



Ref: RW: 03163282

3 June 2013

Mr Paul Avery  
Chairman of Lyonshall Parish Council  
Wildwood  
Lyonshall  
Kington  
Herefordshire HR5 3LS

Dear Mr Avery

Thank you for your letter dated 7<sup>th</sup> May, addressed to Mr A Porter and which has been passed to me to respond. Thank you also for your understanding in the time taken to respond.

Following receipt of your correspondence I have spoken to our local Operations and Property Team in order to familiarise myself with the circumstances at the Royal George in Lyonshall.

Punch Taverns invests over £40m each year in our estate and we believe we offer sustainable returns for our partners and shareholders but, as with all businesses, we do have to make choices when deciding where best to invest.

Following a review of the Punch estate in 2011, a number of pubs were identified as sites that do not fit our business model in the long term and were earmarked for sale over a period of five years. I can confirm that the Royal George is one of these sites.

With this in mind, Punch Taverns do not have any plans to make a substantial investment in the Royal George. However, we do take our repair liabilities very seriously and in light of the potential health and safety issues you have raised, I have asked our local Property Manager to arrange a site visit.

With regard to our intention to sell the property, we would welcome any offers from interested parties based on the current condition of the property. As with any business, we must seek to achieve the best possible return from any sale and will therefore consider all options available.

Yours sincerely

A handwritten signature in blue ink, appearing to read "David Pawson", with a long horizontal flourish extending to the right.

David Pawson  
Central Operations Manager

Punch Taverns is a trading name of Punch Partnerships (PTL) Limited Reg No. 3512363, Punch Partnerships (PML) Limited Reg No. 3321199, Punch Partnerships (PGRP) Limited Reg No. 3988664 and Punch Taverns (Services) Limited Reg No. 4221944. Each of these companies noted above is registered in England and Wales and has its Registered Office as: Jubilee House, Second Avenue, Burton upon Trent, Staffordshire DE14 2WF.