Company No. 13792068

THE COUNTY GROUND STADIUM CUSTODIANS LIMITED (the "Company")

Minutes of a meeting of the board of directors held via Microsoft Teams on 17th September 2025 at 08:45hrs

Present:

Anthony Hall (AH) (in the chair)
Neil Hutchings (NH)
Clem Morfuni (CM)
Robert Carter (RC)
Chris Howell (CH)
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 10th July 2025 Board Meeting

2.1 *AH advised the meeting that he had not yet secured a renewal proposal for the Company's Directors and Officers Insurance, which had expired in 2024.* Insurance now renewed. Action complete.

2.2 *The Trust had made payment to the Club for the installation of a CCTV camera overlooking Statue Park in March 2025, but the camera had not been installed.* AH advised that the Club were considering the installation of the camera on a permanent pole within Statue Park as part of the licensing requirements for serving alcohol. An update would be provided at the next meeting. **Action: AH**

2.3 *JW offered his assistance in trying to reduce the cost of the repair to gate E10*. AH advised that remedial work had been undertaken and a wheel added to support the weight upon opening. Action closed.

2.4 *The Club's provided list of repairs raised by the safety group was discussed and agreed that items which meet the right definition, should be included in the 25/26 Business Plan. NH/AH to review and confirm.* Discussed at meeting and covered in section 3. Action closed.

2.5 *NH committed to discuss the potential and scope of supporter contributions towards the NECG with the Trust Board and other supporter groups and would report back.* Carried forward following subsequent conversation on Ramboll structural repairs within the meeting (section 4). **Action: NH**

2.6 *It was agreed that a simple summary of a "safety net" and how it would work in practice be developed and circulated for review and consideration.* Action delayed following recent Advisory Board and replaced with new action during DRS redevelopment discussion at the meeting. Action closed.

2.7 *CM noted that he was arranging a cost estimate for undertaking the redevelopment of the DRS Hospitality project and would update the Board with the outcome.* AH advised that this had been completed and would be circulated around the Board. **Action: CM/AH**

2.8 *CM also noted that once he knew what the cost estimate was, he would then be able to work out the funding method for the project.* CM advised that he will write a funding paper for discussion at the October meeting. **Action: CM**

2.9 *It was agreed that a joint press release be prepared to share with supporters providing an update on the DRS redevelopment strategy.* Agreed that this should be postponed until discussions with SBC had taken place. **Action: On hold**

2.10 *It was agreed that a joint meeting be arranged with SBC to discuss progress, next steps and the buy-back provision within the Sale and Purchase Agreement.* Action remains outstanding. **Action: AH/NH**

2.11 *Directors to verify their identity with Companies House and share their unique ID codes for uploading with the JV accounts.* Action remains outstanding, although AH confirmed he had completed the exercise and will share his code. **Action: CM/AH/JW**

3. Business Plan 25/26

3.1 NH made reference to his email circulated on 29th August 2025 (attached for reference) with regards to the new Business Plan for 25/26. In it, he referred to AH's proposed list of activities from the SBC repair requirement shared at the previous Board meeting.

3.2 The content of NH's email was considered and approved by all present. A "glossy" version to be produced and Trust vote to follow. **Action: NH**

4. County Ground Stadium Update / Latest Ramboll Structural Report

4.1 AH updated those present on the works undertaken over the summer months and those activities still to be undertaken in accordance with the requirements of the safety group.

4.2 Additional requirements have been raised by the safety group since AH's email of 19th August 2025 including the timing of some works which the Club are challenging (should be undertaken during the warmer months, not exposing steelwork during the winter).

4.3 AH committed to circulate the recent Ramboll Structural survey around the Board (attached for refence). A discussion took place regarding the structural integrity of the floodlight towers (awaiting survey by Ramboll), mural wall between the Stratton Bank and DRS (needs demolishing and either rebuilding with a new wall or fence) and the cladding on the Arkells Stand (either remove/replace or internal fire boarding with additional lighting).

4.4 AH advised that the opinion of the safety group was potentially at odds with the views of the structural engineers in relation to the floodlight pylons. AH suggested that it might be beneficial for the Chair of the safety group to attend a future JV Board meeting.

4.5 AH summarised the significant costs of repairs required to an aging stadium which had not been historically addressed. CM/AH raised the possibility of the supporter groups contributing to the costs. RC made reference to the savings made by the Club since the stadium had been acquired in reduced and recycled rent payments (circa. £350k in two years). NH confirmed he would discuss the matter with the Trust Board and other supporter groups.

5. DRS Redevelopment

5.1 CM proposed that the next redevelopment vote be delayed until March 2026 when he hoped that on-field success would encourage more Trust members to vote in favour.

5.2 It was noted that this strategy would only work if SBC were in support. To be discussed with them when the meeting has been arranged.

5.3. NH/CH to produce a draft strategy plan of what actions are required (and by whom) to achieve a yes vote. Once issued, a meeting to discuss will take place with Board members interested/available to do so in-person at the NGED. **Action: NH/CH**

6. Any Other Business

6.1 No other business was raised by the attendees.

7. Date of next meeting

7.1 CM advised that he would next be in the UK from 25th October to 3rd October 2025. AH/NH to coordinate an in-person Board meeting around NH's holiday and the first round of the FA Cup. **Action: NH/AH**

8. Close of meeting

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

……

Chairman

Company No. 13792068

Attachment 1: NH email dated 29th August 2025

From: Neil Hutchings
To: "Anthony Hall"; Chris Howell; clem@axisplumbing.com.au; robert.carter@millgatewinchester.co.uk; Jez Webb
Subject: RE: Yearly Audit Inspection Works
Date: 29 August 2025 17:30:00
Attachments: image001.png
NECG - AH list 19082025.xlsx
image002.png
image003.png
image010.png

Anthony,

As agreed at the last Board, I have reviewed each item and added a category to show, under the contracts, whether they are:

1. Repairs and Maintenance
2. Dilapidations
3. N/A (i.e. internal Club actions)
4. New Requirement (change in legislation etc.)
5. Unclear/unsure (???)

Please find attached an updated version of your spreadsheet.

The big unknown is the treatment of the fire alarm. It is probably R&M or a new requirement (driven through a change in legislation) but I have left it as ??? for now.

We have around £19k unspent from last year – I suggest that we allocate line 28 to this (lightning protection):

ID	Task	Advised Cost	Actual Costs	Comments	Type	Value ex. VAT
28	Lightning Protection	£ 9,000.00	£ 18,568.80	Original works were for the Lightning conductors only, we have since had to carry out further groundworks from Mundy contractors totally £11,040.00	Dilapidation (24/25)	£ 15,474.00

...if everyone is in agreement, send a Club invoice to the JV (supported by the supplier invoice) for £15,474 plus VAT and we can get this paid.

