



**An enhanced arena on the Recreation Ground, Bath**

Version 1.0  
December 2006

## contents

1. Introduction
2. Executive summary
3. The status quo
4. Bath Rugby's aspiration
5. Obstacles
6. Benefits to the region
7. Future benefits
8. Issues
9. Bath Rugby's outline proposal
10. Example illustrations
11. Other options
12. Support for Rugby on the Rec
13. Bath Rugby support for local charities and schools
14. Notes
15. Contacts for further information
16. Thanks
17. Feedback form

### Appendices:

- i Review of Guinness Premiership Clubs ground arrangements

## 1. Introduction

A 'Strategic Review' has been commissioned by the Recreation Ground Trust in order to determine the future governance of the Rec. The review includes public consultation (BDOR) and investigation of all legal, property and financial viability issues (Ernst Young).

As a key stakeholder in the Recreation Ground, we have produced this prospectus in order to ensure a complete understanding of Bath Rugby's aspiration, which is:

to enhance and expand Bath Rugby's facilities in such a way that would enable the Club to remain on the Rec and to plan, with certainty, for its future as a business and as a sports club.

This document is not a planning application, and the drawings that it contains are simply outline ideas, designed to enable public debate about the principle of extending and enhancing Bath Rugby's facilities on the Rec. They should however allay concerns that people might have had over the height of the stands and the amount of space we require, which as can be seen from Figure 2 (page 13) would not preclude any current activity.

If the Strategic Review indicates that we can vary our lease, we would at that point hold a full public consultation on the design options prior to making any planning application.

We have stated that any development of the Rec proposed by Bath Rugby would adhere to the following principles:

- Any changes to the current design of the area used by Bath Rugby would be in keeping with the local area and the status of Bath as a World Heritage City.
- The overall proposed development of The Rec and our future plans will continue to support the wider community and not just the rugby-attending section of the community.
- Bath Rugby is not seeking to dominate the whole of the Rec and will continue to take account of the needs of all users and any proposed development should not have an adverse impact on how any other tenants use their space.
- The Project will be independently funded and not require funds from Council tax payers.

This is an open, public document. We will update it as and when circumstances demand or dictate that its content should evolve. I sincerely hope that it makes our position clear and helps to move the project forward.

My door is always open – whether you are a politician, a rugby supporter, an interest group or other stakeholder in the Recreation Ground. There is also a feedback form at the back of this document – and I welcome your questions and your responses to our ideas.

Bob Calleja  
Chief Executive, Bath Rugby

## 2. Executive Summary

### The status quo

A Strategic Review has been commissioned by the Council to ascertain the future governance of the Recreation Ground. From Bath Rugby's point of view this will signal whether, under Charity Law, the Club might be permitted to extend and enhance its facilities on the Rec.

### Bath Rugby's aspiration

To enhance and expand Bath Rugby's facilities in such a way that would enable the Club to remain on the Rec and to plan, with certainty, for its future.

### Bath Rugby's outline proposal

- Approximately 15,000 capacity (an increase of 4,400)
- A single, new lease allowing approximately 5% increase to Bath Rugby's current total footprint
- 3 permanent sides, 1 demountable stand
- Demolish the clubhouse and west stand, replace with new permanent stands
- Modifications to south (Hampton) stand to increase capacity
- Estimated £16m budget, privately financed
- Delivered by September 2010

### Dependencies

- Outcome and recommendations of the Strategic Review allowing renegotiation of lease and footprint
- Deliverability by September 2010
- Completion of architectural design concepts meeting key planning tests, as well as commercial feasibility
- Planning application including full public consultation
- Planning approval

### 3. The status Quo

Bath Rugby has played on the Recreation Ground continuously since 1894. In 1992 the Club was granted a 75-year lease by Bath City Council on an area of the Recreation Ground (see figure 1 below) between September and May. This allows Bath Rugby to maintain the facilities as they currently stand and to continue playing rugby on the Recreation Ground until at least 2067.

We also erect a temporary stand each year on a parcel of land outside the footprint of the long-term lease, for which we have to apply regularly for planning permission and a temporary license to use the land (see figure 1 below).

Rugby union in England is administered primarily by two bodies – the Rugby Football Union (RFU) which is in charge of the national team and Premier Rugby Limited (PRL), which represents the elite club game. Bath Rugby is a shareholder in PRL and must meet its criteria for continued participation in the professional club game.

