

**Company No. 13792068**

**THE COUNTY GROUND STADIUM CUSTODIANS LIMITED (the “Company”)**

Minutes of a meeting of the board of directors held at the  
Nigel Eady County Ground on 6<sup>th</sup> September 2024 at 12:00hrs

Present:

Neil Hutchings (NH) (in the chair)  
Clem Morfuni (CM)  
Anthony Hall (AH)  
Chris Howell (CH)  
Steve Mytton (SM) via Teams

Apologies:

Robert Carter (RC)  
Jeremy Webb (JW)

**1. Preliminary**

- 1.1. A quorum being present, the Chair declared the meeting open.
- 1.2. The agenda for the meeting had been circulated in advance and all directors confirmed receipt.

**2. Matters Arising from 8<sup>th</sup> August 2024 Board Meeting**

- 2.1 AH advised that the Club were appointing David Anderson as Architect and would introduce him to Peter Lawson (meeting arranged for 9<sup>th</sup> September) who would likely be a key interface between the architect and SBC. **Action: AH**
- 2.2 A second round of proposals were not sought and a decision had been taken to appoint David on a fixed fee for the first three development stages. Once a specification for the development had been agreed, the Club will negotiate a fixed fee for the construction phase.
- 2.3 An update regarding the appointment of Valley View was given later in the meeting (see section 4 of these minutes).
- 2.4 Despite agreeing to avoid describing the statue project as a “fanzone” it was noted that CM continued to do so in recent interviews. Managing supporter expectations of the project were important and SM agreed to set out this messaging as part of the draft PR for circulation and comment. **Action: SM**
- 2.5 An update on the proposed activities for the next business plan was given later in the meeting (see section 5 of these minutes).
- 2.6 NH confirmed that loans from the Trust and the Club to the Company had now been repaid in full.

**3. DRS Development**

- 3.1 AH set out his strategy for the architect in relation to the DRS development. This would include a “most expensive case” of full glazed executive boxes along the front of the stand, but with options for a reduced scheme (fit out of mezzanine and padded seats rather than boxes).
- 3.2 A long discussion took place over the merits of different approaches, including a phased approach which allows for the addition on executive boxes later. CH highlighted that one of the architects during the selection process had recommended against executive boxes on the basis that they saw many stands reverting back to an open space approach to maintain greater flexibility and usage.
- 3.3 It was agreed that the architect should undertake a first review of the project and then feedback for further discussion before settling on a final strategy. **Action: AH**
- 3.4 It was noted that the planning permission for the DRS development would be submitted in January 2025.
- 3.5 NH proposed that the Trust and the OSC consult with their members regarding the forced relocation of season ticket holders as part of any stadium development project. It was agreed that following this consultation, a Supporter Displacement Policy would be developed and agreed between the Club (CEO and FEO), Trust and OSC. **Action: NH**

**4. Statue Park Development**

- 4.1 SM provided an update on the current status of the project. AH noted that two meetings with Valley View had been rescheduled and was now taking place on Monday 9<sup>th</sup> September.
- 4.2 SM expressed his concern that the deposit had not yet been paid, sharing that Valley View had set a deadline of 6<sup>th</sup> September, after which time the programme would be delayed.
- 4.3 CM offered to call Valley View after the meeting to provide confidence that the deposit would be paid early next week. **Action: CM**
- 4.4 NH confirmed that once the deposit had been paid, the Trust would pay one third of the value back to the Club.
- 4.5 CM and AH to discuss payment milestones with Valley View, noting that they had previously agreed to a 5% retention for 24 months. **Action: CM/AH**
- 4.6 Target unveiling of the statue and opening of Statue Park is the Morecombe game on 23<sup>rd</sup> November 2024. SM advised that the unveiling would be supported by a number of events and release of a film currently under development during that same period.
- 4.7 CM expressed his concern over the transport and off-loading of the statue. SM to discuss with the sculptor and a transport/crane plan developed and agreed. **Action: SM**

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**5. Business Plan**

- 5.1 AH was still working on the suggested activities for the next Business Plan but they were likely to include structural inspections/repairs on the floodlights and structural repairs to the Don Rogers and Arkells stands. **Action: AH**

**6. JV Annual Accounts/Finance Update**

- 6.1 NH advised that the final draft of the annual accounts would be issued w/c 9<sup>th</sup> September and that a separate Board meeting would be required to approve them by the end of the month. **Action: NH**

**7. Any Other Business**

- 7.1 There was no other business.

**8. Close of meeting**

- 8.1 There being no further business, the Chair declared the meeting closed.

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Chairman