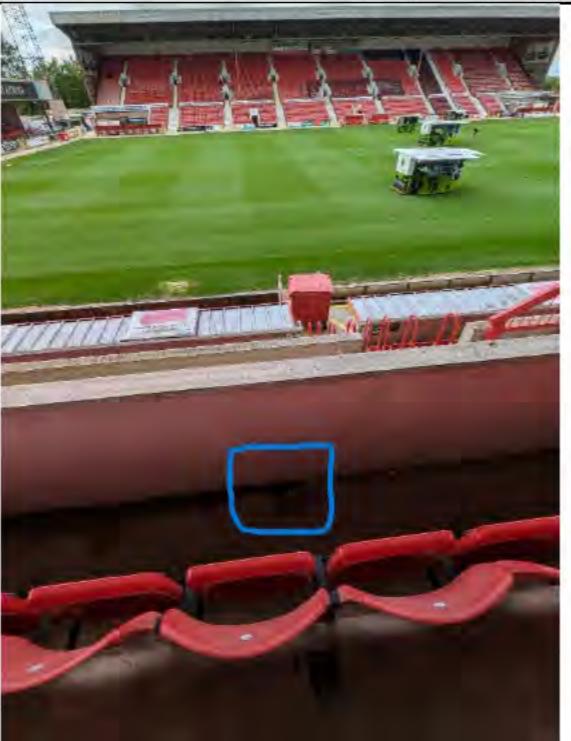


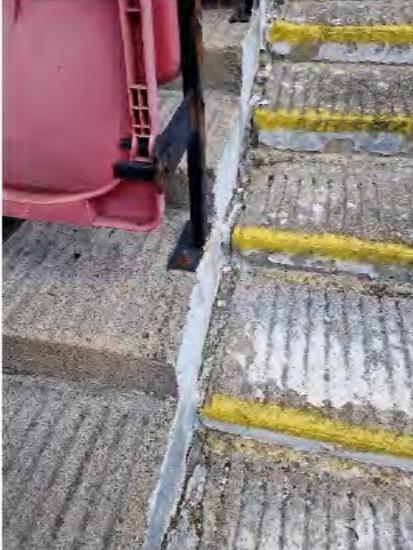
Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
D15	Low	Don Rogers	External walkway		External surface is uneven with some localised cracking.	Likely caused due to differential settlement of the ground compared to foundations. Any cracks should be repaired, but uneven surface is not deemed a trip hazard.	Concrete repairs have been carried out Residual Risk: Low
D16	Low	Don Rogers	All steel column / blockwork wall interface		Unusual tie detail between steel columns and blockwork wall, causing localised cracking to blockwork. Staining of blockwork from moisture ingress.	Thermal expansion of steelwork (connected to blockwork with wall ties) is creating cracks. No action required. Staining will likely continue unless further protection to wall is provided (render etc).	
2025-D50	N/A	Don Rogers	External rakers		Bird nest on external rakers.	Bird nests cannot be removed if young are present. Consult an environmental specialist.	No further action required.

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
2025-D51	Low	Don Rogers	Concourse – blockwork walls to form turnstile booths		Cracks are present between the turnstile booth walls and the external perimeter wall. Cracks are wider at the top than the bottom. Unclear visually whether concourse slab has deflected or whether perimeter wall has moved outwards. Club have checked with spirit level and believe that perimeter wall is vertical. Ramboll review with spirit level confirmed this and also verified apparent settlement of concourse slab. Walls to one bank of turnstiles have been deconstructed to approx. 1.3m high. Ties noted between perimeter wall and mezzanine slab – suggest that external wall spans vertically and does not rely on return walls for stability.	Deconstruct other turnstile walls to same height as those already deconstructed.	This is also discussed in Structural Appraisal.
2025-D52	Low	Don Rogers	Lintel and blockwork above double door at west end of concourse.		<p>Large tapering gap between door frame and underside of lintel. Apparent mortar repointing around this area. Some unrepaired cracks in blockwork.</p> <p>Note that there is also a gap between the base of the wall and the ground slab.</p>	<p>Rake out and repoint cracked mortar joints. Fill gap between lintel and door frame with mortar to maintain fire compartment line. Fill gap between wall base and ground slab with mortar.</p>	Monitor for further cracking (including of repointed joints). (This cracking might be due to settlement of the ground slab)

