



expert in
sports hall
development

IVANHOE COLLEGE

PROJECT OVERVIEW



"The sports hall is a great asset to the school. Ball Hall took us through the journey (including through the challenging covid times) and made the project a pleasure to be involved in."

BEN DUNCOMBE, HEAD OF ESTATES, IVANHOE COLLEGE



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IVANHOE COLLEGE (LIFE MULTI-ACADEMY TRUST),

A four badminton court, single storey, multi-use sports hall with specialist timber sprung flooring, classrooms, and ancillary areas including changing facilities and a new reception.

COST

£2.3m

excl VAT

LOCATION

Ashby De La
Zouche
Leicestershire

OPENED

Sept 2023



FACILITIES AT IVANHOE COLLEGE, ASHBY DE LA ZOUCHE



SPORTS FLOORING



SPORTS HALL



CLASSROOMS



CHANGING ROOMS
& TOILETS





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PROJECT CHALLENGES

We have faced a variety of challenges throughout our time developing sports halls. Each project generally presents its own set of complications, sometimes relating to existing structures, surrounding areas or site conditions and in other cases, it's purely about budget, keeping numerous funding partners happy, or meeting a deadline.

The site was on the playground of the existing school with a single access. The project was constructed in the aftermath of COVID, when the supply chain for construction materials was still broken. As a result, there was a risk of non-availability or long lead-ins on key products.

The site ownership was complicated and the school was in the centre of the town. This meant there were particular challenges bringing in mains services, with various parties involved including the Trust themselves, the town council and the county council. Records from the transfer of the school from the local authority to the Trust were not clear, which would eventually lead to solicitors needing to resolve complicated conveyancing matters in order to facilitate easements for the mains services.





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PROJECT SOLUTION

We worked closely with the school and our health and safety advisors to establish suitable segregation between the site and the school. Deliveries were restricted to specific times, and an enhanced DBS checking system for contractors was implemented in conjunction with the school.

We worked closely with the contractor to ensure key products arrived on time. This included providing them with a long lead-in before the works started so we could be sure the contractor wouldn't start and be forced to stop through lack of materials. We also found some additional space on the school site to allow the contractor to purchase materials early and stock them on site so last minute delays and unknowns were avoided.

Bringing mains services from the road was challenging due to easement issues. Gas and water were installed, but it became clear electricity couldn't be brought in by the completion date. We had anticipated this risk and agreed a plan with the contractor: the building was completed excluding M&E commissioning, sprung floor installation, and final snagging. The contractor then returned a few weeks later to finish. Thanks to early planning, this was done collaboratively and the client was delighted with the result.





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BALL HALL ADDED VALUE

With all the difficulties of a project considered upfront and contingency built in for unforeseen events or conditions, Ball Hall deliver outstanding buildings for sport. A Ball Hall Sports Hall often exceeds expectation and consistently becomes a flag waving celebration for the organisation, with many further benefits that materialise over time.

One of the ways we added value on this project was by including a couple of our tried and tested contractors on the tender list. One of whom was successful.

This meant the client received a very competitive price (within the budget) and had the confidence of using someone who had built sports halls for us previously. It also meant that when there was a problem resolving the legals for the mains electric, the contractor was keen to work with us to arrive at a solution, as they were looking to impress not just on this project but also for future Ball Hall projects.





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