The 25/26 available spend is around £80k. I suggest that we use the following dilapidation lines to build the business plan:

ID	Task	Advised Cost	Actual Costs	Comments	Type	Value ex. VAT
6	Fire Doors Replacement	£ 22,000.00	£ 27,000.00	50% deposit paid, door installation and remedial works commence 10-09-25, balance to be paid on completion	Dilapidation	£ 22,500.00
7	SB toilets Demolish	£ 10,700.00	£ 12,420.00	We have had to cancel the order to JPL, and bring in a demolition contractor due to the toilets needing a demolition notice from SBC, updated price added, Demolition notice received Tuesday 12th August, Asbestos survey being carried out week commencing 18th August 2025	Dilapidation	£ 10,350.00
8	Replace clock tower Structure	£ 3,000.00	£ 3,280.00	completed	Dilapidation	£ 2,733.33
12	Emergency Lighting Remedial works including light fitting covers	£ 1,000.00	£ 4,116.31	completed	Dilapidation	£ 3,430.26
15	Exit gate E10 Replace	£ 18,800.00	£ 9,420.00	Completed. Gate was not replaced. Fully refurbished and new steel work and steel sheeting installed, red oxide paint applied.	Dilapidation	£ 7,850.00
18	Arkells mid terrace steps Remove and recast new steps	£ 1,500.00	£ 1,500.00	Completed	Dilapidation	£ 1,250.00
19	Arkells S15 Lateral beam concrete repairs	£ 1,250.00	£ 600.00	Completed	Dilapidation	£ 500.00
20	DRS Turnstile Reduce height of walls	£ 4,700.00	£ 4,700.00	completed	Dilapidation	£ 3,916.67
21	Town End SW floodlight tower Support required under roof panels	TBA	£ 1,968.00	Cole's scaffolding has provided a temporary structure whilst the permanent solution is being provided by Ramboll, structural engineers.	Dilapidation	£ 1,640.00
30	Stratton Bank Concrete remedial works	£ 1,800.00	£ 770.00	works to commence following chemical clean of the concrete	Dilapidation	£ 641.67
31	Stratton Bank Murial Wall to be demolished and rebuilt	£ 7,000.00	£ 7,000.00	This does not need to be completed in the summer, however the ESAG want a plan for this and cannot be next summer, they were very clear on this at the meeting yesterday.	Dilapidation	£ 5,833.33
38	Reception Door Replacement Fire Requirement & Bar 71 Trip hazard	£ 1,960.00	£ 1,960.00	Completed	Dilapidation	£ 1,633.33

The above totals £62,279 plus VAT. In addition, I suggest we include line 29 (floodlight towers):

ID	Task	Advised Cost	Actual Costs	Comments	Type	Value ex. VAT
29	Floodlight Tower Inspections	£ 60,000.00	£ 60,000.00	we are still waiting on Ramboll full Scope	Dilapidation (part)	£ 50,000.00

...this number is currently unknown, but we could include it in the plan as an estimate and then use it to balance whatever funds are left in the JV at the end of the year.

To take the above approach, we need to complete the following actions:

1. All Directors to approve by email (we can then record it at the next Board meeting)
2. AH to raise the Club invoice for £15,474 plus VAT and send with supporting supplier invoice – NH/AH to make payment
3. NH to produce "glossy" business plan in last years format and circulate for Board approval
4. NH/CH to then arrange membership vote (simple majority with no minimum participation threshold)
5. One the vote is complete, works undertaken can be invoiced to the JV and subject to cash availability, paid

Any queries, let me know.

Best regards,

Neil

Neil Hutchings

Company No. 13792068

Attachment 2: Ramboll Structural Report

Intended for
Swindon Town Football Club

Project Number
1620012351

Report Reference
ST25-RAM-XX-XX-S-RP-00025

Date
July 2025

COUNTY GROUND STADIUM
ANNUAL STRUCTURES INSPECTION 2025

RAMBOLL Bright ideas. Sustainable change.

COUNTY GROUND STADIUM
ANNUAL STRUCTURES INSPECTION 2025

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The Distillery
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Bristol
BS2 0GR
United Kingdom

https://uk.ramboll.com

Project name	**County Ground Stadium Annual Structures Inspection 2025**
Project no.	**1620012351**
Recipient	**Swindon Town Football Club**
Document type	**Inspection Report**
Version	**01**
Date	**July 2025**
Prepared by	**Daniel Gonzalez-Fernandez – Engineer**
Checked by	**Nicholas Porter CEng MICE – Associate**
Approved by	**Paul Swainson CEng MICE MIStructE – Director**

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1. EXECUTIVE SUMMARY

Ramboll have undertaken an annual structures inspection of the Swindon Town FC County ground stadium in line with the requirements of the 6th Edition Guide to Safety at Sports Grounds ('The Green Guide') Section 5.12.

The following items require urgent or immediate action:

- Conclude replacement of j-bolts which fix Arkells roof panels (2025-A23).
- Fix Arkells seat fixing observations (2025-A14 & 2025-A15)
- Resolve locally unsupported areas of Town End roof deck adjacent to lighting column tower (2025-T1).
- Deconstruct disused toilets on bank to rear of Stratton stand (2025-S9)
- Replace severely corroded seating base plates in Stratton Stand (2025-S10).
- Provide Ramboll details of steel plates covering opening from previous flue pipes at Arkells stand or replace
- North of Stratton Bank: Inspection internally of post; water may have entered as a result of opening – concern of corrosion at base. (2025-S13).
- Replace northwest and northeast gates (2025-SW1).
- Deconstruct damaged perimeter wall at southeast corner of site (and deconstruct dilapidated buildings in same area (2025-SW2).
- Test barriers to all stands as recommended in Section 10 of this report.
- Repair a horizontal crack to the concrete beam in Arkells Stand upper concourse (A11).
- Repair Arkells raking beam with exposed reinforcement (2025-A16)
- Planning of a major maintenance.
    - This would involve the development of a roadmap for remedial works alongside developing the required specifications for works at the stadium for contractors.
- Repairs to corrosion on all barriers, in their entirety
- Repairs to Don Rogers rakers where they meet foundations.
- Removal of metal frames from Stratton stand aisle (S2).
- Corrosion of scoreboard and fencing to rear of Stratton Stand (S5 & 2025-S15)).
- Reinstate inspections of scaffolding and keep 'scafftag' up to date (S7).
- Trip/slip hazards to Stratton Stand (2025-S11 & 2025-S12).

Further details of these items can be found in Section 11, Appendix 1 and Appendix 2 of this report.

It should be noted that many of these items were raised in our 2023 Report. It is disappointing that they have not been actioned.

Work has been undertaken by the club to improve and maintain the stadium since the issue of our 2023 report, some items of which are listed below:

Arkells Stand

- Replacement of a number of J-bolts connecting the roof panels to steel beams.

Stratton Stand

- Installation of signage on toilet block as a warning of a weak roof structure;
- Unstable fence gate has been removed.

It is understood that the last major maintenance was carried out in the 1990s when the Don Rogers stand was constructed. The stadium is therefore due its next major maintenance (typically 20−25 year cycles).