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
2025-D53	Low	Don Rogers	Drainage gullies behind concrete upstand at row H		Majority of drainage gullies behind this upstand are partially blocked (photo just illustrates sample location).	Ensure gullies are cleared and downpipes flowing freely. Keeping structures dry is a simple (but important) step in maximising the lifespan of a structure.	
D18	Med	Town End	Roof Steelwork		<p>Widespread corrosion with degree of rusting Ri 5 in accordance with ISO 4628 with some larger corrosion patches to steelwork. There is complete breakdown of paint.</p> <p>Repainting works have not been undertaken to parts of the steelwork since last visit.</p>	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.
D19	N/A	Town End	Bowl		No structural defects were noted during the inspection.		No further action required

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo			
D21	Low	Town End	Column-beam connection at South-West corner		<p>Major corrosion to column-beam connection at SW corner.</p> <p>The connection between the rear column and the raker appears to be a moment transfer connection to provide portal action in the front-back direction. The column has a plate above and below the raker's flanges which is bolted together to transfer moments between the raker and column.</p> <p>The column is exposed to rain, which appears to have run down the column and corroded through the top connection plate and into the top flange of the raker. Delaminated steel fell out of the connection when prodded with a pen.</p> <p>It is assumed that the vertical load is taken in bearing onto the lower plate, which is not damaged.</p> <p>In 2023 inspection, the County Ground has cleaned and repainted – Ramboll is not aware of any assessment of corrosion.</p> <p>On the day of the 2025 inspection, contractors removed paint – Ramboll did not observe any significant loss of section.</p>	<p>Refer to structural appraisal for further details.</p>	<p>Refer to structural appraisal for further details.</p>

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
2025-T1	High	Town End	Roof		Unsupported areas of roof decking around southwest floodlight tower. There is risk of sudden failure.	Either remove unsupported roof area or replace cut beam with new beam. Urgent action required.	
2025-T2	Med	Town End	Roof		Widespread local failure of roof sheet coating at cut end with clear local corrosion.	Any loose corrosion should be removed and treated to avoid any further corrosion and repainted.	Follow procedure recommended in Appendix 3a.
S1	Low	Stratton Bank					
S2	High	Stratton Bank	Bowl		Metal frames blocking gangway and emergency access.	Obstructions should be removed to allow for spectator flow/emergency access to the gangway.	

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
S5	High	Stratton Bank	Scoreboard Structure		<p>Corrosion to scoreboard structure with degree of rusting Ri 5 in accordance with ISO 4628.</p> <p>Timber sub-structure to scoreboard surround / hoarding is severely rotted. Surround screws visible where timber has rotted away therefore support of surround/hoarding is compromised.</p>	<p>Repaint steelwork.</p> <p>Replace rotted timber sub-structure (note that other timbers may be rotting – to be investigated when top timber is removed).</p>	To be resolved before this part of the stand is reopen.
S6	Low	Stratton Bank	All Joints Across Stand		Sealant between terrace unit is brittle and cracked.		Where potential trip hazard may occur, recommended joint is replaced.
S7 (R025)	Med	Stratton Bank	Scaffolding Clock Tower to Rear of Stand		<p>Scaffolding is heavily corroded.</p> <p>No caps to hollow sections therefore corrosion is occurring both externally and internally.</p> <p>Date of erection unknown, historic imagery shows clock tower erected in 1990's. The construction is not appropriate for a permanent external structure – it is likely designed as a temporary structure. No evidence that scaffolding has recently been inspected.</p>	<p>In the short-term, keep up regime of inspecting condition and recording those inspections on 'scafftag'. In medium term the scaffolding tower should be dismantled and replaced with suitable permanent structure.</p>	