Bath Rugby turned professional in 1995 and at that point a 75% controlling stake was bought by a private individual, Andrew Brownsword, with 25% of shares remaining with Bath Football Club Trustees Ltd.

Figure 1



- Blue line illustrates Bath Rugby's 75-year lease
- Green shading illustrates the area occupied by the temporary East stand for which Bath Rugby applies, annually, for a license
- Red line illustrates the total area of the Recreation Ground owned by the Recreation Ground Trust

#### 4. Why we aspire to expand and enhance our facilities

The reasons why Bath Rugby aspires to expand and enhance its facilities on the Rec are as follows:

- We have played on the Rec since 1894 and we regard the Recreation Ground as our established home – the Club is identified with Bath, and Bath is often identified with Bath Rugby.
- Our current facilities are simply not good enough for the 21<sup>st</sup> century. The West Stand and Clubhouse are nearing the end of their natural life and, architecturally, are not of a standard that is compatible with the local built environment. Spectator facilities such as toilets and refreshment stands are unsatisfactory due to their temporary nature. Access for people with disabilities meets current criteria but needs to be improved.
- As a sports club, we aspire to compete with the very best rugby union clubs in Europe. As a business, we aspire to a level of profitability that enables us to pursue our sporting ambitions. We believe that a capacity of 15,000 would provide us with the additional turnover to enable us to compete at the very top of the professional game into the foreseeable future (see Appendix I for a review of Premier Rugby Clubs' grounds).
- Criteria set by Premier Rugby Limited require us to achieve capacity of 15,000 by 2010 or face measures which would further damage our ability to compete professionally at the highest level.

## 5. What are the obstacles to Bath Rugby's aspirations?

As stated above, Bath Rugby has a robust lease and could simply continue to use the Rec, maintaining the status quo – though even this would require significant investment in the current facilities to ensure continued Health and Safety compliance.

This would not match our aspirations, would severely reduce our ability to compete in the Premier league of rugby and – in our opinion – would be a wasted opportunity for the City of Bath.

In order to achieve the capacity increase that we seek, we need either to significantly increase the height of the permanent stands, or to increase the footprint that we occupy. Significantly increasing the height of the permanent stands is not a desirable or viable option given the position of the ground in the City centre, and the possibility of obscuring important cityscape view-points.

The most practical, deliverable solution would be to negotiate a new lease encompassing the land covered by our long lease, the land covered by our temporary licence (the temporary East Stand), and around 5% extra land to the East of the current footprint (see figure 3 on page 14 for an example).

There are other possible configurations within the entirety of the Recreation Ground which have been investigated by the Club at various times. These all, however, entail significantly more complex legal, property and financial issues – and, in consequence, a much extended time-frame for delivery.

Any change to the status quo is, we accept, a major step for the citizens of B&NES, and the implications need extensive public consultation and careful consideration by decision-makers.

The Recreation Ground is, ultimately, public land. Our aspirations cannot be divorced from those of the many other stakeholders who have an interest in its use.

As we understand it, the key purpose of the Strategic Review is to make recommendations on the principle of development, as opposed to the specific detail of individual schemes. Even if the Review supports our aspirations we still have to gain detailed planning permission.

In order to achieve our aspirations, Bath Rugby has to convince the decision-makers – in this instance B&NES Council, the Recreation Ground Trust and the Charity Commission – to allow variations to our lease and planning permissions.

In order to convince the decision-makers, we have to convince the people of Bath and North East Somerset of the benefits of Bath Rugby's presence on the Rec, and the additional benefits that would accrue from extended, better quality facilities.

## 6. What benefits does Bath Rugby bring to the B&NES region?

We regard ourselves as an integral part of the fabric of life in Bath and North East Somerset. As well as our aims as a rugby team and a professional, commercial concern, we believe that the Club impacts positively on the lives of local people as an ambassador for the City, attracting visitors and as a catalyst for other business.

### As a business

Bath Rugby employs 102 permanent staff, 90 casual, match-day staff and provides work for a further 60 match-day stewards through an agency and has a turnover of £8m.

Bath Rugby is not a typical business, however. We provide entertainment for thousands of committed, passionate supporters. We are an active community player, and our very presence in the City benefits other businesses and community groups.