The remaining observations mostly relate to widespread corrosion and some minor areas of delaminating steelwork, which would form part of a remedial works package for the major maintenance.

The floodlight towers were subject to internal corrosion and foundations review in October 2021. The inspection results indicated no evidence of serious deterioration of the non-visible aspects of the towers and therefore the 2025 inspection is limited to visual checks from ground level and drone footage only.

2. INTRODUCTION

Ramboll have been appointed by Swindon Town Football Club to undertake a non-intrusive structures inspection of the County Ground stadium.

This report will fulfil the structural engineering aspects of the 6th Edition Guide to Safety at Sports Grounds ('The Green Guide') Section 5.12. In addition, this report will also provide a barrier risk assessment in line with Section 11.19 with barriers recommended for testing. Guidance from the Collaborative Reporting for Safer Structures UK (CROSS-UK) and the Standing Committee on Structural Safety (SCOSS) will also be followed.

The annual structures inspection highlights general observations, structural issues, and signs of deterioration to the structure and identifies recommendations for them. The purpose of this report is to catalogue the observations made during the inspection. The scope for this non-intrusive visual inspection includes:

- Visual inspection of exposed roof steelwork.
- Visual inspection of exposed primary structure within the stadium.
- Visual inspection of floodlight towers.
- Visual inspection of exposed precast concrete elements.
- Visual inspection of barriers, including crush barriers, balustrades, handrails, and specific risk assessments.
- Visual inspection of the standing surfaces, stairs, ramps, exposed walls, and external retaining walls.

The assessment is purely a visual inspection with no testing, removal of finishes or exploratory work in any area. The purpose of this inspection is to highlight any areas of deterioration and key structural concerns. It is assumed that the original building's design meets all relevant safety, fire and building regulation requirements at the time of construction.

In addition, non-structural elements such as seating and cladding were generally inspected at the interface with the structure. Other incidental aspects which may affect public safety which were noticed during the inspection have been highlighted in this report to bring it to the attention of the maintenance team.

This report highlights areas of concern and recommended remedial works; however, this report does not cover any detailed proposals. Where the report notes re-painting works, the specification for the paint system would need to be agreed with the club and approved by a qualified engineer. The Stadium's Facilities Management team should address the areas highlighted in their yearly programme of maintenance and repair.

The inspection was conducted on Tuesday 24th June 2025 by Ramboll Engineers Nicholas Porter and Daniel Gonzalez-Fernandez. The weather in the morning was cloudy, there was moderate breeze, and the temperature was around 18 degrees Celsius. In the afternoon, it was sunny reaching a maximum of 22 degrees Celsius.

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2.1 Previous Reports

Ramboll have also undertaken Structural Inspections 2021, 2022 and 2023.

The 2023 report contains commentary on reinforced autoclaved aerated concrete (RAAC). No RAAC has been observed at the County Ground by Ramboll.

2.2 Re-painting of steelwork

It is noted that much of the re-painting works to the steelwork appears to have been an overcoat applied without properly preparing the surface of the steel (refer to Appendix 3 for further details).

Re-painting in this manner is likely to provide protection against further deterioration of the steel for only a very limited amount of time before the rust pushes through the new paintwork. Where there is light corrosion this course of action is not likely to cause any structural issues, although it may be a less cost-effective option.

Where there is major corrosion or delamination, painting over the area may conceal damage from visual inspection, so this is not recommended.

As noted in Appendix 1, Ramboll recommend that the roof steelwork of Town End Stand and Arkells Stand are both properly prepared and repainted. Given the worse condition of the steel to Town End Stand, repainting this roof should be higher priority. We would recommend that it is planned to repaint both roofs within 3 years of the issue date of this report. Also refer to Appendix 3 for further details of methodology.

3. COUNTY GROUND STADIUM

The County Ground Stadium is located in the centre of Swindon and is a four-sided stadium with four floodlight towers. The Stratton Stand is the oldest stand, followed by the Town End (1938/74), the Arkells Stand (1974/1992) and the Don Rogers Stand (1994).

Figure 1 - County Ground Stadium

3.1 Arkells Stand

The upper portion of Arkells Stand was originally constructed in the early 1970's above the then existing main stand (prior to its demolition). The stand is of steel construction which has been largely encased in concrete. A large roof truss spans across the length of the stand and is propped with columns at 1/3 points, which supports a series of smaller trusses supporting the roof decking.

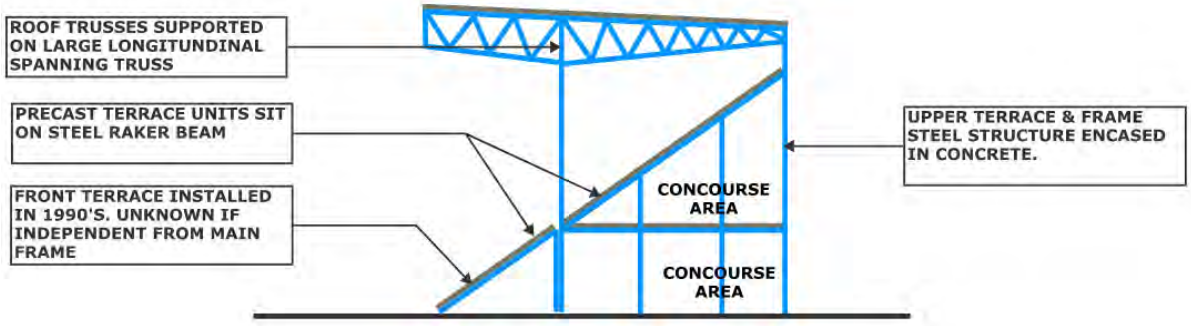


Figure 2 - Indicative Arkells Stand Structure

(Not to Scale)

In 1992, the Arkells stand was further expanded and refurbished with a front section added to pitch level. Large concrete rakers can be seen on site, which historical imagery shows are steel beams encased in a concrete surround. This is likely for fire, durability and increasing robustness alongside forming the angles to support the precast terracing.

Historic Site Photos of Arkells Stand

Upper portion during construction over the then existing main stand. (~1970's)

Post-demolition of the main stand. Stairs later added to front for pitch level access. (~1970's)

Present day Arkells Stand, with addition of lower portion of stand. (2021)

3.2 Don Rogers Stand

The Don Rogers Stand was constructed in 1994 and is of steel construction which has largely been galvanised. Internally a mezzanine floor consists of precast planks without grout or topping. It is understood the mezzanine is not complete nor in use. The mezzanine is therefore not part of the scope of this report. The roof is a cantilevering truss. According to the Galvaniser's Association, the background corrosion rate in this area is 1.5 microns per year, giving a standard galvanised steel element protection against corrosion for approximately 60 years.

