

# ASJ Facilities Building Management LTD

6 GATEHOUSE TRADING PARK  
WOODBURN ROAD  
SMETHWICK  
WEST MIDLANDS  
B66 2PU

Pubs Consultation  
Consumer and Competition Policy  
Department for Business, Innovation and Skills  
3rd Floor, Orchard 2  
1 Victoria Street  
Westminster  
SW1H 0ET  
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TEL: +44 (0) 121 555 8118  
FAX: +44 (0) 121 555 7853

EMAIL: [info@asjfacilities.com](mailto:info@asjfacilities.com)

Dear Sir,

ASJ are a small - medium sized Facilities Building Management Ltd company with 39 employees. We have been operating for numerous years working with Punch Taverns. Many of our existing employees are in work because of our connections and contracts with Punch Taverns and the like.

From a Maintenance providers view, If the proposal was to go ahead the size of Punch Taverns would be greatly diminished due to the Beer tie, this would in turn have a catastrophic effect on revenues available for maintenance issues that arise.

In our experience, Tied Landlords have a better response to maintenance issues whether planned, cyclical or reactive, because of Punch being able to secure responsive / reactive times to ensure that the Landlords breakdowns or maintenance issues are resolved within an agreed time period and within a known cost parameter.

Whilst Punch will negotiate our contracts strongly, we are assured of a steady, sustainable rate of business – should your Bill go through we would be extremely concerned that this work would be seriously at risk – and a Free Landlord would be open to having to start a procurement process where they would have no comfort in knowing that the work being undertaken would be backed up by a governing organisation, ensuring accredited tradesmen and contractual sanctions.

Punch Taverns, as a responsible owner, and have a vested interest to ensure that their establishments are maintained and presented in the best possible condition for the customers - which is certainly to the advantage of the Tied Landlord.

Should your Bill go through, the impact on Punch Taverns and hundreds of Maintenance companies such as ours would be immense. Therefore whilst trying to impose Government rulings on issues deemed as slightly unfair, you would be putting thousands of people out of work, and increase the burden of the ever decreasing working population, through loss of Tax revenue and an increased payout in the benefit system.

We urge you to consider the consequences in your consultation process.

Regards

Robert Morris

Contracts Manager