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
S8	Low	Stratton Bank	Rear of Stand in Concourse Area		Concrete slab is cracked. Plant life growing in joints & cracks. Individual blocks on wall are loose.	Remove cracked areas of slab and replace. Plant life should be removed to avoid further damage to concrete units. Joint should be sealed. Blockwork should be re-pointed to ensure stability.	All plant life has been removed and concrete repairs carried out. It is understood that this area is not open to spectators. As long as this remains the case, the residual risk is low. Residual Risk: Low
2025-S9	High	Stratton Bank	Toilet Block to the Rear of Stratton Bank		Toilet timber roof beams are heavily rotten.	Deconstruct whole toilet block.	
2025-S10	High	Stratton Bank	Terrace steps		Seating base plates are heavily corroded with degree of rusting Ri 5 in accordance with ISO 4628.	Urgently replace corroded seat support frames.	

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
2025-S11	High	Stratton Bank	Bowl		Projecting redundant chair fixing bolts are trip hazard in this area.	Cut out and locally make good concrete surface.	
2025-S12	High	Stratton Bank	Bowl		Loose damaged concrete surface.	Repair surface. Loose concrete/screed must be removed in this area.	
2025-S13	High	Stratton Bank	Speaker support posts pitchside by Stratton Stand		Opening at post North of Stratton Stand. Way for water to leak in to post and corrode steel from the inside out. This may cause undetected serious damage to the post.	Inspect for corrosion inside the post by structural engineer via intrusive inspection. Repair the post such that the door can be closed.	

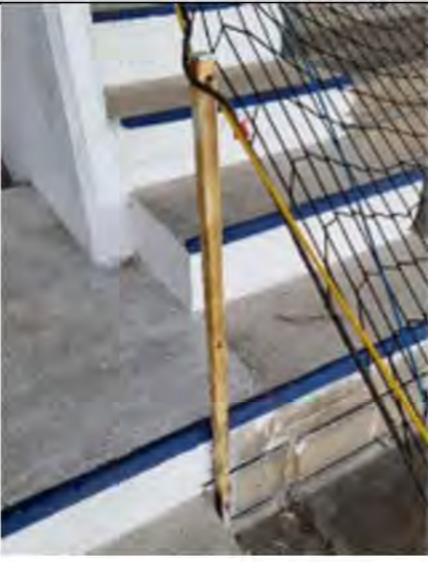
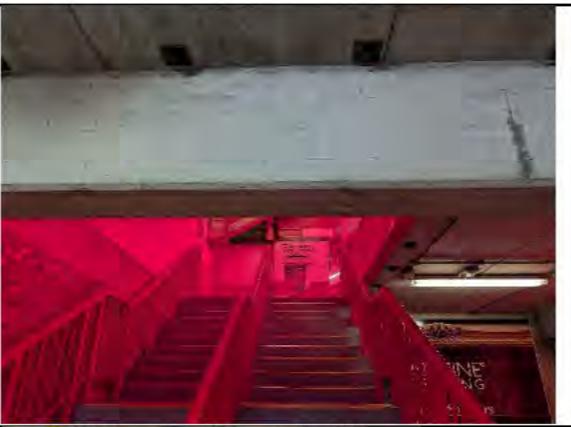
Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
2025-S14	N/A	Stratton Bank	Fence door to rear of Clock Tower		Unstable door of fence has been replaced as recommended in Report 2023.		No action required.
2025-S15	High	Stratton Bank	Rear of Stand		Widespread corrosion to fence steelwork with degree of rusting Ri 5 in accordance with ISO 4628.	Any loose corrosion should be removed and treated to avoid any further corrosion. Steel should be properly prepared and painted.	Follow procedure recommended in Appendix 3a.
FL1	High		Floodlight Towers		<p>The steelwork to all floodlights appears to have no primer layer and just a single paint layer – which drone footage visibly shows has deteriorated and worn away.</p> <p>Therefore, the steelwork is directly exposed to the elements and widespread corrosion can be seen on steel members and around welds. Some surface swelling can also be seen.</p>	<p>The floodlights have likely reached the end of their design life and repairs are unlikely to be economical. The practicality of undertaking remedial works to the floodlights is also a significant challenge.</p> <p>The club should look to replace the existing floodlights with either new floodlight towers, or main stand roof lights (subject to a structural assessment).</p> <p>Alternatively - to justify the existing structure - a full range of intrusive inspections are required to assess</p>	<p>Ramboll Email 9.11.21:</p> <p>Based on the evidence we have seen there are no immediate safety concerns, including in high winds.</p> <p>Residual Risk: Low</p>