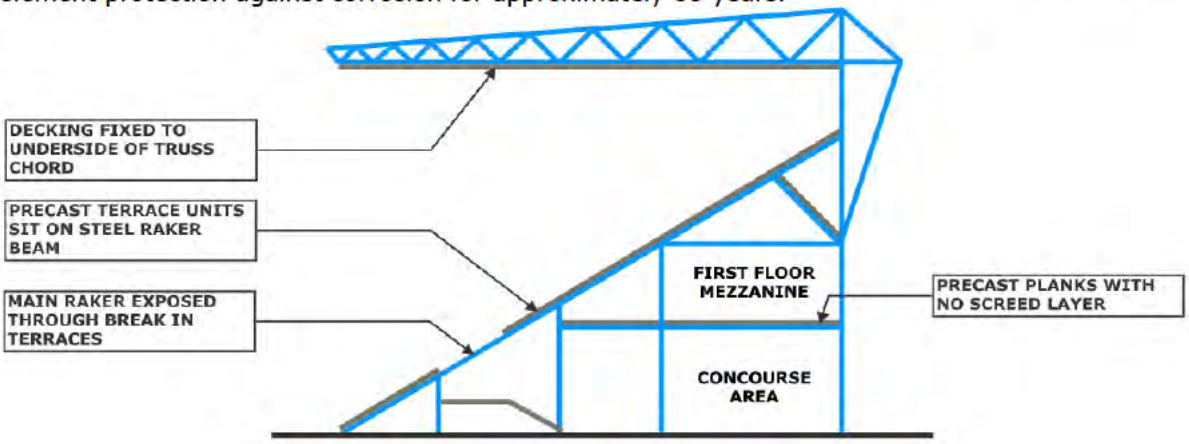


Figure 3 – Indicative Don Rogers Stand Structure (Not to Scale)

3.3 Town End Stand

The original Town End Roof was erected in 1938 (terrace unknown). Historic imagery shows a replacement roof (in the same profile of the present) by 1986 with reprofiled terraces. It is unknown whether these alterations were a refurbishment or full re-construction. By the 1990's the terrace had been converted to an all-seater stand.

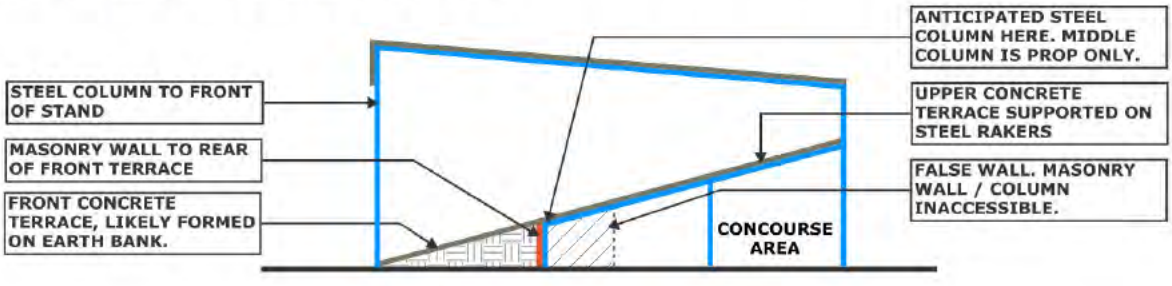


Figure 4 - Indicative Town End Structure

(Not to Scale)

Historic Site Photos of Town End Stand

Original Town End Stand (Dated 1967)

'New' Town End Stand Structure (~1980's)

Present day Town End Stand (2021)

3.4 Stratton Stand

It is unknown when the Stratton Stand was constructed, but it appears in 1970's historical imagery. Further photos show the additional of present-day barriers in the 1990's. It is likely the Stratton Stand is an earth-bank stand which was typical of stadiums in the early 20th century. This could be constructed on earth, railway sleepers or construction rubble.

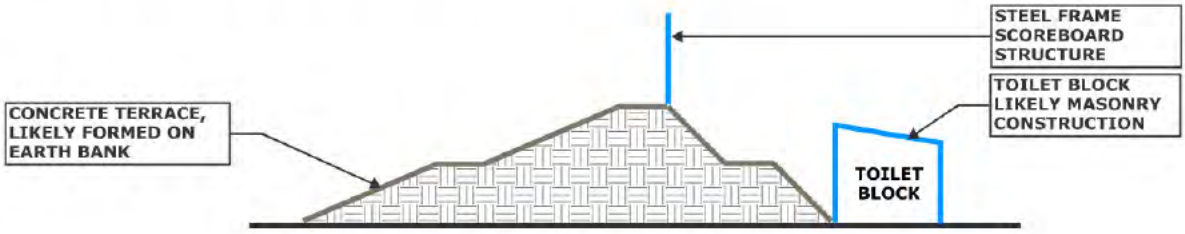


Figure 5 - Indicative Stratton Stand Structure (Not to Scale)

3.5 Floodlights

Swindon Town's website indicates that the present floodlights were installed in the early 1960's. They are lattice towers constructed with circular hollow sections at each corner of the ground.

Figure 6 - Floodlight Tower

4. ARKELLS STAND

Observations from the Arkells Stand can be found in Appendix 1 of this report. Detailed photos of defects can be found in Appendix 2 of this report. Photos of defects reported in previous reports are updated to show current conditions.

5. DON ROGERS STAND

Observations from the Don Rogers Stand can be found in Appendix 1 of this report. Detailed photos of defects can be found in Appendix 2 of this report. Photos of defects reported in previous reports are updated to show current conditions.

6. TOWN END STAND

Observations from the Town End Stand can be found in Appendix 1 of this report. Detailed photos of defects can be found in Appendix 2 of this report. Photos of defects reported in previous reports are updated to show current conditions.

7. STRATTON STAND

Observations from the Stratton Stand can be found in Appendix 1 of this report. Detailed photos of defects can be found in Appendix 2 of this report. It is understood that Stratton Stand is not currently used for spectators but the club has a desire to reopen it. Photos of defects reported in previous reports are updated to show current conditions.

8. SITEWIDE

Sitewide observations (those which are not part of individual stands) can be found in Appendix 1 of this report. Detailed photos of defects can be found in Appendix 2 of this report. Photos of defects reported in previous reports are updated to show current conditions.

9. FLOODLIGHTS

This section highlights the general observations recorded during the visual non-intrusive structural inspection for the floodlight towers.

Location Reference	Photo	Observation	Recommendation
Internal and External Condition	  	The floodlight towers show no signs of distress, such as bowing or inclination. The galvanised steelwork exterior appears to have a red primer layer overcoated with a zinc rich paint. Both the primer and overcoat paint have been partially worn off. The galvanised steelwork is directly exposed to the elements and widespread light corrosion can be seen on steel members and around welds. Some surface swelling can also be seen.	The condition of one of the floodlights was assessed in detail in October 2021 and the results and recommendations presented in Ramboll report 1620012351-RAM-XX-2021-S-R03. The report recommends that to prevent deterioration in the longer term the external surfaces are protected with a painting system to aid the galvanising, which is likely to be near the end of its service life. The report recommends that the internal checks should be undertaken on another tower in the 2024 Annual Inspection. Even though the risk to the stability of the towers in the short-term is considered as low, the flood light towers are likely to be working beyond their original design life (typically 50-60 years). With internal corrosion present which will potentially degenerate further the replacement of the floodlights should be considered during any potential redevelopment or upgrades to the stadium.

