

Question	POB Response	Additional Response Space
Section A - Estate data and renewals		
Total number of Pubs Code Agreements at the beginning of the reporting period (1 April 2021).	3134	
Total acquisitions - that fall under the Pubs Code - during this reporting period.	0	
Additional tied pubs - that were already owned - during this reporting period.	30	
Total number of tied pubs - from this reporting period - that are no longer tied but still owned by your POB.	173	
<ul style="list-style-type: none"> • Of which, are now part of your POB's managed estate. 	65	
Total disposals during this reporting period.	82	
<ul style="list-style-type: none"> • Of which, were to another POB. 	0	
<ul style="list-style-type: none"> • Of which, were sold to a person who is not a landlord of 500 or more tied pubs. 	67	
<ul style="list-style-type: none"> • Of which, were permanently closed or disposed for other use. 	15	
Total number of Pubs Code Agreements at the end of the reporting period (31 March 2022).	2909	
<ul style="list-style-type: none"> • Of which, how many are: 		
<ul style="list-style-type: none"> • Agreements contracted into the Landlord and Tenant Act 1954. 	1116	
<ul style="list-style-type: none"> • Agreements not contracted into the Landlord and Tenant Act 1954. 	1485	
<ul style="list-style-type: none"> ▣ Short agreements under regulation 14. 	41	
<ul style="list-style-type: none"> ▣ Tenancy at Wills (TAW's) in occupation for a period of 12 months or more. 	267	
<ul style="list-style-type: none"> ▣ Qualifying Investments under regulation 56. 	11	
Total number of franchise agreements at the end of the reporting period (31 March 2022).	0	
<ul style="list-style-type: none"> • Of which, those that fall under regulation 55 	0	
<ul style="list-style-type: none"> • Of which, those that fall outside the Pubs Code Agreement 	0	
Total number of Pubs Code Agreements that ended during this reporting period.	746	Excludes Tenancy at Will's and One Year Tenancies (Short Agreements) Includes 556 substantive agreements that came to a natural term end at the end of a fixed term.
Number of legal surrenders.	158	
<ul style="list-style-type: none"> • Of which, the tenant was in place for: 		
<ul style="list-style-type: none"> • Less than 1 year. 	26	
<ul style="list-style-type: none"> • Between 1-2 years. 	36	
<ul style="list-style-type: none"> • Between 3-5 years. 	36	
<ul style="list-style-type: none"> • 6 years or more. 	60	
Number of forfeitures.	32	
<ul style="list-style-type: none"> • Of which, the tenant was in place for: 		

• Less than 1 year.	3	
• Between 1-2 years.	15	
• Between 3-5 years.	3	
• 6 years or more.	11	
Number of assignments.	25	
• Of which, the tenant was in place for:		
• Less than 1 year.	0	
• Between 1-2 years.	0	
• Between 3-5 years.	2	
• 6 years or more.	23	
Number of abandonments.	20	
• Of which, the tenant was in place for:		
• Less than 1 year.	3	
• Between 1-2 years.	7	
• Between 3-5 years.	2	
• 6 years or more.	8	

Total number of regulated tenants with a <i>contractual right to renew</i> (as of 31 March 2022)	46	
Number of tenants who actually exercised their right to renew.	3	
• Of which, the POB consented.	3	
• Of which, the POB opposed.	0	
Number of renewals under the Landlord and Tenant Act 1954 during this reporting period.	6	
Number of Section 25 Notices issued	16	
• Of which, those opposing a new tenancy.	15	
• Of which, those proposing a variation of the terms.	1	
Number of Section 25 Notices served after MRO notice received.	1	
Number of Section 26 Notices opposed.	14	
Number of Section 26 Notices unopposed.	5	
Number of Landlord and Tenant Act 1954 court proceedings where the POB relied in whole or in part on an intention to take the pub back into occupation.	10	
• Of which, the number of objections to a new tenancy that were upheld.	1	
• Of which, the number of objections to a new tenancy that were dismissed.	0	
• Of which, are still ongoing?	7	

New tenants and agreements within this reporting period		
Number of actual new tenants / legal entities (i.e. not tenants / legal entities that have previous or existing arrangements with your POB) that fall under the Code.	338	