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
						<p>the structural integrity, design and safety of the towers – which potentially carries significant risk after such checks.</p> <p>It is recommended that the club use the current period to either plan a replacement for the towers next summer. Or, the club use the current period for an intrusive investigation in an attempt to quantify the associated risk.</p>	
FL2	Low		Floodlight Towers: secondary fixings		<p>Ramboll understand the lights do not have secondary fixings. Therefore, failure of the primary connection results in the lights falling to ground.</p>	<p>Secondary fixings should be installed immediately to the lighting system.</p> <p>Further inspection is required to ensure all elements (steelwork, grating) are secure and not at risk of failing.</p>	<p>Secondary fixings were installed Summer 2021.</p> <p>No further action.</p> <p>Residual Risk: Low</p>
2025-SW1	High		Northwest (E1 and E2) and Northeast Access Gates		<p>The gates are heavily corroded in some locations with degree of rusting Ri 5 in accordance with ISO 4628. Steel sheets are delaminating and can be broken by hand. It is clear that additional sheets have been added – presumably to repair previously corroded panels.</p>	<p>Replace gates. As an alternative, if the underlying frame is still in good condition (without any corrosion or section loss) then it would be acceptable to just replace the sheet panelling. (Note that adding more plate over the existing gates is not acceptable – this will add too much weight to the gates).</p>	

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
2025-SW2	High	Southeast Corner	External Wall Adjacent Vehicle Entrance and Public Highway		<p>Wall to Southeast corner of the ground has bowed and cracked significantly.</p> <p>Repair works have been undertaken to the wall. In the form of plates/straps and it has been recently repointed in places.</p> <p>It appears that the wall has re-cracked since repointing.</p> <p>Partial local collapse of roofs of ancillary building within area contained by this wall.</p>	<p>The wall is deformed and may not be stable.</p> <p>Repair works are not clearly targeted or designed by a structural engineer.</p> <p>It is recommended that the wall is deconstructed urgently.</p> <p>Until the wall is repaired or replaced, it is recommended that it is propped or an inaccessible zone is created around it to mitigate against collapse and injury.</p> <p>Deconstruct ancillary buildings.</p>	
2025-SW3	Low		Northeast Access Gate		Missing drain cover.	Replace missing cover.	
2025-SW4	Low		Northeast Turnstiles Access Room		Missing brick in the brick façade.	Replace missing brick.	

Ramboll Structural Survey: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
2025-SW5	N/A		Northeast Turnstiles Access Rooms		Timber roof of the northeast turnstiles access rooms is in good condition.		No action required.

