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DEPARTMENT OF THE ENVIRONMENT  
2 MARSHAM STREET LONDON SW1P 3EB  
01-212 3434

My ref:  
Your ref:

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*SLW*  
*26/5*

Mark Addison Esq  
Private Secretary  
10 Downing Street  
SW1

21 June 1985

*Dear Mark,*

/ I enclose, as requested, a copy of an internal note of Wednesday's  
/ Meeting of the Working Group on Football Ground Improvements, chaired  
/ by Mr Macfarlane. I am also enclosing a copy of the FGIT Report  
assessing the scale of works necessary and their likely costs,  
/ which I should be grateful if you would return as soon as possible,  
together with a copy of the summary sheets from that report for  
your retention.

I am copying this letter and the meeting note to Christine Heald  
and Steve Pike (Home Office), Gerard Hetherington (Scottish Office),  
and to the Private Offices of John Stradling-Thomas and Nicholas Scott.

*Yours,*  
*Philip Dykins*

PHILIP DYKINS  
Private Secretary



COPIED FROM

SECOND MEETING OF WORKING GROUP ON FINANCING OF SAFETY IMPROVEMENTS  
AT FOOTBALL GROUNDS: 19 JUNE 1985

- <u>Présent:</u>	Mr Macfarlane (Chairman)	<u>Welsh Office</u>
	<u>Football Trust</u>	Mr Whitaker
	Lord Aberdare	<u>NI Office</u>
	Mr Faulkner	Mr Johnston
	Mr Evans	
	<u>FIGT</u>	<u>Home Office</u>
	Mr Wharton	Mr Morris
	Miss Firth	
	<u>Football Association</u>	<u>DOE</u>
	Mr Croker	Mr Routh
		Mr Teasdale
	<u>Football League</u>	Mrs Anderson
		Mr Alexander
	Graham Kelly	Mr Dykins
	Jack Dunnett	
	<u>Sports Council</u>	
	John Smith	
	John Wheatley	
	<u>PPA</u>	
	Mr Endicott	
	<u>Scottish Office</u>	
	Mr Stewart (PUSS)	
	Mr Scott	

Mr Macfarlane opened the meeting by congratulating Mr Wharton for the speedy production of a detailed report which had been placed before the Group on an assessment of the improvement works needed to bring all football grounds in the English and Scottish Leagues up to the standards required by designation under the Safety of Sports Grounds Act 1975, and of the probable costs involved. The Minister asked Mr Wharton to convey his thanks to the surveyors, George Corderoy and Co, who had carried out the assessment, and to everyone else responsible for its production. He expressed his regret that details of the report had reached the press even before the Group had had a chance to discuss it.

Introducing the report, Mr Wharton also regretted that details had already become public, despite a strict limitation on its circulation. He stressed that the surveyors who had carried out the survey were entirely independent and that he was confident of the reliability of their estimates within the constraints which the Group were aware of. It was important to stress that these estimates did not make allowance for any further work that may be required as a result of reports from Chief Fire Officers based on inspections which were now taking place at all grounds, or of any alteration in standards or requirements which may result from the Popplewell Inquiry. The figures given in the report (which were based on current prices) must therefore be regarded very much as provisional.

The scale of works required varied considerably between grounds. In some instances the surveyors had found whole structures which they considered to be beyond repair or alteration. Stands at one ground, Windsor Park in Belfast, had been the subject of a closure order. The (relatively small) sums required for works at clubs which were already designated were largely accounted for by increased standards and by wear and tear on existing safety features.

Mr Wharton confirmed that the estimates had been made on the basis of improving grounds up to standards appropriate to the clubs' average attendances, and not on the theoretical maximum ground capacity. He reiterated that FGIT saw little point in financing clubs to retain excess capacity which their average gates - or in some cases even their maximum gates - could not justify. Matches where unusually large crowds were expected should be transferred to more appropriate grounds, and this view had been reflected in the preparation of the report. No account had been taken in the report of the possible sources of funding for the works described or of a club's ability to contribute its 25% share of any works funded by FGIT.