### As a community leader

The Bath Rugby Community Foundation (Charity No. 1101868) employs four full-time members of staff running a wide range of initiatives, many of which rely on our facilities at the Rec and the willing participation of our players, including:

- Write Between the Posts: literacy project
- 'Tackling Life': anger management programme
- Tag rugby programme, including special needs provision
- 'Coach the Coach': teacher training sessions
- Charity Connections: support and fund-raising for a wide variety of local charities (see full list in section 13)
- Player appearances at local schools
- Team up For Success: computer skills course for disaffected children and parents

We are also partners in the 'Playing for Success' scheme, which we host at the Bath Rugby Education Centre in the Clubhouse. This scheme supports two full-time teachers who deliver a variety of educational programmes.



### **As a catalyst for economic activity**

---

As part of any future planning application we would expect to commission an independent Economic Impact Survey. The following broad figures give some insight into Bath Rugby's impact on the local economy:

- Bath Rugby plays around 15 home 1<sup>st</sup> XV games between September-May.
- Our average attendance is 10,500 – representing 97% of total capacity
- Hotels, restaurants, pubs and shops in the centre of Bath all experience significant up-turn in business when Bath Rugby plays at home. A survey, conducted independently by Juice Recruitment, estimated that some City centre retailers experience revenue rises of over 20% on match Saturdays, compared to non-match Saturdays
- There are generally fewer visitors to Bath's other key attractions during the winter months when many of Bath Rugby's home matches take place, so Bath Rugby represents an important catalyst for visitors/spending during the off-peak season.
- We support Bath Tourism Plus with regular features in our match day programme, in order to maximise the benefits of our ability to draw visitors to the City
- As a comparison, Thermae Bath Spa, which is seen as the City's most important regeneration project of the last 50 years, expects to draw 150,000 visitors a year, and it is estimated that this will produce £20m in additional expenditure in the local economy.

### **As an emblem of the City of Bath**

---

We strongly believe that a successful, professional sports club contributes positively to civic pride, identity and community spirit, and that the players can play an important role as ambassadors for the City.

At major cup finals, as many as 30,000 people make the journey to London to support the team, and there are thousands of people who have grown up regarding Bath's ability to compete with much bigger cities as a source of great pride. As an emblem, representing the City to the outside world, Bath Rugby stands alongside the City's other key attractions such as the Roman Baths.

Whenever a home match is televised, the programme will invariably show panoramic views of the City – providing the equivalent of free TV advertising. A 30-second advertisement on national television could cost in the region of £45,000 for air-time alone.

Tourism is estimated to contribute as much some £200m to the local economy. The television exposure that results from Bath Rugby's presence on the Rec – which is seen primarily in the UK, but occasionally in other rugby strongholds such as France, Italy, South Africa and Australasia – is invaluable.

### **As a tenant on the Rec**

---

Bath Rugby is the main financial contributor to the Recreation Ground Trust through the rent that it pays under its lease and licence agreement. The Club also maintains the land that it occupies and all of the buildings, and finances a full-time groundsman employed by the Council.

## **7. Potential future benefits**

### **Future benefits: community**

An enhanced and expanded arena on the Rec would protect the current benefits and bring additional ones, including:

- Replace the unsightly West Stand and Clubhouse buildings
- Enhance the river-side walkway
- Increase the current economic benefits in proportion to the increased capacity
- Provide a new playing surface suitable for a wide range of sports in order to encourage greater use of the Rec
- Enable the continuation of all sports and activities that currently take place on the Rec
- Provide an arena suitable for a range of community events
- Improve community programmes based at Bath Rugby where there is currently a small class-room
- Develop links with the business community making use of improved meeting-room and conference facilities
- Enable further partnerships with complementary activities such as a sports injury clinic
- Complement the Vision for Bath, sponsored by B&NES Council Major Projects division

### **Future benefits: spectators**

- Increased number of covered seats
- Improved sight-lines
- Improved catering and toilet facilities
- Increased availability of tickets
- Increased availability of concession tickets (children, OAPs)
- Improved and extended access for people with disabilities

### **Future benefits: Bath Rugby**

- Certainty of tenure and ability to make future plans
- Increased revenue to support sustainability
- Improved recovery facilities for players
- Potential to build partnerships with sponsors, community groups, other sport and entertainment providers, and local businesses
- Ability to meet requirements of PRL and RFU

## 8. Issues

### Planning

---

Aside from the critical variations to the land lease – on which the whole principle of Bath Rugby's project is dependent – there are clearly a number of tests that any built intervention on the Rec must pass. These include:

- Architectural quality, size and appropriateness for the specific site – in this case within a World Heritage site
- Transportation and access
- Environmental impact

These issues are covered by planning legislation. Even if Bath Rugby were to be given permission to vary its lease by the Recreation Ground Trust, its plans would still be subject to a wide range of legislative tests.

