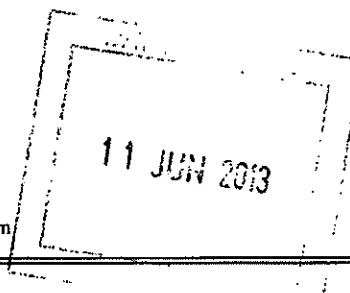




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Pub Co
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5th June 2013

Rt Hon Dr Vince Cable
Secretary of State for Business, Innovation and Skills
Dept for Business, Innovation and Skills
1 Victoria Street
London
SW1H 0ET

Dear Sir

Re: Government Consultation Pub Companies and Tenants April 2013

G Oakley & Sons Ltd has been trading since 1954. We started as a small family business and have enjoyed a steady controlled growth since. Nearly all our contracts are leisure industry related and over the years we feel we have gained a wealth of knowledge and experience in our field some of which can be attributed to Punch Taverns and Estates.

We currently employ 38 management staff. Our records show that as of today we have in excess of 200 active suppliers servicing our contracts combine this with thousands of hours of labour that are supplied to us via 3 labour agencies all nationally. These people are benefiting in some way thanks to us procuring Punch refurbishment contracts.

Our company has worked alongside Punch Tavern Estates for at least 14 years during which time we have been part of the successful procurement and standard services that Punch has provided for their partners and through various schemes encouraging new partners to enter the business which invariably involves building works. We are all aware of the ever increasing number of boarded up licensed properties in England and Wales.

In our opinion Punch as a company are continually improving the image of the pub trade that currently exists by striving to improve their properties.

Our involvement with building refurbishment contracts involves us witnessing first hand Punches continual commitment to secure the best deal for their partners and deliver good quality developments to give their partners the best opportunities to succeed in business.

At every contract we have noted that Punch go the extra distance to instruct last minute instructions/additions to the contract nearly every time instigated by the partner and have always been swift to respond to any issues post contract to support their partners.



Punch have tried to ensure that their sites are well maintained and often at great expense. Water, Gas and electric supplies are upgraded to facilitate smooth running after handover.

Given the above if Punch were to downsize due to government intervention it would possibly impact all the way through our supply chain, added to this, being a bona fide registered company paying all tax, VAT and contributions, we wonder if the procurement process that Punch employ at the moment were to disappear, would that not open up opportunities for cash in hand bar room builders to flourish.

We as a company enjoying a long established working relationship with Punch are seriously concerned that the government are taking a blinkered view and not considering the long and far reaching consequences of this consultation.

Punch Taverns have I believe around 4,500 public houses nationwide and we have fulfilled contracts in a proportion of these ranging from 2 miles to 260 miles distance from our base. Punch's procurement processes ensure the improvement work carried out on their partnered properties is both correctly managed CDM wise with Health and Safety, professional designers, structural engineers and building managers and carried out to current industry standards by competent Contractors. All our site staff being trained in asbestos awareness, CSCS cardholders and G Oakley & Sons Ltd itself, belonging to numerous trade certified bodies such as NICEIC, ECA, FMB, Altius, OFTEC, Gas Safe, Construction line and CHAS. As mentioned earlier regarding possible ramifications to HMRC's revenues and possible black market illegal business activities, there may be an impact on both the quality and safety of works carried out on Public Houses.

If tie in were to be removed this may well lead to tenants basing their procurement of building services on financial only reasons with no considerations to possible quality, experience or safety issues or possibly being unfortunate to employ a non-competent contractor with no recourse to their landlord as they do now with the Partnering system.

Punch also use their extensive industry experience to ensure each pub has just the right offering for its location, its local customers and the competitive environment. Hence every Punch pub has its own unique atmosphere, design based on its location, the local customers and, of course, the person running it, a resource which hopefully ensures successful business opportunities for their tenants. I just wonder how much Punch will be willing to invest in the infrastructure or development of their Public House properties should the landlord/tenant tie in be abolished.

Yours faithfully

On behalf of G Oakley & Sons Ltd