

**REPORT TO:** The Musselburgh Racing Associated Committee

**MEETING DATE:** 7 January 2020

**BY:** General Manager

**SUBJECT:** General Manager's Report

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## **1 PURPOSE**

- 1.1 To provide the MRAC with an update on the general management of the Racecourse and any matters requiring the attention of the MRAC

## **2 RECOMMENDATIONS**

- 2.1 The MRAC is asked to note the outcome of the 2015 Rates Appeal process
- 2.2 The MRAC to consider the quotes for re-surfacing the grandstand area and the racecourse access road
- 2.3 The MRAC to consider if it wishes to give notice to Heritage Portfolio Ltd (HPL) and Heineken UK Ltd (HUK) by 31<sup>st</sup> December if it wishes to end these existing supplier arrangements on 31<sup>st</sup> March 2020.
- 2.4 The MRAC acknowledge the complaints received about the Stables café and support the transfer of the Stables Café to the new operator
- 2.5 The MRAC is asked to note that the employment tribunal to hear the claim [REDACTED] has been postponed to March 2020. ET Scotland have been asked to allocate 5 days for the hearing.

## **3 BACKGROUND**

- 3.1 Rates Appeal – Colliers did an excellent job in negotiating a reduced rateable value for the period 2017 to 2022 from £155k to £135k. The new RV appears to be accurate and correlates with Savills independent rent valuation, [REDACTED]  
[REDACTED] Please see the savings, which are detailed in the background paper 7.1
- 3.2 Re-surfacing - The tarmac around the grandstand has deteriorated significantly in the past 9 months. We have surveyed the area and have issued an initiation to tender. We have asked for quotes by 7 January 2020. It is recommended that the MRAC carry out the necessary repairs so that the new operator takes over the Racecourse in a satisfactory and safe condition.

The racecourse access road is deteriorating and the cost of maintenance is increasing. It is recommended that the MRAC tarmac the remainder of the access road.

- 3.3 HPL and HUK – each contract requires a three-month notice period to end on 31<sup>st</sup> March 2020. If notice is not given, the HPL contract will continue to 31<sup>st</sup> March 2023 and HUK to 2022.
- 3.4 We continue to receive negative feedback about the level of service Stable Staff are receiving in the Stables Café, especially now that the weather is wetter and cold and the days are shorter. The GM has raised the matter with the Chair. The Racecourse Executive believe that the new operator is best placed to operate the Stables Café on Racedays and would like the MRAC to support this position.

#### **4 POLICY IMPLICATIONS**

- 4.1 None.

#### **5 INTEGRATED IMPACT ASSESSMENT**

- 5.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy.

#### **6 RESOURCE IMPLICATIONS**

- 6.1 Financial – the financial implications of the repairs to the grandstand surface  
[REDACTED]
- 6.2 Personnel - see above.
- 6.3 Other – none.

#### **7 BACKGROUND PAPERS**

- 7.1 Appendix 1: Musselburgh Racecourse Project Savings – 2017 Reval

<b>AUTHOR'S NAME</b>	Bill Farnsworth
<b>DESIGNATION</b>	General Manager
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<b>DATE</b>	Wednesday, 18 December 2019

## Business Rates Liability and Savings 2017 Roll

*Scottish Racing Marketing Ltd*

*Musselburgh Racecourse, 3 Millhill, Musselburgh, East Lothian, EH21 7RG*

Rate Period	Original Liability at RV 155,000	Revised Liability at RV 135,000 wef 01-04-17	Saving
01-04-17 to 31-03-18	76,260.00	66,420.00	9,840.00
01-04-18 to 31-03-19	78,430.00	68,310.00	10,120.00
01-04-19 to 31-03-20	79,980.00	69,660.00	10,320.00
01-04-20 to 31-03-21 e	82,305.00	71,685.00	10,620.00
01-04-21 to 31-03-22 e	84,630.00	73,710.00	10,920.00
TOTAL SAVING up to 31/03/22 <i>'e' indicates that liability is estimated</i>			51,820.00

Prepared by

**Colliers International**