Once again, we would stress that any plans that we allude to in this prospectus are outline only and do not constitute a planning application. There will opportunities to contribute fully to the design process should we be given permission to proceed further with our plans.

### Rugby-related

---

As with any organisation or business, the future cannot be predicted with absolute certainty, and this gives rise to valid questions relating to Bath Rugby's aspiration to develop a permanent horse-shoe arena with a capacity of 15,000.

**Why 15,000?:** We currently sell out our capacity of 10,600 on a regular basis without offering anything like the proportion of concession rates, or the marketing activity that other clubs invest. We are confident that we can build up a regular attendance of 15,000 over the next 5-10 years. Attendance at Club rugby has been on an upward curve in recent years, and the exposure and popularity of the game in general will be boosted again when the Rugby World Cup takes place in autumn 2007 in France, Wales and Scotland.

**What happens if Bath is relegated?:** We can offer no guarantees while the RFU mandates that there must be promotion and relegation between the top divisions of rugby. However, the nature of a horse-shoe proposal means that capacity can be modified downwards if a large proportion were to remain unused. We certainly feel that it will be more difficult to maintain our top-flight status if we do not have the increased income that would result from increased capacity.

**What happens if rugby union continues to grow, and 15,000 becomes inadequate?:** If, at some point in the future, we felt that capacity were inadequate, it might be possible to gain planning permission for a revamped South (Hampton) Stand.

## 9. What is Bath Rugby's proposal?

In putting forward our proposals, it is essential that they are recognised as being outline ideas that we would expect to improve over time. We do not have certainty that we will be allowed to extend our facilities, even in principle, and so we are not in a position to finalise any of the various schemes that have been put forward by the architects with whom we are working. Also we do not presume to have a monopoly on proposals for the future use of the Recreation Ground. This document is not a planning application. Its purpose is to enable those people who are consulted in the Strategic Review, to understand and respond to our deliverable aspirations.

In broad terms, we would like to:

- increase capacity to 15,000
- demolish the Clubhouse and the West Stand
- build a permanent, integrated structure on the site of the current Clubhouse and West Stand, and modify the Hampton Stand
- create a new, demountable East Stand
- install a playing surface suitable for a variety of sports
- renegotiate our lease and request permission to extend our total footprint by around 5%. This would imply an increase of the proportion of the total charitable land that the arena occupies from approximately 28% to 29.5%

### Architecture

---

We are fully committed to working up options step by step with relevant bodies including B&NES Planning Services and English Heritage to ensure we find a solution that fits in with Bath's status as a World Heritage site. We have been working with a number of architects, including HOK Sport, one of the world's leading architectural practices, which specialises in designing sports stadia, to build feasible proposals that meet our aspirations, and pass the various statutory planning tests, including those related to Bath's status as a World Heritage site.

### Funding

---

Bath Rugby's plans have been estimated at about £16m. We anticipate securing this sum through a combination of: commercial debt; partners not requiring primacy of tenure; applications to bodies including Sport England, Premier Rugby, the South West Regional Development Agency; debenture sales; committed private donations; and appropriate commercial activities (please note this does not imply hotel or residential accommodation). As noted before no funding from B&NES Council is required.

### Timing

---

The scheme that we have outlined in this document is practical and deliverable within the timeframe that we have set ourselves for improving and enhancing our facilities. We have been advised that, from a successful planning application through to completion the 'horseshoe' scheme would take about three years. If we have certainty of lease and planning by the end of 2007, there is every possibility that we could be playing in a new arena by 2010.

## 10. Example illustration: figure 2

Please note that these images have been designed for illustrative purposes only. Bath Rugby has made no application for planning permission based on these or any other drawings. Should the Recreation Ground Trust agree, in principle, to allow Bath Rugby to extend and enhance its facilities, more options, detailed drawings and designs would be produced and made available in a full public consultation.

