse participation base.**

There will be **vastly improved LOI facilities and stadia**, creating a new impetus to the Academy process, delivering modern sustainable stadia and creating a springboard for a transformed League of Ireland.

Ireland will be in a far better position to **perform on the international stage**, at both senior and underage national team level, across both women's and men's football.

This investment plan will realise substantial financial and social yield via **increased social return on investment and the stimulation of a football industry** that will benefit the whole country, create jobs locally and nationally and ultimately, realise an economic return for the whole of Ireland.



**THIS IS  
FOOTBALL'S  
TIME.**



# APPENDIX



	<b>Responses</b>	<b>% of responses</b>	
<b>Does your club have the FAI Club Mark?</b>	No	574 57.2%	
	In application process	219 21.8%	
	Entry level	140 14.0%	
	One-Star	62 6.2%	
	Two-Star	8 0.8%	
	No response	0	
<b>Do you own this facility?</b>	Yes	436 44.8%	
	No	537 55.2%	
	No response	31	
<b>If not owned by the club, who owns the clubhouse facility?</b>	Council	151 27.1%	
	Commercial ownership	7 1.3%	
	Education facility	29 5.2%	
	Leisure facility	28 5.0%	
	Other sports club	31 5.6%	
	Private ownership	120 21.5%	
	Other (please specify)	192 34.4%	
	No response	466	
<b>For how long do you hold the lease?</b>	1 year	151 30.5%	
	1-2 years	29 5.9%	
	2-5 years	47 9.5%	
	6-10 years	32 6.5%	
	11- 15 years	23 4.5%	
	16-20 years	22 4.5%	
	21-50 years	73 14.7%	
	51-99 years	65 13.1%	
	100+ years	53 10.7%	
	No response	534	
<b>Does your club operate out of any other facilities?</b>	1	198 63.1%	
	2	45 14.3%	
	3	23 7.3%	
	4	10 3.2%	
	5	6 1.9%	
	6	2 0.6%	
	7	1 0.3%	
	8	0 0.0%	
	9	0 0.0%	
	10	1 0.3%	
	No	28 8.9%	
	No response	704	
	<b>Do other clubs and sports use this facility?</b>	Yes	609 61.6%
		No	379 38.4%
No response		854	
<b>Does your venue have toilet facilities separate to the team changing rooms for members of the public?</b>	Yes	700 72.8%	
	No	262 27.2%	
	No response	31	
<b>Does your venue offer any storage facilities?</b>	Yes	938	
	In clubhouse	468 49.9%	
	Portacabin	170 18.1%	
	Container(s)	440 46.9%	
	None	141 15.0%	
	Other (please specify)	113 12.0%	
	No response	0	
<b>What is the type of construction of your clubhouse?</b>	Modular	25 2.6%	
	Permanent	583 60.3%	
	Temporary (Portacabins, etc.)	135 14.0%	
	Other (please specify)	18 1.9%	
	No clubhouse	206 21.3%	
	No response	40	