Ramboll: Barrier Risk Assessment: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
ARA1		Arkell's	Widespread Most Barriers		Minor corrosion to barrier.	Flaking paint and any loose corrosion should be removed and treated to avoid any further corrosion and repainted.	Follow procedure recommended in Appendix 3a.
ARA2		Arkell's	Widespread Most Barriers		Minor corrosion to barrier	Flaking paint and any loose corrosion should be removed and treated to avoid any further corrosion and repainted.	Follow procedure recommended in Appendix 3a.
ARA3		Arkell's	Side Barriers to Stand		Minor corrosion to barrier.	Remove any loose corrosion and apply treat to prevent further corrosion. Apply a proprietary aluminium-based paint to the surface.	Follow procedure recommended in Appendix 3a.

Ramboll: Barrier Risk Assessment: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
ARA5		Arkell's	Barriers to Netting		<p>Minor corrosion to barrier.</p> <p><u>2025 Update</u> Barrier no longer present. Netting now supported on seats.</p>	<p>Remove any loose corrosion and apply treat to prevent further corrosion. Apply a proprietary aluminium based paint to the surface.</p> <p>Consider replacement of barriers and netting with alternative barrier system.</p> <p><u>2025 Update</u> Alternative system in use</p>	No further action.
2025-ARA6		Arkell's	Concourse – balustrades around stairs (note that washer plates and bolts are on underside of concourse slab and can be seen from stair landing)		<p>Washer plates to barrier throughbolt appear to be corroded. Lighting not great on staircase – possible that washer plate is just dirty.</p>	<p>Thoroughly clean washer plate. If plate/bolt are corroded then properly prepare and repaint.</p> <p>If plate is simply dirty, recommend repainting with white paint. Any future corrosion will then be easier to identify on future inspections.</p>	
DRA1		Don Rogers	Side Barrer (Both Sides of Stand)		<p>Fixing plates are corroded. Bolts are corroded.</p>	<p>Remove any loose corrosion and apply treat to prevent further corrosion. Apply a proprietary aluminium-based paint to the surface.</p>	

Ramboll: Barrier Risk Assessment: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
DRA2		Don Rogers	All Barriers in Vomitories		Corrosion at the base of the majority of the uprights with degree of rusting Ri 5 in accordance with ISO 4628. Cracking in the concrete in a number of locations.	Recommend that all barriers to the Don Rogers stand are tested in accordance with Green Guide recommended procedure	Further steps are subject to results of barrier testing.
DRA3		Don Rogers	All Barriers		Localised areas of flaking paint.	Flaking paint and any loose corrosion should be removed and treated to avoid any further corrosion and repainted.	Follow procedure recommended in Appendix 3a.
TRA1		Town End	All Barriers		Minor corrosion to base of barrier – due to being unpainted.	Flaking paint and any loose corrosion should be removed and treated to avoid any further corrosion and repainted.	Follow procedure recommended in Appendix 3a.

Ramboll: Barrier Risk Assessment: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
TRA2		Town End	Sections 2 & 3 - Green barriers in front of bottom row of seats and the white pitchside barriers.		No defects observed but club advised that crowd regularly apply heavy loads to barriers in this area.	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.	Further steps are subject to results of barrier testing.
SRA1	High	Stratton Bank	All Barriers	 	Minor Corrosion to barrier steelwork. Flaking Paint.	Flaking paint and any loose corrosion should be removed and treated to avoid any further corrosion and repainted.	Follow procedure recommended in Appendix 3a.
SRA4	High		White fencing (with yellow gates) to pitchside		The small gap between the upright and the terrace step is a weakness in that it can fill with debris and moisture. There is some local corrosion at the base of these uprights with degree of rusting Ri 5 in accordance with ISO 4628 and loss of paint at the base.	It is recommended that white pitchside fencing to the Stratton Bank stand are tested in accordance with Green Guide recommended procedure.	Further steps are subject to results of barrier testing.