Mr Stewart wished to emphasise that no decision had yet been taken on whether to extend the designation in Scotland. It was noted that some clubs in the lower Scottish divisions played to very small crowds indeed. Mr Johnston confirmed the position with regard to Windsor Park, but noted that there may well be problems with other grounds in Northern Ireland also, although the 1975 Act did not apply there.

Asked to bring the Group up to date with the Home Secretary's intentions on designation, Mr Morris said that the consultation process was now nearing completion and the Home Secretary would soon be discussing the timing of the designation order with colleagues. It was likely that the Order would be laid in July to come into effect before the start of the new season. This would require newly designated clubs to apply for a certificate under the Act by then. It would then be up to local authorities how quickly they responded to these applications and in what manner. However, the Home Office would be considering what guidance they could give authorities, in particular on the possibilities open to them to grant interim certificates imposing temporary conditions (such as closure of certain areas, or restrictions on attendance at the whole or particular sections of the ground) which would not necessitate the immediate execution of major works.

Clubs would have the right of appeal to the Home Secretary against any conditions imposed. On the question of finance for improvement works, Mr Wharton said that FGIT had around £3m currently uncommitted for works over the next two years. They operated on a "first come, first served" basis and at present had no other system of priority for applications.

Mr Dunnett said that he thought that the costs quoted in the FGIT report must be regarded as minimum figures and that it was now important to consider ways of funding a likely short-fall in the resources available through FGIT. This view was echoed by Mr Croker and Mr Wharton, who said that in addition many smaller clubs might not be able to find the 25% of costs needed to enable them to carry out the necessary improvement works. Mr Croker undertook to supply details of an analysis which the FA had made of the finances of all league clubs.

It was agreed that the Group would meet again in mid July to consider the question of finance and examine what resources might be forthcoming from all quarters. Mr Macfarlane suggested that the various bodies represented should produce written papers to put to that meeting. In the meantime it was agreed that the FGIT report should be regarded purely as a provisional assessment for Government and should not be made available outside the group, not least because the figures therein needed to be seen in the context of the various qualifications and unknown factors previously discussed.

## INTRODUCTION

1. This report is a response to instructions received by George Corderoy & Co., on 15th May 1985 from Mr. T. Wharton, the Chairman of The Football Grounds Improvement Trust, subsequent to the fire at Bradford F.C. and the creation of the Working Group on the Financing of Safety Improvements at Football Grounds.
2. Corderoy were directed
  - i) To inspect the 37 non-designated football grounds in the Football League together with the 21 non-designated grounds within the Scottish Football League in order to assess the likely construction costs arising from the proposed designation of these clubs.
  - ii) To carry out a check on the current safety certificate and possible future safety requirements of all designated clubs within the above referred Leagues plus the Windsor Park ground in Northern Ireland.

## ACTION

### 3.i) Non Designated Grounds

Individual inspections were made to all the non-designated club grounds and simultaneously the co-operation sought of the local fire authority. However, at the majority of the clubs, the local fire officer was not able to be present when the Corderoy inspection took place. The majority of grounds had either recently been, or were shortly to be inspected by the fire officers (see club data sheets) and their reports are awaited. In considering this report, cognisance must be taken of the fact that these reports have not been made available to Corderoy.

## Introduction

An extensive photographic record was made of all these grounds which may be called upon for reference if required.

### i) Designated Grounds

All designated clubs were circulated with a request to clarify their current safety certificate status with particular regard to fire and asked to provide the date of the most recent inspection by the fire officers (see designated clubs) together with information as to those items likely to require safety expenditure. To date, these reports have not been made available to Corderoy, and therefore the likely costs included in this report are based upon the most recent requirements known to have been called for by the authorities, or allowance has been made in the light of experience.

