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STATUTORY INSTRUMENTS

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**2016 No. 790**

**The Pubs Code etc. Regulations 2016**

**PART 4**

**Duties of pub-owning businesses in their dealings  
with their tied pub tenants: rent assessments**

**The rent assessment proposal**

**20.**—(1) Where a pub-owning business is required to conduct a rent assessment or an assessment of money payable in lieu of rent under regulation 19(1), the pub-owning business must send the tied pub tenant a document (“the rent assessment proposal”) containing—

- (a) a proposal for the rent or money payable in lieu of rent which is to be paid under the tenancy or licence at the end of the assessment (the “new rent”);
- (b) the information specified in Schedule 2, if it is reasonably available to the pub-owning business;
- (c) such other information as may be required to ensure that the tenant is able to negotiate, in an informed manner, the new rent.

(2) The rent assessment proposal must be provided to the tied pub tenant—

- (a) in the case of an assessment conducted under regulation 19(1)(a), at least 6 months before the rent review date;
- (b) in the case of an assessment conducted under regulation 19(1)(b), within the period of 21 days beginning with the day on which the tied pub tenant requests the assessment.

(3) The pub-owning business must prepare the rent assessment proposal in accordance with the RICS guidance and the rent assessment proposal, when provided, must be accompanied by written confirmation from a member or fellow of the RICS that the rent assessment proposal has been so prepared.

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**Commencement Information**

**11** Reg. 20 in force at 21.7.2016, see [reg. 1\(b\)](#)

**Changes to legislation:**

There are outstanding changes not yet made by the legislation.gov.uk editorial team to The Pubs Code etc. Regulations 2016. Any changes that have already been made by the team appear in the content and are referenced with annotations.

[View outstanding changes](#)

**Changes and effects yet to be applied to the whole Instrument associated Parts and Chapters:**

Whole provisions yet to be inserted into this Instrument (including any effects on those provisions):

- reg. 29(3)(d) inserted by [S.I. 2022/341 Sch. 2 para. 5\(3\)](#)
- reg. 29(5A) inserted by [S.I. 2022/341 Sch. 2 para. 5\(4\)](#)
- reg. 30(3) inserted by [S.I. 2022/341 Sch. 2 para. 6\(3\)](#)
- reg. 32A-32C inserted by [S.I. 2022/341 Sch. 2 para. 9](#)
- reg. 3333A substituted for reg. 33 by [S.I. 2022/341 Sch. 2 para. 10](#)
- reg. 39(4)(h) inserted by [S.I. 2022/341 Sch. 2 para. 14\(4\)](#)
- reg. 44(d) inserted by [S.I. 2022/341 Sch. 2 para. 15](#)
- reg. 45A inserted by [S.I. 2022/341 Sch. 2 para. 16](#)
- reg. 58(1)(b)(ba) substituted for reg. 58(1)(b) by [S.I. 2022/341 Sch. 2 para. 19](#)
- reg. 60(1)(c)(ii)(ia) substituted for reg. 60(1)(c)(ii) by [S.I. 2022/341 Sch. 2 para. 20](#)