Location Reference	Photo	Observation	Recommendation
Floodlights	  	Secondary cables are fixed to floodlights seen by Ramboll on towers.	Inspect periodically checking condition.

10. BARRIER RISK ASSESSMENT

This section focuses on the barrier risk assessment for the barriers of all stands.

10.1 Arkells Stand

It should be noted that:

- All barriers are protected from rain by the roof but not driven rain.
- The age of the barriers is unknown. From observations on site, it appears there are some original barriers from the stand's construction (1971) and more recently added barriers.
- No design compliance record information has been provided to Ramboll.
- All barriers were noted to be of adequate construction.
- No water ingress was observed to any barriers.
    - Where hollow sections were used, a representative sample indicates a drainage hole to the underside of the section.

Location Reference	Photo	Observation	Recommended Action
Widespread Most Barriers		Barriers re-painted.	Refer to section 2.2 Refer to Appendix 3 a).
Side Barriers to Stand		Minor corrosion to barrier.	Refer to section 2.2 Refer to Appendix 3 a).

10.2 Don Rogers Stand

Based on the condition and defects observed, it is recommended that all barriers to the Don Rogers stand are tested in accordance with Green Guide recommended procedure. (Note that Green Guide also recommends procedure for reporting and recording this testing).

It should be noted that:

- All barriers are protected from rain by the roof, but not driven rain.
- The age of the barriers is unknown. It is assumed they were installed at the time of the stand's construction in 1994.
- No design compliance record information has been provided to Ramboll.
- Corrosion was noted at the base of barrier uprights. Paint and rusty steel could easily be peeled away with a fingernail.
- Cracks were noticed in the concrete which the barrier uprights are cast into. This suggests that the uprights are corroding within the depth of this concrete. This could reduce the capacity of the barrier to resist specified loads.
- No water ingress was observed to any barriers.
    - Where hollow sections were used, a representative sample indicates a drainage hole to the underside of the section.

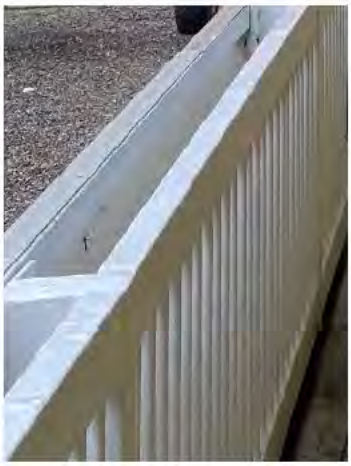
Location Reference	Photo	Observation	Recommended Action
Side Barrer (Both Sides of Stand)		Some fixing plates are corroded. Bolts are corroded.	Refer to Appendix 3 a).
All Barriers		Minor corrosion to base of barrier – due to being unpainted.	Refer to Appendix 3 a).

10.3 Town End Stand

Based on discussions with the club on how crowds behave in Sections 2 & 3 of this stand, it is recommended that the green barriers in front of bottom row of seats and the white pitchside barriers are tested in accordance with Green Guide recommended procedure. (Note that Green Guide also recommends procedure for reporting and recording this testing).

It should be noted that:

- All barriers are protected from rain by the roof, but not driven rain.
- The age of the barriers is unknown. Assumed to date to reconstructed stand in ~1980's.
- No design compliance record information has been provided to Ramboll.
- All barriers were noted to be of adequate construction.
- No water ingress was observed to any barriers.
    - Where hollow sections were used, a representative sample indicates a drainage hole to the underside of the section.

Location Reference	Photo	Observation	Recommended Action
All barriers	 	Barriers re-painted.	Refer to section 2.2 Refer to Appendix 3 a).

10.4 Stratton Bank Stand

Based on the condition and defects observed, it is recommended that white pitchside fencing and the white barriers to the horizontal aisle to the Stratton Bank stand are tested in accordance with Green Guide recommended procedure. For the barriers to the aisle, it is recommended that there is a particular focus on the parts where the uprights next to steps are fixed into a vertical surface. (Note that Green Guide also recommends procedure for reporting and recording this testing).

It should be noted that:

- All barriers are exposed to wind and rain.
- The age of the barriers is unknown.
- No design compliance record information has been provided to Ramboll.
- Section sizes appear to be reasonable for the loads applied to them.
- The white fencing (with yellow gates) to pitchside has a the small gap between the upright and the terrace step is a weakness in that it can fill with debris and moisture. Local corrosion was observed at the base of these uprights.
- No water ingress was observed to any barriers.
    - Where hollow sections were used, a representative sample indicates a drainage hole to the underside of the section.

Location Reference	Photo	Observation	Recommended Action
All Barriers		Barriers re-painted.	Refer to section 2.2 Refer to Appendix 3 a).
Rear Barriers to Stand		Front side of barriers only are re-painted.	Refer to section 2.2 Refer to Appendix 3 a). Refer to section 7

11. COMMENTARY ON ANNUAL STRUCTURES INSPECTION

This section outlines the general observations made by Ramboll during the non-intrusive structures inspection of the County Ground Stadium.

11.1 Previous Inspection Comments

It should be noted that many of the items which were raised in our 2023 Report are still open. It is disappointing that they have not been actioned.

11.2 Arkell's Roof

In 2022, it was reported to Ramboll that a number of J-bolts, which connect the roof panels to the steel beams, have corroded from the top and fallen through the panel. The bolts have been caught by the netting below the roof. The loss of these bolts is a safety concern. Falling bolts, even if there is a protective net, presents a risk of injury to spectators.

In 2023 it has been seen that replacement bolts have been installed in 3 bays. In 2025 it was seen that bolts have been replaced in 4 more bays. It is critical that these bolts are installed in the remaining 11 bays; if sufficient number of J-bolts fail then an entire roof panel could slide or blow off under wind loading. This represents a serious safety risk to stadium users and members of the public.

It is strongly recommended that the club continue replacing the remaining J-bolts, or alternatively replace the entire roof panels which will ensure that each panel has sufficient support. There is also evidence that the panels are beginning to lose their watertightness, which could lead to further structural problems due to water ingress into the terrace below. The rate of replacement should proceed much faster than it has over the past 3 years since it was first recommended that the J-bolts be replaced.

11.3 General Steelwork Condition

Most observations made relate to the aesthetic deterioration of the steelwork and remedial works have been suggested.

The greatest concern is found at Town End, where there is major corrosion to a column-beam connection at the SW corner. The structural stability is acceptable in the short term as the corrosion appears limited to the top plate connection, however the rate of corrosion may be severe. The entire connection could not be viewed, nor the entirety of the column, which may be trapping water. Since the 2022 inspection the steel has been cleaned and re-painted, but not inspected by a structural engineer when cleaned. Now re-painted, it is difficult to determine the extent of corrosion. This requires immediate attention from a structural engineer.