Figure 2

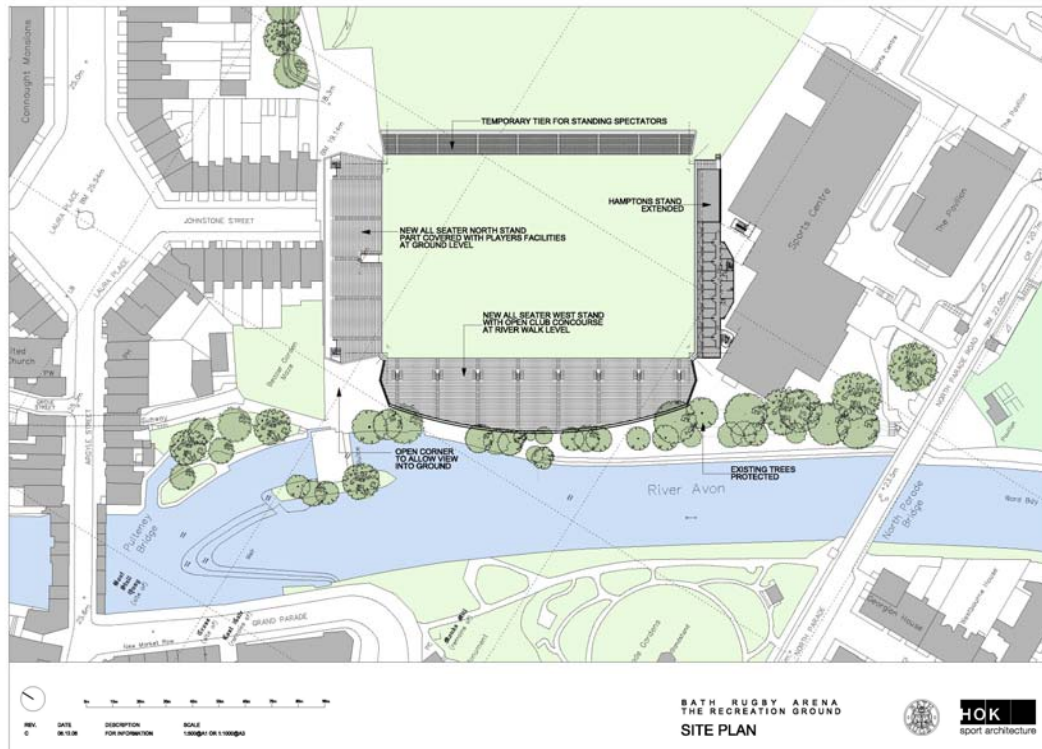
Recreation Ground: option for discussion, December 2006

*Insert scheme in plan, but including entire Rec, and showing cricket oval*

Note: in this example, to achieve a capacity of 15,000 requires Bath Rugby's total footprint to be extended by around 5%, implying an increase of the proportion of the total charitable land that the arena occupies from approximately 28% to 29.5%.

## 10. Example illustration: figure 3

Figure 3



Recreation Ground: option for discussion, December 2006

Note: in this example, to achieve a capacity of 15,000 requires Bath Rugby's total footprint to be extended by around 5%, implying an increase of the proportion of the total charitable land that the arena occupies from approximately 28% to 29.5%.



## 10. Example illustration: figure 4

Please note that these images have been designed for illustrative purposes only. Bath Rugby has made no application for planning permission based on these or any other drawings. Should the Recreation Ground Trust agree, in principle, to allow Bath Rugby to extend and enhance its facilities, more options, detailed drawings and designs would be produced and made available in a full public consultation.

Figure 4



Recreation Ground: option for discussion, December 2006

Note: in this example, to achieve a capacity of 15,000 requires Bath Rugby's total footprint to be extended by around 5%, implying an increase of the proportion of the total charitable land that the arena occupies from approximately 28% to 29.5%.

10. Illustration: figure 5

Figure 5



Recreation Ground: view to match Figure 4



## 11. Other options

### On the Rec

An alternative development of the Recreation Ground has been mooted by the Bath Sport Group, which is independent of Bath Rugby. Their proposal involves demolishing the existing leisure centre, the Pavilion and all of the current Bath Rugby facilities including the Hampton Stand. The proposal is dependent on Bath Rugby and B&NES Council's participation.

At present we do not have any evidence that Bath Sport Group's ideas are deliverable.

We do not rule out committing to this or any other scheme in the future that can be shown to pass key tests of land availability, financial viability, and planning acceptability, as well as Bath Rugby's practical requirements in terms of primacy of tenure, facilities, capacity and timing.