	<b>Responses</b>	<b>% of responses</b>	
<b>Does your clubhouse have other facilities?</b>	Yes	740	
	Sports Hall	77 10.4%	
	Gym	89 12.0%	
	Swimming Pool	6 0.8%	
	Other Sports Courts	32 4.3%	
	Kitchen	352 47.6%	
	Dining Area / Canteen / Communal Area	166 22.4%	
	Offices	127 17.2%	
	Meeting Room	378 51.1%	
	Medical Room	97 13.1%	
	Other	270 36.5%	
	No	13 1.8%	
	<b>Number of other facilities</b>	1	393 49.0%
		2	164 20.4%
3		117 14.6%	
4		70 8.7%	
5		34 4.2%	
6		15 1.9%	
7		7 0.9%	
8		0 0.0%	
9		2 0.2%	
10		0 0.0%	
<b>How many changing rooms does your clubhouse have?</b>	0	17 2.2%	
	1	19 2.4%	
	2	397 50.4%	
	3	55 7.0%	
	4	210 26.6%	
	5	23 2.9%	
	6	39 4.9%	
	7	7 0.9%	
	8	13 1.6%	
	10	8 1.0%	
	No response	246	
<b>How many changing rooms per 11v11 pitch?</b>	Less than 2	193 28.1%	
	2	343 49.9%	
	More than 2	152 22.1%	
<b>How many referee changing rooms does your clubhouse have?</b>	0	166 21.4%	
	1	543 69.9%	
	2	60 7.7%	
	3	4 0.5%	
	4	4 0.5%	
No response	246		
<b>How many changing rooms per 11v11 pitch?</b>	Less than 1	377 54.5%	
	1	294 42.5%	
	More than 1	21 3.0%	
<b>How many toilets are in each changing room?</b>	0	259 32.2%	
	1	299 37.2%	
	2	175 21.8%	
	3	39 4.9%	
	4	23 2.9%	
	5	1 0.1%	
	6	4 0.5%	
	8	1 0.1%	
	10	3 0.4%	
	No response	246	

## SAMPLE DATA FROM OUR GRASSROOTS CLUB SURVEY

	Responses	% of responses
<b>How many of the toilets are female friendly (cubicles) in each changing room?</b>	0	37.8%
	1	34.6%
	2	17.3%
	3	4.9%
	4	3.8%
	5	0.7%
	6	0.6%
	7	0.1%
	8	0.1%
	10	0.1%
	No response	246
<b>How many showers are there in each changing room?</b>	0	23.2%
	1	11.5%
	2	7.7%
	3	11.5%
	4	18.0%
	5	6.9%
	6	14.0%
	7	1.0%
	8	4.4%
	9	0.1%
	10	0.6%
	12	0.4%
	14	0.1%
	16	0.5%
17	0.1%	
No response	246	
<b>How many of the showers are female friendly (cubicles) in each changing room?</b>	0	77.3%
	1	7.0%
	2	3.6%
	3	3.4%
	4	4.3%
	5	0.6%
	6	2.6%
	7	0.1%
	8	0.3%
	10	0.8%
No response	246	
<b>Are there toilets in each referee's room?</b>	Yes	38.5%
	No	61.5%
	No response	246
<b>Are there showers in each referee's room?</b>	Yes	47.7%
	No	52.3%
	No response	246
<b>Who maintains the pitches?</b>	Club volunteers	58.6%
	Ground staff paid by club	9.8%
	Private contractor	5.9%
	Site owner	9.9%
	Other	14.6%
	No maintenance	1.1%
	No response	91
<b>How much does your club spend on pitch maintenance per annum?</b>	€0 - €1,000	20.6%
	€1,001 - €2,000	17.3%
	€2,001 - €5,000	31.0%
	€5,001 - €10,000	17.4%
	€10,001 - €15,000	7.7%
	€15,001 - €20,000	2.8%
	€20,001 - €25,000	1.3%
	€25,001 - €30,000	0.5%
	€30,001 - €40,000	0.3%
	€40,001 - €50,000	0.4%
	€50,000+	0.5%
	No response	131