### ii) Northern Ireland

Although the Safety of Sports Grounds Act does not apply to Northern Ireland, contact was made with the Irish Football Association to establish the safety status of the National Stadium at Windsor Park.

## OBSERVATIONS

4. The criteria used to assess the likely costs arising out of designation of the remaining non-designated clubs in The Football League and The Scottish Football League has been a practical approach with emphasis placed on the clubs' average attendances, not on the theoretical maximum ground capacity.
5. It has been assumed for certain grounds that, should any particular game be likely to attract an unusually large gate, steps would be taken to either change the venue for a more suitable location or a "special safety certificate" would be issued in accordance with the Safety of Sports Grounds Act.
6. Should it be decided subsequently to issue a Safety Certificate, the

## Introduction

basis of which was total ground capacities, or the possible attendance likely at either a "local derby" or cup tie game, the indicative costs in this report would very significantly be increased.

Within the assessment of costs to bring grounds up to an acceptable standard of safety, no account has been taken of grounds having dual useage such as:

Speedway/stock car racing, athletics, (around a perimeter track), rugby, pop concerts and like events.

It should be noted however that in some cases a ground accepted as safe for a small number of regular football spectators may well be less than acceptable for larger gates for other regular events.

One of the necessary assumptions made during preparation of this report was that at grounds with regular gates of around 1,000 (often less), it is neither practical nor economically viable to apply the standards demanded by the "Green Guide" for grounds having large attendances.

It has, therefore, been assumed that, where evacuation of relatively small numbers of spectators directly onto the pitch has been accepted as satisfactory in the past (Lincoln City), in the immediate future this procedure of evacuation will continue to be considered satisfactory.



MAIN SUMMARY

£

Non-Designated Grounds

Football League	Page 118	9,250,000.00
Scottish Football League	Page 179	3,258,000.00

Designated Grounds

Football League	Page 183	1,050,000.00
Scottish Football League	Page 184	250,000.00

<u>Windsor Park - Belfast</u>	Page 185	350,000.00
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TOTAL	£14,158,000.00
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S U M M A R Y

£

Non-Designated Grounds

<u>Football League</u>	Average * Attendance	Largest * Attendance		Ground Capacity
Aldershot	1980	12137	205,000.00	16000
Blackpool	5000	12500	278,000.00	17500
Bournemouth	3722	7794	484,000.00	15675
Bradford City	6600	11076	241,000.00	16000
Brentford	3987	8214	1,000,000.00	32000
Bury	3600	8000	358,000.00	16500
Chester City	1960	5000	124,000.00	20000
Chesterfield	4200	7600	171,000.00	18750
Colchester United	2077	4487	238,000.00	14000
Crewe Alexandra	2300	4760	195,000.00	12000
Darlington	4141	14237 (FA Cup Game)	250,000.00	15000
Doncaster Rovers	4103	10583 " " "	236,000.00	21173
Exeter City	2400	3925	179,000.00	17086
Gillingham	4720	8881	632,000.00	16000
Halifax Town	1412	7027 (Milk Cup)	168,000.00	12000
Hartlepool United	2355	8554	196,000.00	16000
Hereford United	3889	15777	198,000.00	16500
Hull City	8010	14750	167,000.00	32500
Lincoln City	2500	6000	123,000.00	16000
Mansfield Town	2300	9102	214,000.00	19400
Millwall	7163	16160	206,000.00	34751
Newport County	2506	5079	260,000.00	18000
Northampton Town	1927	7494	394,000.00	17000
Peterborough United	3157	5341	37,000.00	27842
Plymouth Argyle	5134	9959	194,000.00	40000
Port Vale	3500	6949	276,000.00	30000
Reading	2808	5666	59,000.00	27500
Rochdale	1400	3555	158,000.00	12642
Scunthorpe United	2200	6000	270,000.00	22000
Southend United	2200	5500	151,000.00	31975
Stockport County	2200	11500 (Milk Cup)	246,000.00	14390
Swindon Town	3021	4752	533,000.00	25000

