

PUB GOVERNING BODY LTD

Meeting Report of a meeting of the board of directors of the Company held at BBPA Offices, Brewers' Hall, Aldermansbury Square, London, EC2V 7HR on Friday 14th March 2014 at 11 am.

Present:

Bernard Brindley (Chair)

George Barnes

Mike Clist

Brigid Simmonds

Jim Cathcart

Kate Nicholls

Nick Griffin

Tim Hulme

Martin Caffrey

Bill Sharpe

In attendance: Mikayla Lettin

Minutes of the Pub Governing Body Board Meeting held on 15th January 2014

It was CONFIRMED and clarified that no one organisation could issue a response to a press statement on behalf of the Pub Governing Body as a whole. However, this does not prevent or restrict, in any way, the individual organisations commenting on press stories from their organisations were they are so approached.

With the above amendment implemented, the minutes of the meeting held on 15th January 2014 were AGREED and APPROVED as constituting an accurate reflection of the discussions and decisions that took place.

PR and Communication

The Board reviewed a report on the Company's PR carried out by a PR Company. At the meeting the report and a proposal for services were circulated, with the Board in AGREEMENT to defer any decision making until a future meeting providing the Directors with the opportunity to consider the proposal in full.

IT WAS REAFFIRMED that in the absence of instructing a PR Company to assist with press statements and where the Company are put under time constraints to issue a response, three nominated representatives of the Board would draft the response. This would then be circulated to the Board of Directors for comment and approval. Upon Board approval the response will be issued to the relevant media organisation.

Pub Company Annual Audit (Update)

The Board, having circulated the audit to those Landlord Companies who are to take part in the audit later this year, reviewed the comments received with regards to their ability to complete the form. The Board noted each comment made and requested that these be responded to by the secretariat.

The Board AGREED to incorporate some minor amendments where they enhanced the audit following the feedback received by the Landlord Companies.

Tenant/Lessee's right to request a reasoned determination in PIRRS cases

The Chairman requested that the Board consider correspondence received from users of the services who were experiencing difficulties in exercising their right to request a reasoned determination. Issues experienced have included negativity towards a request for a reasoned determination from the Landlord Companies involved and/or ascertaining whether the Landlord Company are prepared to financial contribute towards the cost of the determination. As a result of the discussions that took place the following decisions were AGREED:

- Landlord Companies are not permitted to refuse a tenant a reasoned determination, the process is tenant-led therefore they have the right to make such a request;
- The Landlord Companies do not have to pay for a reasoned determination where one is requested by the tenant; however each Company retains the discretion as to whether they would in some cases bear part or all of the cost;
- Under the Industry Framework Code, Landlord Companies cannot withhold information if it is so requested by the tenant in the rent review negotiations; this is in accordance with paragraphs 157 and 158 of the IFC.
- A reasoned determination issued by an Independent Expert cannot be hidden by either party.

PICA-Service annual report

The Board of Directors reviewed the draft PICA-Service annual report circulated prior to the meeting and requested a number of minor amendments to be made prior to final approval for the release of the public version.

Subsequent to the meeting the report was amended and circulated to the Directors who APPROVED its release to the wider public.

Date of next meeting

The Board agreed to meet again on 4th June 2014 from 11 am onwards.