

Our ref 303D/AH07/DR23/026369/26212
Your ref

Strictly private and confidential

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Dear Sirs

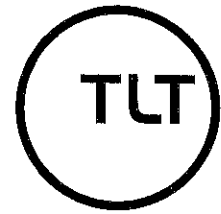
Assets of Community Value - New Inn, 10 Doctors Hill, Bourneheath B61 9JE

Your letter dated 9 May 2016, addressed to Punch Partnerships Limited, has been forwarded to us. We act on behalf of Punch Tavern Plc and subsidiary companies who own the above property.

The property is registered with title number WR38837 and the registered owner is Punch Partnerships (PTL) Limited. My client does have the following comments on the nomination:

- 1 There is an alternative public house in very close proximity to the property and provides an alternative amenity. My client's view is that the other pub in the village is a more popular, successful venue for the community and for that reason trade at the above property has struggled for many years. This is evidenced by the frequent turnover of licensee at the property. On the basis that there is an alternative amenity my client believes that the pub, in itself, does not further the social well-being or social interest of the community as a whole.
- 2 My client has been openly marketing the sale of its freehold interest in the property for some time and continues to do so. To date, no local group or individual has formulated any offer to acquire the property as a trading public house and, in the circumstances, my client has concerns that the listing of the property will not achieve the intention of offering the community group the opportunity to bid for the pub as they have had an opportunity to do so already and have failed to do so.

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My client would be grateful if these points would be considered when the nomination for listing is reviewed. In the event that my client is unable to progress with a sale of the property, as a trading pub or otherwise, as a result of the listing the property as an asset community value then my client will reserve its position with regard to a claim for compensation or loss.

Yours sincerely

A handwritten signature in black ink, appearing to be 'A Harper', written in a cursive style.

Andrew Harper
Legal Director
for TLT LLP