Carried Forward

£

8,441,000.00

Summary

£

Non-Designated Grounds (continued)  
Football League (continued)

		Brought Forward		
Torquay United	1350	2891	8,441,000.00	
Tranmere Rovers	2000	4500	168,000.00	5984
Walsall	5200	11102	143,000.00	17500
Wigan Athletic	3600	10000	208,000.00	18000
York City	5544	13376 (FA CUP GAME)	136,000.00	20000
			154,000.00	13376

To Main Summary      £      9,250,000.00

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S U M M A R Y

£

Non-Designated Grounds

Scottish Football League

	Average Attendance	League Attendance		Grand Capacity
Albion Rovers	422	1100	215,000.00	9573
Alloa	1000	4209	84,000.00	8600
Arbroath	500	-	151,000.00	10938
Berwick Rangers	450	800	84,000.00	10673
Brechin City	750	5750	100,000.00	7291
Clyde	800	1147	160,000.00	25000
Clydebank	1200	2150 (now in premier league + expect 3000)	134,000.00	9950
Cowdenbeath	300	10000	141,000.00	10000
Dunfermline Athletic	2535	8656	138,000.00	11000
East Fife	1100	1500	208,000.00	10000
East Stirlingshire	256	1100	236,000.00	11000
Falkirk	1600	3000	216,000.00	22250
Forfar Athletic	1500	2200	142,000.00	under 15000
Hamilton Academical	1235	9900	187,000.00	9900
Meadowbank Thistle	800	3000	67,000.00	15000
Montrose	700	1000	171,000.00	8500
Queen of the South	750	5500	126,000.00	15800
Raith Rovers	1350	10000	231,000.00	10000
Stenhousemuir	650	1800	124,000.00	12000
Stirling Albion	800	1800	186,000.00	19000
Stranraer	350	1350	157,000.00	5000

To Main Summary £

3,258,000.00

## DESIGNATED GROUNDS

### INTRODUCTION

As stated elsewhere in this report, all clubs currently having designated grounds were contacted to ascertain the status of their existing safety certificate with a request that the Fire Officer's most recent requirements at the grounds be made known.

The level of response was generally satisfactory, replies were received from the majority of the 72 designated clubs within The Football League and The Scottish Football League together with a reply from the Irish Football Association relating to Windsor Park. Many of these had been visited recently by Fire Officers and Local Authority representatives, but, although some had been given informal indication of likely requirements, most were still awaiting formal reports.

In the general absence of these reports, assessments have been made as to the likely works required at all designated grounds.

Designated Grounds  
Football League

Fire Officer Visit

Remarks/Requirements

Arsenal	April 85 (to visit end June 85)	Generally satisfactory at April inspection - minor works required.
Aston Villa	20 May 85	Generally satisfactory - varied fire safety works required.
Barnsley	21 Jan 85	Generally satisfactory - minor works required.
Birmingham City	16 May 85	Generally satisfactory - minor works required.
Blackburn Rovers	No response	Probably major works to stand which is presently subject of review for safety.
Bolton Wanderers	12 June 85	Report to follow.
Brighton & Hove Albion	13 May 85	Generally satisfactory.
Bristol City	No response	Unknown.
Bristol Rovers	Responded no data available.	
Burnley	4 Dec 84	Generally satisfactory. Fire separation safety works required.
Cambridge United	14 May 85	Satisfactory - (all stands of fireproof construction).
Cardiff City	Jul/Aug 84	Generally satisfactory - minor works likely.
Carlisle United	5 June 85	Minor works required.
Charlton Athletic	13 May 85	Satisfactory.
Chelsea	20 May 85	Satisfactory, - minor works required.
Coventry City	5 June 85	Unknown report awaited
Crystal Palace	11 May 85	Satisfactory - minor works.
Derby County	29 May 85	Probable major works.
Everton	26 Jan 85	Unknown
Fulham	2 May 85	Satisfactory - minor works.