Whilst the majority of comments relating to the primary steelwork are deemed not to be affecting the current structural performance of the frame, the general condition of the steelwork indicates that a major maintenance is now required. Major maintenances are often carried out every 20-25 years and it is likely in the 1990's with other developments at the stadium this would have been carried out on other structures.

It is noted that a longer period between maintenance works to the stadium may lead to increased costs of the eventual works, even if the deterioration is not currently structurally urgent. A major maintenance program should be considered in the next 5 years or alongside any refurbishment works or redevelopment of the ground.

11.4 Floodlight Towers

The 2023 inspection for the floodlight towers was visual only and no defects or distress were observed from ground level or from the drone footage. The intrusive inspections carried out to the North-east floodlight tower in October 2021 indicated that the towers are internally galvanised and have only experienced minor corrosion over their life, and that the below ground steel is well protected. In Ramboll report 1620012351-RAM-XX-2021-S-R03, it was recommended that further similar inspections should be undertaken to a different tower as part of the 2024 annual inspection. It is now 2025, but the recommendation to inspect 1 more tower this year remains. If the findings of that inspection are similar to those from the 2021 inspection of northeast tower then we would recommend completing the similar inspections of the other two towers – one in 2027 and one in 2029. If the condition of the tower is worse, we would recommend completing the other two towers this year. Inspection scope will vary for each tower depending on possible access.
Ultimately the floodlights are likely to be past the end of their intended design life and replacement should be considered.

11.5 Stratton Stand

The Stratton Stand is in an improved condition to the 2022 inspection due to re-painting works and general tidying of the area, however there are still damaged seat fixings, corrosion to the rear fence and the lighting damaged rear door which require urgent intervention. The possible water ingress into the post in front of the Stratton Bank should be investigated immediately – a similar situation caused the collapse of a floodlight in the UK in 2018.

The wall at the Southeast corner of the ground appears to be unstable and urgent action is required to stabilise or prevent access to the wall. This wall is approx 2m high, is substantially off vertical and is adjacent to publicly accessible areas. If it collapsed, that could be fatal. It is recommended that this wall is replaced urgently. (For the avoidance of doubt, by urgently we mean within 1 month of issue of this report).

11.6 Movement of precast wall

In the 2022 inspection, Don Rogers was found on the east side to have a gap between precast walls and terraces, and sealant separated. There is has been definite movement of the precast wall, however, upon comparing to last year there appears to be no further movement. An access door has been created at each end of the stand as advised, to allow the annual inspections to inspect the space below the front terrace for damage and deterioration.

11.7 Under Croft to Lower Terrace of Don Rogers – Steel columns

The front raking columns to the Don Rogers stand have started to corrode due to ground water ponding and rainwater tracking through the joints between pre-cast terrace units. The steel needs to be repaired in the locations where corrosion and significant white rust is visible.

To prevent further damage, the ground water must be drained or pump; and the mastic joints between terrace units well maintained. As part of the Structural Appraisal report, a concrete encasement detail is being produced.

In one location, the wall ties between the block wall of the concourse and the columns may have failed and require a replacement system.

11.8 Sealant Between Precast Concrete Units

In 2022 inspection the condition of the sealant at specified locations was starting to become brittle. When installed the sealant is 'spongey' and elasticated, however through exposure to sunlight it becomes brittle and cracks. Through thermal expansion and contraction of the precast concrete

units, it breaks apart and opens the brittle sealant allowing water to ingress between the units and potentially causing damage.

In the 2023 inspection it was noted that the repair process had been completed around the stadium. Annual inspections should pay attention to some locations observed where sealant needs replacement and any possible signs of wall movements resulting in opening of the sealant.

11.9 Don Rogers Drainage Channels & Roof Debris, downpipe leaks

Drone footage observed that some roof drainage channels contain debris. To create an effective drainage system, the debris should be removed regularly, downpipes checked to ensure the free flow of water and caps installed to prevent downpipes blocking. Due to the close proximity of trees to the Don Rogers Stand, a grating over the drainage channels could help keep these clear of leaves/branches.

11.10 Safety Barrier Risk Assessment

All stadium barriers were individually inspected, and a risk assessment has been undertaken in line with Section 11.19 of the 'Guide to Safety at Sports Grounds'. All barriers are noted to be of solid construction. Most barriers show some minor surface corrosion or flaking paint. Some barriers show concerning degree of corrosion and also cracking of the concrete they are embedded into. Based on the inspection findings and that the Club advised crowd regularly apply heavy loads to barriers in specific locations, it is recommended to test the barriers.

11.11 Arkells Northeast Corner cover plates

There are 2No. plates used to cover openings in the terracing. Ramboll recommend that these plates are replaced with a new galvanised durbar plate with an approved mechanical fixing to ensure that the plates are secure and sufficient for fan loading.

12. SUMMARY OF STRUCTURES INSPECTION

Below is a summary list of recommended works based upon this year's annual structures inspection, which should be fed into the facilities teams ongoing programme of maintenance and repair of the County Ground. Full details can be found in Appendix 1 and Appendix 2 of this report.
Urgent works are those which need to be undertaken right now – within 1 month of issue of this report.
Immediate works are those which need to be undertaken within 3 month of issue of this report.
Text in brackets such as (2025-A23 or A9) is a defect reference. Further details of the defect including identifying photo can be found in Appendix 1 and Appendix 2.

12.1 Recommended Urgent Works

- Conclude replacement of j-bolts which fix Arkells roof panels (2025-A23).
- Fix Arkells seat fixing observations (2025-A14 & 2025-A15)
- Resolve locally unsupported areas of Town End roof deck adjacent to lighting column tower (2025-T1).
- Deconstruct disused toilets on bank to rear of Stratton stand (2025-S9)
- Replace severely corroded seating base plates in Stratton Stand (2025-S10).
- Provide Ramboll details of steel plates covering opening from previous flue pipes at Arkells stand or replace
- North of Stratton Bank: Inspection internally of post; water may have entered as a result of opening – concern of corrosion at base. (2025-S13).
- Replace northwest and northeast gates (2025-SW1).
- Deconstruct damaged perimeter wall at southeast corner of site (and deconstruct dilapidated buildings in same area (2025-SW2).
- Test barriers to all stands as recommended in Section 10 of this report.

12.2 Recommended Immediate Works

- Repair a horizontal crack to the concrete beam in Arkells Stand upper concourse (A11).
- Repair Arkells raking beam with exposed reinforcement (2025-A16)
- Planning of a major maintenance.
    - This would involve the development of a roadmap for remedial works alongside developing the required specifications for works at the stadium for contractors.
- Repairs to corrosion on all barriers, in their entirety.
- Repairs to Don Rogers rakers where they meet foundations.
- Removal of metal frames from Stratton stand aisle (S2).
- Corrosion of scoreboard and fencing to rear of Stratton Stand (S5 & 2025-S15)).
- Reinstate inspections of scaffolding and keep 'scafftag' up to date (S7).
- Trip/slip hazards to Stratton Stand (2025-S11 & 2025-S12).

