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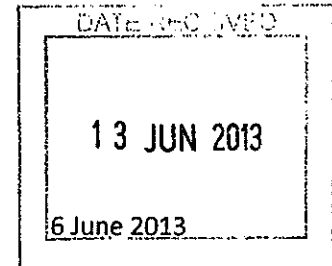
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Rt Hon Dr Vince Cable
Department of Business, Innovation & Skills
1 Victoria Street
London
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Dear Sir

Government Consultation : Pub Companies and Tenants : April 2013

We are writing in response to the above mentioned Consultation Paper and wish to express our concern regarding Government proposals to weaken the tied tenant relationship with their Landlord supplier Companies.

Our Company has, over very many years, repaired and maintained licensed properties on behalf of a number of Pub Companies including Enterprise Inns and, more recently, Punch Taverns and, during that time, has gained considerable insight into these operations. Over this time, our Company has attended over 500 establishments, mainly in the South West and South Wales, and has first-hand knowledge of the manner in which licensed premises Estates are maintained.

Our concern relates to the manner in which these properties may be maintained in future if the principal Landlord Companies can no longer control or order the periodic maintenance of the fabric of the Licensed Estate and this is left to individual tenants to determine. This will leave those less scrupulous the opportunity to short-cut or effect patch or temporary repairs at the expense of proper maintenance programmes, often using 'black economy' cash labour rather than established, experienced, professional concerns operating visibly in the real economy, potentially leading to job losses within legitimate contracting firms.

All buildings require maintenance and licensed properties, because of their heavy usage, require particular attention. It is not in the interest of local authorities, the country or the superior Landlords in particular to allow a situation whereby establishments may suffer want of repair through the weakening of the tenants' obligations which Government proposals appear to permit.

We should be grateful if you would take our views into account in your overall consideration of the Responses to the Proposals.

Yours faithfully

R Callow
Managing Director

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