Designated Grounds  
Football League

Fire Officer Visit

Remarks/Requirements

Grimsby Town	16 May 85	Emergency exits, fire alarm system various fire safety works.
Huddersfield Town	6 May 85	Satisfactory - report awaited.
Ipswich Town	No response	Unknown.
Leeds United	No response	Unknown.
Leicester City	May 85	Unknown - report awaited.
Liverpool	Jan. 85 (visit end of June awaited)	Satisfactory.
Luton Town	No response	Unknown.
Manchester City	7 June 85	Very extensive works required.
Manchester United	5 June 85	Satisfactory - minor works required.
Middlesbrough	13 May 85	Unknown - report awaited.
Newcastle United	(Acknowledgment only)	Unknown.
Norwich City	28 May 85	Considerable minor works.
Nottingham Forest	Unknown	Satisfactory.
Notts County	15 May 85	Satisfactory.
Oldham Athletic	5 May 85	Generally satisfactory - minor works.
Orient	11 May 85	Generally satisfactory - minor works.
Oxford United	No response	Major construction works currently being undertaken.
Portsmouth	Early 1985	Very extensive fire and general safety works required.
Preston North End	13 May 85	Major works.
Queen's Park Rangers	13/14 May 85	Generally satisfactory - minor fire safety works required.
Rotherham United	14/15 May 85	Satisfactory.
Sheffield United	10 June 85	Unknown.
Sheffield Wednesday	Unknown	Satisfactory.
Shrewsbury Town	22/28 May 85	Unknown - awaiting report.

Designated Grounds  
Football League

Fire Officer Visit

Remarks/Requirements

Southampton	13 May 85	Satisfactory.
Stoke City	No response	Unknown.
Sunderland	17 May 85	Generally satisfactory - minor fire safety works required.
Swansea City	14 May 85	Extensive fire safety works required.
Tottenham Hotspur	No response	Unknown.
Watford	23 May 85	Generally satisfactory - minor works.
West Bromwich Albion.	16 May 85	Three stands require very extensive fire safety works to floor, roof and seats - other minor works.
West Ham United	13/18 May 85	Generally satisfactory - minor fire safety works required.
Wimbledon	Unknown	No current safety certificate - works required unknown.
Wolverhampton Wanderers	20 May 85	Unknown - report awaited.
Wrexham	27/29 May 85	Unknown - report awaited.

Estimated likely cost of works listed      To Main Summary      £1,050,000.00



Designated Grounds  
Scottish Football League

Fire Officer Visit

Remarks/Requirements

Aberdeen	13 May 85	Satisfactory
Airdrieonians	No response	Unknown
Ayr United	5 June 85	Generally satisfactory - report awaited.
Celtic	28 May 85	Generally satisfactory - minor works required.
Dumbarton	Dec. 84	Generally satisfactory - minor works required.
Dundee	Dec. 84	Satisfactory
Dundee United	3/7 June 85	Generally satisfactory - minor fire safety works required.
Heart of Midlothian	May 85	Major fire safety works required - emergency lightin fire alarm system, rewire electrical circuits etc.
Hibernian	No response	Unknown
Kilmarnock	14 May 85 5 June 85	Generally satisfactory - minor fire safety works required.
Morton	14 May 85	Various fire safety works required.
Motherwell	31 May 85	Unknown.
Partick Thistle	13 May 85	Satisfactory
Queen's Park	11 June 85	Extensive redevelopment taking place - report awaited.
Rangers	May 85	Generally satisfactory - minor fire safety works required.
St. Johnstone	No response	Unknown
St. Mirren	13/17 May 85	Generally satisfactory.

Estimated likely cost of works listed      To Main Summary      £250,000.00

Football Association

Fire Officer Visit

Remarks/Requirements

Windsor Park

1/7 June 85

*Extensive work required  
to wooden grandstand and  
bench seating, segregation  
fencing etc.*

Estimated likely cost of works listed

To Main Summary

£350,000.00