12.3 Recommended Ongoing Works

- Ongoing re-painting as noted in this report including Town End roof steelwork (D1) and Arkells roof steelwork (A1).
- Replace missing grout (between terrace unit and raker) to Arkells (2025-A17)
- Reseal end joint between terrace and precast beam. Clean all green mould/algae from side of raker (2025-A18).
- Various repairs to areas of flat roof on Arkells stand (not main stand rood) (2025-A19 to 2025-A25).

- Monitoring of sealant works; keeping an eye on cracks in sealant (A5)
- Continue to pump out pooled water from under Arkells terrace units. Repair of sealant is likely to reduce water ingress (A6).
- Dismantle clock tower scaffolding support and replace with suitable permanent structure (S7)
- Conclude detailed Structures Appraisal of the Stadium as per section 5.13 of the Guide to Safety at Sports Grounds.
- Stratton Stand: slip prevention/friction measures installed on steps; very slippery when wet.

13. NEXT STEPS

13.1 Structural Appraisal

One of the conclusions of our 2023 Structural Inspection Report was a recommendation that an engineer be appointed to undertake the Structural Appraisal recommended in section 5.13 of the Green Guide. Ramboll has been appointed to undertake that Appraisal. It is covered by separate reports.

13.2 Floodlight Towers

It is understood that the club have considered installing new floodlights on the roof of the Arkells and Don Rogers stands. This would mean that the floodlight towers are no longer required. It is recognised that as they are ~60 years old, the towers are likely near the end of their design life. It is understood that the club are undecided whether to dismantle the towers or retain them. Ramboll has extensive experience with assessing and refurbishing existing structures – we would happy to have a discussion about how we could assist in demonstrating long-term extension of the life of the towers. That could also assist the production of more robust cost estimates which could help make a more informed judgement about the future of the tower.

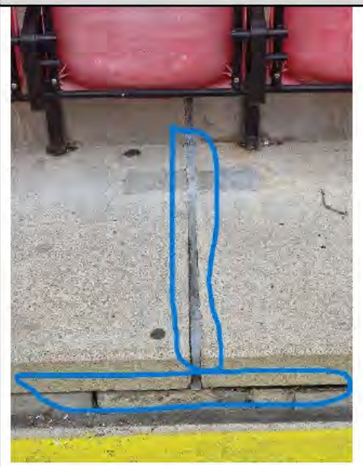
If it is decided to install new floodlights on the roof of Arkells and Don Rogers stands then the club should make sure that the existing stand roofs are capable of supporting their weight.

13.3 Future Alterations to Don Rogers

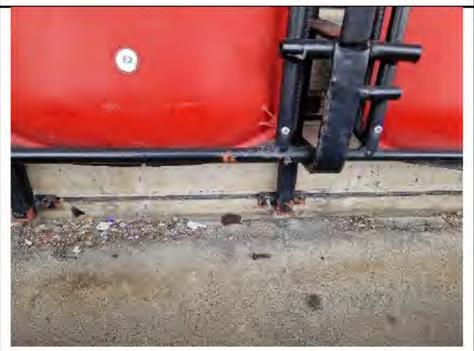
We understand that the club are currently reviewing options for developing Don Rogers stand to bring the mezzanine into use to provide additional matchday and non-matchday revenue. We have recently been working with Ipswich Town FC on a similar scheme and would be interested in having a conversation to see if Ramboll can contribute to your plans for this stand or for the wider County Ground. Obviously we have some knowledge of the existing structure which could be harnessed to develop options.

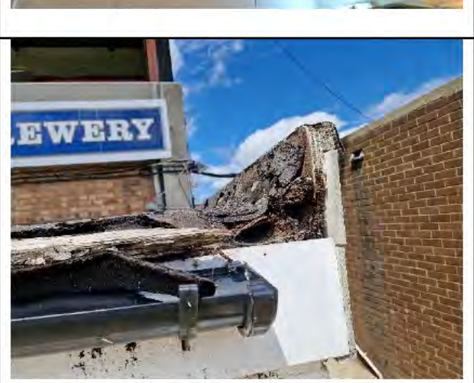
APPENDIX 1
OBSERVATIONS

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	**Risk**	**Stand**	**Location**	**Photo**	**Observation**	**Recommendation**	**Action Plan**
A1 (R009)	High	Arkell's	Roof Steelwork		Widespread corrosion to steelwork with degree of rusting Ri 5 in accordance with ISO 4628. Some localised surface swelling.	Any loose corrosion should be removed and treated to avoid any further corrosion and repainted.	All steel to be prepared and repainted within 3 years.
A2 (R020)	Low	Arkell's	All Roofing		Asbestos roof and fascia. There is evidence of damp areas towards the top of the Arkell's terraces, which is likely to be from leaks in the roof panels. Given the age of the roof and the failed J-bolts connections noted above (Defect 2025-A23), it may be that the panels are near the end of their serviceable life.	For any works involving the roof, seek advice from asbestos specialist, undertake an asbestos condition inspection to determine risk associated.	Full survey & risk assessment conducted circa 2005 last reviewed 2019.
A4 (R001)	N/A	Arkell's	Bowl: V1 back row		~~Waterproof collar around top of flue is broken and visibly see water travelling down flue.~~ ~~Water is ponding on top terrace and penetrating the concourse via the sealant at the terrace/wall interface~~. <u>2025 Update</u> Flue removed and roof patched. Sealant between terrace and precast upstand appears in good condition. Only one cracked sealant location (on terrace step) observed.	~~Replace waterproof collar and ensure watertight.~~ ~~Inspect sealant and replace where cracked/brittle.~~ ~~Clean terraces/raker to remove algae.~~ <u>2025 Update</u> Terrace raker cleaning assigned to new defect 2025-A18	No further action required.

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	**Risk**	**Stand**	**Location**	**Photo**	**Observation**	**Recommendation**	**Action Plan**
A5	Low	Arkell's	Bowl: Front Row		Sealant is brittle and cracked.	Sealant should be replaced.	
A6	Low	Arkell's	DIY Store in Lower Terrace		Water visible at base of raker likely to be driven by previous defect (A5).	Likely caused through brittle sealant and ingress of water. Water should be removed immediately and monitored to ensure no ponding can occur.	**Continue to monitor and use pump to ensure no ponding occurs.**
A7	Low	Arkell's	Lower concourse: Kitchen Prep & Store Areas		2023 inspection noted that rust had been cleaned off and sealant applied. No defects were noted during the 2023 or 2025 Inspections.	No further action.	Area should continue to be monitored by club for further water ingress, and any structural concern noted in next year's Annual Inspection.