	Responses	% of responses
<b>When was the last time a significant development was carried out at your facility?</b>	0-1 year	20.9%
	1-2 years	9.7%
	2-5 years	17.0%
	6-10 years	16.3%
	11-20 years	11.4%
	21-50 years	3.9%
	Unknown	5.7%
	None	15.2%
	No response	100
	<b>What barriers are preventing your club from delivering a development project?</b>	Yes
Lack of funding		719
Lack of expertise or knowledge		146
Lack of resources		307
No requirement		18
Falling membership numbers		67
Recently completed development		58
Lack of volunteer time		263
No land ownership or long-term lease		316
N/A		52
Other barriers		110
No response	100	
<b>Number of barriers preventing club's development</b>	1	399
	2	246
	3	201
	4	102
	5	39
	6	7
<b>Does your club have plans for future development?</b>	Yes	709
	No	220
	No response	100
<b>At what stage are your development plans?</b>	Feasibility	313
	Preliminary Design	113
	Planning	105
	Detailed Design	67
	Construction	55
	N/A	113
	No response	303
<b>How are you funding this development?</b>	Yes	600
	Own funding	445
	Bank / Credit Union loan	167
	Sports Capital and Equipment Programme	440
	Donations / sponsorship	299
	Other funds	114
<b>Multiple funding methods</b>	0	12
	1	237
	2	163
	3	164
	4	85
	5	5
<b>Has your club ever obtained funding from the Sports Capital and Equipment Programme (SCEP)?</b>	Yes	556
	No	368
	No response	113
<b>Would your club be interested in applying for the SCEP going forward?</b>	Yes	863
	No	41
	No response	113

## SATELLITE AUDIT – GIS DATA

County	Province	Area	Density	Popn.	Grass Pitches					AGPs					
					Clubs	Sites No.	Total No.	11v11	SSG	Floodlit Stadium	Total No.	11v11	SSG	Floodlit	
Galway	Connacht	6,149	42.0	276,451	50	49	85	71	14	15	6	31	3	28	25
Leitrim	Connacht	1,590	20.1	35,087	5	4	3	2	1	0	0	3	1	2	2
Mayo	Connacht	5,586	23.3	137,231	49	46	51	44	7	4	11	22	3	19	16
Roscommon	Connacht	2,548	25.3	69,995	23	22	32	29	3	14	3	8	0	8	8
Sligo	Connacht	1,838	35.5	69,819	26	23	31	27	4	9	4	12	2	10	9
Carlow	Leinster	897	63.4	61,931	24	21	31	27	4	6	0	6	4	2	6
Dublin	Leinster	922	1,459.2	1,450,701	367	231	439	366	73	29	11	151	49	102	124
Kildare	Leinster	1,695	131.0	246,977	56	39	85	63	22	15	1	16	6	10	14
Kilkenny	Leinster	2,073	47.8	103,685	31	25	36	32	4	7	5	9	2	7	5
Laois	Leinster	1,720	49.3	91,657	25	20	34	25	9	7	0	9	2	7	7
Longford	Leinster	1,091	37.4	46,634	29	16	19	16	3	4	5	7	1	6	7
Louth	Leinster	826	155.4	139,100	47	29	50	42	8	14	2	12	2	10	11
Meath	Leinster	23,423	83.2	220,296	48	41	87	56	31	8	1	18	2	16	18
Offaly	Leinster	2,001	38.9	82,668	28	19	33	24	9	15	0	9	0	9	8
Westmeath	Leinster	1,840	48.2	95,840	24	20	26	25	1	10	3	8	2	6	8
Wexford	Leinster	2,367	63.2	163,527	66	58	89	80	9	10	6	21	0	21	14
Wicklow	Leinster	2,027	70.2	155,485	43	34	49	37	12	13	11	17	4	13	13
Clare	Munster	3,450	34.4	127,419	40	34	44	40	4	4	2	17	7	10	16
Cork	Munster	7,500	72.3	581,231	190	118	186	170	16	29	7	40	10	30	35
Kerry	Munster	4,807	30.7	155,258	51	26	34	33	1	5	6	13	5	8	13
Limerick	Munster	2,756	70.8	205,444	91	76	99	89	10	11	13	21	7	14	20
Tipperary	Munster	4,305	37.2	167,661	60	41	68	56	12	15	6	13	1	12	13
Waterford	Munster	1,857	62.7	127,085	42	35	50	43	7	19	7	18	1	17	13
Cavan	Ulster	1,932	39.3	81,201	35	30	16	12	4	2	0	20	3	17	7
Derry	Ulster	2,118	119.1	247,132	3	3	6	6	0	1	0	2	2	0	2
Donegal	Ulster	4,861	32.6	166,321	82	70	85	81	4	33	36	35	2	33	29
Monaghan	Ulster	1,295	47.3	64,832	11	10	11	10	1	2	1	9	2	7	9
	Connacht	17,711	33.2	588,583	153	144	202	173	29	42	24	76	9	67	60
	Leinster	40,882	69.9	2,858,501	788	553	978	793	185	138	45	283	74	209	235
	Munster	24,675	55.3	1,364,098	474	330	481	431	50	83	41	122	31	91	110
	Ulster	10,206	54.8	559,486	131	113	118	109	9	38	37	66	9	57	47
	FAI	93,474	57.5	5,370,668	1,546	1,140	1,779	1,506	273	301	147	547	123	424	452