Number of new tied-tenancy agreements.	930	
Number of tied-tenancies that were previously under the Landlord and Tenant Act 1954, but no longer fall within this Act.	3	

Rent proposals		
Total number of rent proposals provided in this reporting period.	672	
• Of which, those under regulations 15(2-5).	6	
• Of which, those under regulation 15(6).	0	
• Of which, those under regulation 15(7). - where the POB notifies the tenant of a proposal to negotiate a new agreement	665	

Rent assessment proposals		
Number of rent assessment proposals provided under regulation 19(1)(a) - a rent review required under the terms of a tenancy or licence of a tied pub.	295	
Number of rent assessment proposals requested under regulation 19(2)(a) - 5 years, of which those:	5	
• Provided	3	
• Rejected	2	
Number of rent assessment requests under regulation 19(2)(b) - significant increase in price, of which those:	0	
• Provided	0	
• Rejected	0	
Number of rent assessment requests under regulation 19(2)(c) - trigger event, of which those:	0	
• Provided	0	
• Rejected	0	

Market Rent Only (MRO)		
Number of MRO Notices received, of which those:	87	
• Accepted	74	
• Rejected	13	
• Withdrawn	0	
Number of MRO Notices received under regulation 24 – significant increase in price, of which those:	0	
• Accepted	0	
• Rejected	0	
Number of MRO Notices received under regulation 25 – trigger event, of which those:	2	
• Accepted	0	
• Rejected	2	
Number of MRO Notices received under regulation 26 – renewal of a pub arrangement, of which those:	14	

• Accepted	10	
• Rejected	4	
Number of MRO Notices received under regulation 27 – rent assessment or an assessment of money payable in lieu of rent, of which those:	69	
• Accepted	64	
• Rejected	5	
Number of full responses to rejected MRO Notices issued.	14	
Number of full responses to accepted MRO Notices issued.	85	
Where a MRO Notice has been accepted; those that resulted in:		
• Free-of-tie arrangements that are:		
• New agreement - including short term agreements.	33	
• Deed of variation.	22	
• New tied arrangements that are:		
• Agreed by new agreement.	16	
• Other new tied arrangements (rent or other terms).	22	
• Tied tenant departure from the pub.	21	
• Other outcomes.	5	
• Ongoing – yet to be concluded.	67	
Length of MRO tenancies initially offered by POB		
Minimum period (in months)	2	
Maximum period (in months)	149	
Most commonly offered length of period (in months)	87	this is based on the average
Length of MRO tenancies requested by tenants		
Minimum period (in months)	60	
Maximum period (in months)	240	
Most commonly offered length of period (in months)	180	this is based on the average
Length of MRO tenancies agreed		
Minimum period (in months)	7	
Maximum period (in months)	240	
Most commonly agreed length of period (in months)	95	this is based on the average
Independent Assessors		
Number of Independent Assessor appointments, of which those:	26	
• Jointly agreed with the tenant.	26	
• Appointed by the PCA.	0	
Number of cases where rent was determined by the IA	25	
Number of Independent Assessors determinations challenged under:		

• Regulation 37(10)	1	
• Regulation 37(11).	0	

Buildings Insurance		
Number of tenants requesting to price match their building insurance.	35	
• Number of occasions when you have agreed in writing that any difference is not payable by the tenant under regulation 46(5).	3	
• Number of unsuccessful price match requests.	32	26 of these were where a publican did not submit a formal request following an initial enquiry.
Number of occasions when you have purchased the tenant's alternative policy.	0	

Gaming machines		
Number of new Pubs Code tied agreements, including renewal, in which:	936	
• The tenant elects in the tenancy or licence agreement to have a gaming machine, and are required to purchase or rent this from your POB or a nominated supplier.	0	
• The tenant has entered into a side agreement to purchase or rent a gaming machine from your POB or a nominated supplier.	919	
• The tenant has sourced a free-of-tie machine agreement with a third-party supplier.	0	We do not hold this information.
• The tenant has chosen not to have a gaming machine.	18	

Sale of freehold or long leasehold		
Number of notifications under regulation 49(2).	24	
On how many occasions has your POB relied upon the exemption in regulation 49(3)?	0	