

# Outstanding unanswered ABCAT queries with the NRA

## Estates policy

Until a few years ago NRA policy was to ask S & P to negotiate rents with tenants. In the case of many of the clubs, the rental was based on a commercial ground rent basis. ABCAT knows of four cases where S & P made rent renewal recommendations. However when Andrew Mercer took over these negotiations supported by Richard Bailie, these recommendations were ignored, and the rent requested was many times higher. We understand that the theory is that since the buildings on the club plots belong to the NRA through the passage of time and laws designed for other circumstances, then the NRA must rentalise them.

We have requested clarification of this policy:-

1. What advice was received from Strutt and Parker when this new policy was implemented.
2. We have requested for S & P's comments and specific advice that allowed this new policy to be introduced.
3. Presumably Richard Bailie produced papers to get the policy changed. We need to see the proposals made by him, and the date of the trustees minutes that accepted this new policy. In particular:-
  - a. Why is it envisaged that if the NRA rentalise investment made by the clubs without compensation, why it is thought that the clubs would have any incentive to improve or develop their investment?
  - b. The trustees accept that the original leases were justified on the basis that the clubs made the original investment. As the clubs have never been compensated for their buildings cost, and have subsequently had to maintain, develop and improve their premises entirely at their own expense, why is the original basis no longer appropriate?
4. How are future club developments to be funded if the clubs are not permitted to benefit from any past investment.

The NRA's current approach to valuing clubhouse rents is unclear. It should be transparent. The NRA should write it down and publish it. In particular, the NRA should explain:

1. What are the NRA's base rentals in £/m<sup>2</sup>? What specifically are the basis of these values?
2. What modifications are made, e.g. for building size and location within Bisley?
3. What recognition is given for past and future investment?
4. What discounts are given for organisations that support the NRA charitable objectives and how are these calculated?

## Bisley Pavilion

Apart from the fact that many people are uncomfortable at the way the NRA got Shaun Hopwood out of the Pavilion, the clubs have asked and have had no answer as to the NRA's exact strategy on the Pavilion development. In view of the NRA's current rental policy, it seems entirely reasonable that they should be fully open and transparent on their plans. It's difficult to see how they are developing this site without resorting to charity funds. Therefore ABCAT are asking for: \_

# Outstanding unanswered ABCAT queries with the NRA

1. The full development budget and source of funds.
2. A projected operating budget showing that they unit will operate at a surplus after taking in a full notional rental to the NRA at landlord
3. How the unit is to be managed and who is going to be responsible for providing member references for the purpose of Home Office fire arms applications