## PROJECT GLOSSARY

Project Type	Detail	Cost
<b>New Artificial Pitch</b>	This estimate covers an all-weather pitch development from a green field site to a fully installed artificial turf pitch to meet the requirements of the FAI and FIFA Quality programme for grassroots football. Price includes all civil ground works, surrounding fencing, goals, dugouts. Assumptions of omissions are made within this estimate, i.e. rock excavation and overall condition of site is classed as good. Estimate excludes LED floodlighting.  This estimate information was provided by a market-leading contractor.	c. €500k
<b>New Grass Pitch</b>	This estimate covers site preparation and clearance of any existing vegetation or debris. Works include site excavation to ensure proper drainage via land drainage perforated pipes, sand layers, and gravel beds to create a level playing surface for year-round playing conditions and waterlogging prevention.  Assumptions of omissions are made within this estimate, i.e. an irrigation system, sand carpet installations and under soil heating elements. Estimate excludes LED floodlighting.	c. €150k
<b>New LED Floodlights</b>	Estimate covers all materials, including pylons, LED light fittings, civil and ducting works, and all LED light fittings suitable for 350Lux lighting level appropriate for grassroots football.  This estimate and feedback was provided by a market-leading contractor.	c. €125k
<b>New Clubhouse Development</b>	New developments to provide a level of construction to ensure players of all ages and gender have safe and appropriate facilities. This estimate includes provision for two dressing rooms, shower facilities, male and female toilet facilities (internal and external), match officials room complete with a shower and a separate storeroom. This scope is outlined as a starting point for Clubs who have no permanent or temporary construction.  A baseline of €500,000 can be assumed for this scale of project.	c. €750k
<b>Artificial Pitch Upgrade</b>	This estimate covers the replacement of an artificial pitch nearing the end of its expected lifespan of c. 9 years and requires a full carpet replacement. The following works are included within the scope and estimated costs; Remove any debris, obstacles, or old materials from the pitch, inspection of the base of the pitch to ensure it is structurally sound and level, repairs to any uneven or damaged areas, roll out of new artificial turf onto the newly repaired subbase, spread a layer of infill material of rubber and sand, machine brush the turf fibres and ensure the infill is distributed evenly and testing of the pitch to ensure it meets the appropriate FIFA Quality standards for playability, shock absorption, and other safety factors.  Not included within the scope and cost estimates are additional shock-pad, additional fencing, floodlighting, or equipment purchases such as goals, dugouts, etc.  This estimate information was provided by a market-leading contractor.	c. €400k
<b>Grass Pitch Upgrade</b>	This estimate covers labour, civil works, materials, seed and fertilizer. The scale of grass pitch upgrade requirements can be assessed via soil preparation including removal of existing turf, addition of soil amendments, sand and testing of nutrient levels. Upgrades may require a new drainage system and new grass to be planted.  Assumptions of omissions are made within this estimate, i.e., an irrigation system, complete sand carpet installations and under soil heating elements. Estimate excludes LED floodlighting.	c. €50k
<b>Clubhouse Upgrade</b>	This estimate covers the upgrade of an existing permanent construction will provide for a minimum of 2 dressing rooms, accompanying shower rooms, and male and female toilets.  Estimate excludes extensions and additional buildings.	c. €50k

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