Ramboll: Barrier Risk Assessment: 24 June 2025							
Ref (Ramboll)	Risk	Stand	Location	Photo	Observation	Recommendation	Action Plan
SRA5		Stratton Bank	Bowl		<p>There are some parts of the white barriers on the horizontal aisle where the uprights next to steps are fixed into a vertical surface. Club advised that crowd regularly apply heavy loads to barriers in this area.</p>	<p>It is recommended that white barriers to the horizontal aisle to the Stratton Bank stand are tested in accordance with Green Guide recommended procedure. A particular focus is recommended on the highlighted parts where the uprights next to steps are fixed into a vertical surface.</p>	<p>Further steps are subject to results of barrier testing.</p>

APPENDIX 2

DEFECT PHOTOS

APPENDIX 3

SUITABLE REPAIRS

a) Steel Repair

Steel corrodes when water/moisture and oxygen come into contact with the iron within the steel. The iron is oxidised to produce rust, which occupies approximately six times the volume of the original material. Rates of corrosion depend on time of wetness and atmospheric pollution, as sulphur dioxide can be present in rainfall in urban areas.

For a stadium the external exposed steelwork typically has a corrosivity category of C3, with a loss of 0.025-0.05mm of steel per year. For internal steelwork the corrosivity category will be C2 with a loss of 0.0013-0.025mm of steel per year.

Painting steelwork provides a barrier to water/moisture and oxygen, and prevents corrosion occurring until the paint fails. For paint systems the critical parameter is life-to-first-maintenance (LTFM) i.e. time until repainting / touching-up is required. This is typically specified to be between 10-20 years, however LTFM can vary substantially and is extremely unlikely to exceed 25 years. Regular maintenance of paint coatings can significantly increase lifetime of a building.

Where steel has corroded, a standard repair methodology is as follows:

1. Remove the paint coating around the corroded area, to ensure no additional corrosion is occurring.
2. Clean the corroded steel to remove all corrosion, and get back to clean, bright metal. This can either be cleaned by mechanical hand tools to St2 standard, or by abrasive blasting to Sa2½ standard.
3. Measure the remaining thickness of the steel and compare to the original thickness (determined from the sound uncorroded steel each side). The acceptable reduction of thickness should be given by the structural engineer; unless noted otherwise take 5% as an acceptable reduction. If this is exceeded consult the structural engineer. For the purposes of this methodology, it is assumed that the reduction in thickness is less than the acceptable value.
4. Determine the required life-to-first-maintenance (LTFM) with the client.
5. Select a suitable paint system to achieve the required LTFM. Galvanised steel would require a zinc-rich paint such as Fosroc Galvafroid or Zinga.
6. Apply the paint system in accordance with the manufacturer's requirements. This typically comprises applying a primer coat and one or two finishing coats.

Note: where paint finishes have deteriorated but steel has not corroded, it is still recommended to repaint the steelwork (following steps 1, 4, 5 and 6 above).

b) Concrete Repair

Several concrete elements consist of reinforced concrete or steel-encased concrete, depending on the date of construction. Steel typically begins to corrode over time, particularly in the presence of water. As the steel corrodes, it expands in volume and pushes against the concrete, causing the concrete to crack and become loose. In some cases, pieces of the concrete spall (break) off.

Hammer tap testing is a process of striking the concrete surfaces with a specialised tool to listen for a 'void' sound. Alternatively suitable striking with a standard hammer can dislodge sections of loose concrete before these spall off completely.

Where corrosion and spalling has occurred, a standard repair methodology is as follows:

1. Expose the steel each side of the corroded area, by breaking out the concrete each side until sound uncorroded reinforcement is found. Ensure any loose concrete is removed.
2. Clean the corroded steel to remove all corrosion, and get back to clean, bright metal. This can either be cleaned by mechanical hand tools to St2 standard, or by abrasive blasting to Sa2½ standard.
3. Measure the remaining cross-sectional area of the reinforcement and compare to the original bar size (determined from the sound uncorroded reinforcement each side). The acceptable reduction of cross-sectional area should be given by the structural engineer; unless noted otherwise take 5% as an acceptable reduction. If this is exceeded consult the structural engineer. For the purposes of this methodology, it is assumed that the reduction is less than the acceptable value.
4. Select a suitable concrete repair product and apply in accordance with the manufacturer's requirements. Major established suppliers include Fosroc, Flexcrete and Sika. Stages of application typically include:
 - a. Apply a zinc rich paint to the cleaned reinforcement.
 - b. Apply a suitable primer to the exposed surface of the concrete.
 - c. Apply a suitable cementitious repair mortar or concrete patch repair product. The exact product will depend on the amount of concrete to be reinstated, and may need to be applied in layers to build up the requisite depth.