### Off the Rec

A number of sites have been suggested to Bath Rugby for a new stadium. Some of these – such as Western Riverside – have been, to all intents and purposes, eliminated.

We remain committed to pursuing, at least until the end of 2007, an acceptable solution that enables us to remain on the Recreation Ground. As any organisation would, we have explored contingency options, and we will continue to do so until such time as a definitive decision on the Rec is known. However, there is no 'stand-out' option which ticks as many boxes as the Recreation Ground. This increases our commitment and determination to seek an appropriate solution on the Rec and secure the future of community sport within the City of Bath.

We acknowledge that there are very few people who actively wish to banish Bath Rugby from the Recreation Ground. However, our reality is that an acceptance of the status quo would sooner or later preclude Bath Rugby's participation in top-flight sport.

We firmly believe that to remove Bath Rugby from its home of over 100 years, would constitute a far more radical change to the fabric of this City than the development and enhancement of the existing facilities to which we aspire.

## 12. Support for Bath Rugby

Support for Bath Rugby's aspiration to remain at the Recreation Ground has been expressed by more than 20,000 people who have signed a supporters club petition<sup>1</sup>, MPs Don Foster and David Heath, our principal sponsor Helphire Group and many other local businesses, and local and national media including the Bath Chronicle.

<sup>1</sup> Wording of petition as follows:

'We, the undersigned, believe that the presence of Bath Rugby on the Recreation Ground is an integral part of the fabric of the City and contributes positively to the quality and variety of life in the Council district in many ways. We further believe that Bath Rugby should be enabled and encouraged to develop and improve the facilities on the Recreation Ground in a way that is not only to the benefit of the residents of Bath and the wider community but in keeping with the covenant in the Trust Deed, and that any building should be of a quality and scale that complements and enhances its environment and the status of Bath as a World Heritage City.'

### 13. Schools and charities that Bath Rugby has supported

<b>Charities</b>	
Marie Curie Cancer Care	Weston Spirit South West
The Prince's Trust Bath	RUH Forever Friends Appeal
Wessex MS Therapy Centre	Wooden Spoon Society
Age Concern	Hope & Homes for Children
Rotary Club of Bath	R I C E – St Martins Hospital, Bath
A-T Medical Research Trust	RAF Association
Victim Support Avonvale	LUPUS UK SW Region
Guide Dogs for the Blind Association	Bath MENCAP
The National Autistic Society	British Heart Foundation
National Ankylosing Spondylitis Society	Meningitis Research Foundation
The Rotary Club of Bathavon	Anthony Nolan Trust
Bath Air Cadet Band	The Friends of Bath & District Samaritans
Army Benevolent Fund	Bath Lions Club
Headway Bath & District	C L I C
Headlines	Leonard Cheshire Foundation
The Genesis Trust	DebRA
Crossroads Caring for Carers	Friends of Clover House
The Rainbow Centre	Margaret Coates Centre
Triumph Over Phobia	Bath Cancer Unit Support Group
British Paralympic Association	Dorothy House Hospice Care
Parkinson's Disease Society	Children's Hospice South West
The Friends of Alzheimer's Support	Southside Family Project
NSPCC	MacMillan Cancer Relief
Fight for Sight	
<b>Schools</b>	
Bath Rugby Community Foundation has worked with more than 100 schools in Bath & North East Somerset, and 70+ in Wiltshire.	

## 14. Notes

Recreation Ground Trust	In 2002, the High Court declared that the Recreation Ground, although owned by the Council, was subject to a charitable trust, whose priorities had to be determined separately from those of the Council. In line with this ruling, B&NES set up a cross-political-party Recreation Ground Trust Board. The trustees are currently three Council Members.
Charity Commission	<p>The key decision-maker regarding the future of the Recreation Ground is the trust that was set up by B&amp;NES – <i>the Recreation Ground Trust</i>. Any decisions that the trust makes must comply with charity and trust law.</p> <p>The Charity Commission is the statutory body charged by the Government with the regulation of charities in England and Wales and would therefore rule on any actions by the Trust which were challenged by a member of the public or any other party.</p>
Strategic Review	A Strategic Review has been commissioned by the Recreation Ground Trust in order to establish clear guidelines regarding the governance of the Rec. This comprises public consultation and reviews of legal and financial issues.
Covenant	In 1956 the directors of the Bath and County Recreation Ground Company – of which Bath Rugby was a tenant – sold the land to the Corporation of Bath, subject to a covenant within the deed of sale. The newly created Recreation Ground Trust has the task of interpreting and applying that covenant relating to the use of the land – hence the current Strategic Review.