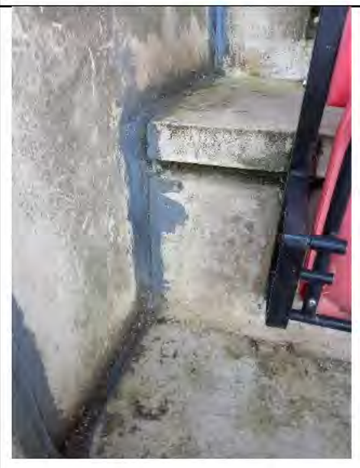
Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	**Risk**	**Stand**	**Location**	**Photo**	**Observation**	**Recommendation**	**Action Plan**
A8	Low	Arkell's	L2: Upper concourse		Superficial cracks along concrete encasement to steel beam.	Likely a shrinkage crack from the time of construction. Size of crack in 2025 inspection does not appear to have increased from 2023 inspection.	No action required.
A9	Low	Arkell's	L2: Upper concourse		Minor corrosion to steel beam widespread throughout Concourse	Any loose corrosion should be removed and treated to avoid any further corrosion and repainted.	
A11 (R010)	High	Arkell's	L2: Upper concourse		Crack (about 8mm wide) along base of concrete encasement to steel beam. Cause and age unknown.	Removing delaminated concrete and recasting concrete to ensure cover to embedded steel beam. Clean steel back to bare metal then paint prior to concrete encasement. Recommend use of Fosroc Renderoc HB45 or similar material for concrete reinstatement.	

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	**Risk**	**Stand**	**Location**	**Photo**	**Observation**	**Recommendation**	**Action Plan**
2025-A14	High	Arkell's	Bowl: Row LL (V6)		Seats supports are heavily corroded with degree of rusting Ri 5 in accordance with ISO 4628. There is a crack in the slab extending from the bolt thread.	Urgently replace corroded seat support frames.	
2025-A15	High	Arkell's	Bowl: Row B (Seat 82) and other nearby locations		Missing bolts at the seats supports.	Replace missing bolts.	Repair as recommended.
2025-A16	Med	Arkell's	L2: Upper concourse (Near gents toilets at east end)		Exposed reinforcement to concrete encasement to steel beam.	Repair so that cover is maintained to reinforcement.	Follow procedure recommended in Appendix 3a.

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	**Risk**	**Stand**	**Location**	**Photo**	**Observation**	**Recommendation**	**Action Plan**
2025-A17	Low	Arkell's	Maintenance Store		Missing grout.	Replace grout.	
2025-A18	Low	Arkell's	Upper concourse		Visible moisture ingress from water penetrating above.	Seal, clean and replace damaged sealant above. Clean all algae/green mould from side of raker. Area should be monitored for further water ingress and other potential structural damage.	
2025-A19	Low	Arkell's	Laundry Room		Damaged laundry room roof including rotten timber.	Replace roof to prevent further damage to structure.	

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	**Risk**	**Stand**	**Location**	**Photo**	**Observation**	**Recommendation**	**Action Plan**
2025-A20	Low	Arkell's	Roof		Displaced roof sheeting support.	Put support back in place.	
2025-A21	Low	Arkell's	Executive and Hospitality Suites roof		Roof felt appears in poor condition. Loose flashing/edging visible in places. Gutters not clear.	Gutters should be cleaned with all debris and any plant life removed. Loose flashing to be repaired.	Plan to replace roof felt in next 5 years.
2025-A22	Low	Arkell's	External façade		Opening in façade cladding panels in at least 2 different locations. This defect was also recorded in 2023 Report.	Replace damaged façade panels to prevent water entering internal building and corroding elements.	

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	**Risk**	**Stand**	**Location**	**Photo**	**Observation**	**Recommendation**	**Action Plan**
2025-A23	High	Arkell's	All Roofing Connection Points except in bays 1-3 + 4 more bays done. 11 left remaining.		It was reported to Ramboll that a number of J-bolts, which connect the roof panels to the steel beams, have corroded from the top and fallen through the panel. The bolts have been caught by the netting below the roof. **Since inspection in 2022 the County Ground have replaced J-bolts in 7 bays. J-bolts in remaining 11 bays remain.** **The bolts appear in some locations to be causing damage to the paint system on tightening.**	The loss of these bolts is a safety concern, as the bolts themselves risk injuring those below or could release an entire panel from its fixing causing it to blow or slide off. This represents a serious safety risk to stadium users and members of the public. **It is strongly recommended that the club take urgent action to make this entire area safe.** Courses of action include: replacement of the roof panels and connections, testing and repair of the fixings, or inspecting the locations of the intact J-bolts to ensure that all panels have sufficient intact connections.	
2025-A24	Low	Arkell's	Turnstiles Access Roof		Roof North edge of Arkell's appears in poor condition.	Roof should be cleaned and any plant life removed.	Plan to replace roof felt in next 5 years.
2025-A25	Med	Arkell's	Southwest Storage Room		By eye, timber roof joists appeared undersized based on their centres and span. Simple preliminary analysis suggests that they are undersized for their design loads. Roof can be accessed and is likely to collapse if loaded. Clear that roof does not properly drain. This will be a source of problems in the future.	Plan to replace roof structure within next 2 years.	

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	**Risk**	**Stand**	**Location**	**Photo**	**Observation**	**Recommendation**	**Action Plan**
D1	Low	**Don Rogers**	Entire Roof		Minor corrosion to truss steelwork and bracing. Some debris can be seen in the drainage channels.	No structural concerns to the frame, this is an aesthetic issue only. Any loose corrosion should be removed and treated to avoid any further corrosion and repainted. Galvanised members should be repainted with an aluminium-based paint. Cleaning the steel is likely to prolong the life of the protective galvanising. The drainage channels should be cleaned with all debris and any plant life removed.	
D3	Low	**Don Rogers**	Undercroft: void under lower terrace		Raker to Foundation Interface: Steelwork was observed.	No comments.	Detail for concrete encasement to rakers being produced as part of Structural Appraisal report.
D4	Low	**Don Rogers**	Bowl: Internal Sides of Stands – Precast Unit Joints		No significant change observed with respect to previous reports.	Unknown if horizontal sealant is required by design. No noticeable water ingress on internal side.	

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	**Risk**	**Stand**	**Location**	**Photo**	**Observation**	**Recommendation**	**Action Plan**
D7	Low	**Don Rogers**	Roof drainage channel		Flaking paint to drainage channel.	Remove flaking paint and repainted in accordance with a paint manufacturer's specification.	
D11	N/A	Don Rogers	Mezzanine Flooring		Precast planks are installed but no grout between joints or topping screed has been installed.	For any change of use to this area, a fully structural assessment of the stand is recommended.	No further action required
D12	Low	**Don Rogers**			Steelwork is galvanised and in a good condition.		No further action required
D14	Low	**Don Rogers**	External Perimeter Steelwork		Steelwork is galvanised and in a good condition. Some dust/algae on some elements.	Consider cleaning the structure to remove dust/algae on elements.	