APPENDIX 4

STRUCTURES INSPECTION RISK ASSESSMENT

SWINDON TOWN ANNUAL INSPECTION STRUCTURAL RISK ASSESSMENT

Probability Rating			Significance Rating			Status	
Rating	Colour	Description	Rating	Colour	Description	Open	Risk requires attention and should form part of the maintenance plan
Occurred	Dark Purple	Risk is progressing	High	Red	Failure of elements causing significant damage and/or potential death / long-term injuries.	Treating	Ramboll are aware works to resolve risk are underway
High	Red	Highly likely risk will occur	Medium	Yellow	Local failure of elements causing localised damage and/or short-term injuries.	Ongoing	Ramboll are aware risk is further mitigated by ongoing maintenance by the facilities team.
Medium	Yellow	Somewhat likely risk will occur	Low	Light Green	Local failure of element causing minimal damage and/or minor injuries.	Closed	Ramboll are aware the club have taken steps to close this risk
Low	Light Green	Unlikely risk will occur					

Risk ID	Stand / Element	Risk Description	Pre-Mitigation		Mitigating Actions	Status
			Probability	Significance		
Health & Safety						
001	Stratton Stand	Corroded base plates posing serious structural concern to a small number of seats.	Occurred	Medium	Replacing base plates of chair stands from area. Areas which are not deemed accessible for spectators should be cordoned off.	Open
004	Don Rogers Stand	Water pooling caused by a leak which Ramboll believes to be from gutters.	Occurred	Low	Professional to inspect source of leak and repair.	Open
005	Stratton Stand	Gate rear of Stratton Stand severely corroded and unstable door structure. Gate now replaced.	Occurred	Low	Gate rear of Stratton Stand to be replaced; severely corroded and unstable door structure. Gate now replaced.	Closed

Risk ID	Stand / Element	Risk Description	Pre-Mitigation		Mitigating Actions	Status
			Probability	Significance		
007	Don Rogers Stand	Unstable block walls of Don Rogers, in the turnstiles.	Occurred	High	Stabilisation via ties of block wall of Don Rogers, in the toilet in concourse. Walls being locally reduced in height.	Open
008	Don Rogers Stand	At mezzanine, there is a large opening at the East end without barriers/fencing – leaving an opening to the ground below.	Occurred	High	Area is inaccessible	Closed
Protecting Steelwork Integrity						
009	All Stands	Widespread corrosion to steelwork. Some localised surface swelling.	Low	High	The corrosion levels are not an urgent or short term structural concern. The stadium will shortly be due a major maintenance with remedial works to remove corrosion from steelwork. Refer to Appendix 3 a) and section 2.2.	Open
010	Arkells Stand – Longitudinal beam across beam.	Longitudinal crack along face of concrete encased steel beam. Cause and age of crack is unknown.	Occurred	Medium	Age and cause of crack is unknown although suspected to be caused by expanding corroding steel. Loose concrete to be removed, any exposed steel cleaned and protected, concrete to be recast.	Open