## 15. Where can I find other information about the Recreation Ground?

Organisation	Role	Address	Website
Bath & North East Somerset Council	Sole trustee of the Recreation Ground Trust.	The Guildhall, 1 The High Street, Bath, BA1 5AW	<a href="http://www.bathnes.gov.uk">www.bathnes.gov.uk</a>
Bath Recreation Ground Trust	Governance of the land transferred to the Council under the 1950 Recreation Ground covenant.	c/o The Guildhall 1 The High Street, Bath, BA1 5AW	<a href="http://www.recreationgroundtrust.org.uk/">www.recreationgroundtrust.org.uk/</a>
Bath Rugby	Leaseholder of a parcel of land within the Recreation Ground.	11 Argyle Street, Bath, BA2	<a href="http://www.bathrugby.co.uk">www.bathrugby.co.uk</a>
BRSC	Official supporters' club	n/a	<a href="http://www.allez-bath.co.uk">www.allez-bath.co.uk</a>
ERE	Unofficial supporters' website	n/a	<a href="http://www.bathrugbyere.co.uk">www.bathrugbyere.co.uk</a>
BDOR	Contracted by the Council to carry out public consultation	The Wool Hall 12 St Thomas St, Bristol BS1 6JJ	<a href="http://www.bdor.co.uk">www.bdor.co.uk</a>

## 16. Thanks

Bath Rugby would like to express its thanks to all those who have supported the campaign to keep Bath Rugby at the Rec and particularly those from Bath Rugby Supporters' Club and ERE who have given their time voluntarily to collect more than 20,000 names on the petition.

## 17. Feedback form

This is an open, public document that we have produced to assist the Strategic Review. We will update it as and when circumstances demand or dictate that its content should evolve. If you have any questions that arise from reading this document, please send them to us and we will endeavour to answer them in future versions.

Your questions:

.....

.....

.....

.....

.....

.....

.....

.....

If you would like a direct response, please supply your name and contact details:

Name.....

Address.....

Email.....

Please send to:

Bob Calleja, Chief Executive, Bath Rugby, 11 Argyle Street, Bath, BA1  
Fax: 01225 325201  
Email: bob.calleja@bathrugby.com

## Appendix i

### Guinness Premiership Clubs: ground status and development plans

	<b>CURRENT CAPACITY</b>	<b>06/07 AVE ATTEND</b>	<b>DEVELOPMENT PLANS</b>
<b>Bristol</b>	<b>11,976</b>	10,621	Ground share at Bristol Rovers, who have plans to develop. Can play one-off games at Bristol City ground - 21,000.
<b>Gloucester</b>	<b>12,500</b>	11,553	Plans have been mooted to rebuild one stand - which would take attendance over 15k - more detail expected by end of 06/07 season.
<b>Leicester Tigers</b>	<b>16,815</b>	16,803	Have purchased freehold of Welford Rd with view to developing ground to 25k+ over 10 years.
<b>London Irish</b>	<b>24,100</b>	8,508	Ground share with Reading FC. First class stadium which meets all criteria but no primacy of tenure.
<b>London Wasps</b>	<b>10,000</b>	7,892	Ground share with Wycombe FC. Plans to develop and increase capacity to 15k announced July 2006 to include new access road. No timescales confirmed.
<b>NEC Harlequins</b>	<b>12,700</b>	10,212	Have recently developed one stand at cost of £8m to take capacity to 12,700. Outline plans to develop another stand to take capacity up to around 14k.
<b>Newcastle Falcons</b>	<b>10,200</b>	7,215	Have recently developed ground - now all seater and covered. No plans for further development.
<b>Northampton Saints</b>	<b>13,500</b>	13,407	One further stand to develop to take capacity to 15k+.
<b>Sale Sharks</b>	<b>10,641</b>	9,466	Ground share with Stockport County (owned by chairman of Sale Sharks). No development plans at present.
<b>Saracens</b>	<b>19,108</b>	7,087	Ground share with Watford. Large though old fashioned stadium - no plans for development.
<b>Worcester</b>	<b>10,221</b>	9,622	Have recently increased capacity to over 10k - plans to increase further to 13,200 by 2008.
<b>Leeds Tykes</b>	<b>18,000</b>	N/A	Currently top of National One, next division below Premier rugby.