Risk ID	Stand / Element	Risk Description	Pre-Mitigation		Mitigating Actions	Status
			Probability	Significance		
011	Don Rogers	Corrosion at base of column and raking column fixed to ground in undercroft.	Occurred	High	Refer to Appendix 3a).	Open
012	Floodlights (External)	The paint system has failed, and the galvanising is now likely to be beyond its intended design life, with minor corrosion present.	Low	High	Continued monitoring for any signs of distress, and intrusive monitoring on a three-yearly basis.	Open
Protecting Structural Systems Supporting Structure						
013	Don Rogers Stand	On east side, gap observed between precast walls and terraces, sealant separated. Definite movement of the precast wall. Sealant replaced and no further signs of movement.	Occurred	Low	Continue to monitor movement of precast wall on East End. When there is access to under thecroft to lower terrace, inspect East End wall further. Suggested to be completed next annual inspection. Reviewed in 2025 inspection.	Closed
014	Don Rogers Stand	Debris in drainage channel potentially leading to overloading of drainage channels / decking.	Medium	Low	Regular cleaning of drainage will reduce risk of overloading channels/structure	Open
015	Town End	Major corrosion to a column-beam connection at the SW corner. Risk of complete failure of steel connection and flange of beam.	Occurred	High	Paint to be removed and then Structural engineer to immediately perform intrusive assessment and advise accordingly. No significant loss of section. Steel can be repainted.	Closed

Risk ID	Stand / Element	Risk Description	Pre-Mitigation		Mitigating Actions	Status
			Probability	Significance		
016	Don Rogers Stand mezzanine	Precast planks are installed but not grouted or with screed layer.	Low	Low	Currently a low risk due to area not being used. Works to planks required for future use of space.	Open
017	Stratton End Toilet block	Plant life appears to be growing through walls. Roof condition such that there is risk of imminent local sudden collapse.	Medium	High	Deconstruct toilet block roofs and walls.	Open
Barriers						
018	All Stands	Most barriers have localised minor corrosion on handrails, posts, and baseplates. Condition ranges between stands.	Low	Low	Further corrosion to barriers will increase significance of risk, however currently deemed low. Testing recommended to worst areas to verify capacity.	Open
Decking / Panelling						
019	Arkells Stand - Roof	Roof and fascia panels are understood to be corrugated asbestos cement sheets.	Occurred	High	Ramboll understand an asbestos inspection was carried out in 2019 and identified as low-risk asbestos. Any works should adhere to individual RAMS and HSE guidance.	Ongoing

Risk ID	Stand / Element	Risk Description	Pre-Mitigation		Mitigating Actions	Status
			Probability	Significance		
020	Arkells Stand - Roof	J-bolts connecting the roof panels to the frame are beginning to fail	Occurred	High	Remedial works required to mitigate the risk of falling bolts and loose panels. Number of bays have had replacement bolts installed – ensure remaining bolts are replaced.	Open
021	Stratton End Toilet block	Panels may not be suitable for spectators to stand on the roof.	Low	High	Also see item 017. Deconstruct toilet block roofs and walls.	Closed
Individual Components						
023	Arkells Stand	Adjacent to the flue pipe which requires waterproofing is a steel plate, below which is a floor at a lower level. There is concern of supporters stepping on this, or jumping on it, which may result in falling through and landing on solid concrete a floor down. Ramboll has not seen the details of the plate or philosophy.	Medium	High	Details/philosophy of steel plate installed to be reviewed.	Open

Risk ID	Stand / Element	Risk Description	Pre-Mitigation		Mitigating Actions	Status
			Probability	Significance		
024	Stratton Stand	Scaffolding clock tower has been checked by a scaffolder; however future checks are required for short-term.	Medium	Medium	In the short-term, keep up regime of inspecting condition and recording those inspections on 'scafftag'. In medium term, scaffolding tower should be dismantled and replaced with suitable permanent structure.	Open
025	Stratton Stand	Opening at lamppost North of Stratton Stand. Way for water to leak into lamp and reach base/foundations, posing serious danger to structural failure of lamp post.	Medium	High	Inspect for corrosion inside the post by structural engineer via intrusive inspection.	Open