

MENACE

by

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FADE IN:

INT. THE KING'S ARMS PUB, SOUTH LONDON - NIGHT

Around sixty wedding GUESTS sit in a stylish function room. Empty plates and half-full glasses litter the tables.

The top table consists of the groom, SEBASTIAN, 35, handsome, athletic, easy smile; and his bride, JENNY, 30, slender with a soft exterior but steely core.

They are joined by Jenny's parents, SARAH and NEIL, both 65; the best man, MICHAEL, and his wife, CHARLOTTE, both 35; Sebastian's father, COLIN, 70; plus a few of Sebastian and Jenny's FRIENDS.

Sebastian holds up a hand for quiet as laughter circles the room.

SEBASTIAN

On a more serious note, I'd like to raise a glass to Tony and Sue.

Jenny takes his hand.

GUESTS

Hear, hear.

SEBASTIAN

They've laid on a wonderful spread for us today, and they've been the best neighbours anyone could wish for. Most of all, they've become great friends.

The guests all stand and raise their glasses.

GUESTS

Tony and Sue.

Across the room by the kitchen door, TONY, 65, puts an arm around SUE, 60. He nods as if embarrassed, then raises his champagne glass to Sebastian and drinks.

SEBASTIAN

All the best for your retirement.

TONY

May I declare the free bar open?

The guests cheer as the WAITING STAFF deliver another bottle of champagne to each table. The staff then top up everyone's glasses.

Jenny declines the champagne and Sebastian fills her glass with sparkling water.

The MASTER OF CEREMONIES raises his hands.

MC

Pray silence for the best man.

Michael stands to another round of applause and cheers.

MICHAEL

(to Sebastian)

So, Sebastian, where to start?

Jenny pinches Sebastian's waist.

JENNY

Should I be worried?

SEBASTIAN

Nothing you haven't heard before.

MICHAEL

I'll be the judge of that.

The guests lap it up.

MICHAEL (CONT'D)

Let me take you back to Menorca three summers ago.

SEBASTIAN

Oh bollocks.

JENNY

Seb?

INT. THE KING'S ARMS PUB - LATER

A dozen or so guests dance to a live band while others sit at tables that have been moved to the edge of the function room.

Sebastian and Jenny hold each other in a tight embrace in the centre of the dance floor.

JENNY

I didn't know you'd spent a night at King Felipe's pleasure.

SEBASTIAN

Mistaken identity. I broke up the fight but the police thought I'd started it.

JENNY
A likely story.

SEBASTIAN
What happens on tour stays on tour.
(kissing her)
Now, I need a drink.

JENNY
One more song.

SEBASTIAN
I'm running on fumes, Jen.

JENNY
Lucky you.

Jenny grabs Michael as he sweeps past.

JENNY (CONT'D)
Then Mikey will have to do.

SEBASTIAN
(to Michael)
Don't give her the full story.

MICHAEL
As if.

Sebastian heads to the bar where Tony loads dirty glasses into a washer.

TONY
What'll it be?

Sebastian hands him an envelope.

Tony opens the letter and removes two plane tickets and a hotel brochure.

TONY (CONT'D)
I can't accept these, Seb.

SEBASTIAN
They're non-refundable.

TONY
But Sue's treatment starts in a couple of weeks.

SEBASTIAN
Then you've got time for ten days off on us.
(gesturing at the room)
(MORE)

SEBASTIAN (CONT'D)

The least we could do for all this.
Half of I.P.A, please.

TONY

(pouring the beer)
Very sensible. Wouldn't want a case
of brewer's droop on the big night.
(holding up the tickets)
Seriously for a moment. Thank you.
Sue will be over the moon.

A chef, MATT, 30, appears from the kitchen behind Tony.

MATT

Dad, can you give me a hand plating
the bacon rolls?

TONY

One moment.
(to Sebastian)
I can't believe you haven't met my
son. Seb, Matt, Matt, Seb.

Matt wipes his hands on his overalls, leans across the bar
and shakes Sebastian's hand.

SEBASTIAN

Thanks for today. I hope you've
left the restaurant in good hands.

MATT

I've got a pretty good team.

TONY

They're whispering Michelin Star.

MATT

Dad, please.

SEBASTIAN

If tonight's food was anything to
go by, you're a shoe in.

Sebastian then holds up his glass to both men and rejoins the
dance floor.

EXT. THE KING'S ARMS PUB - LATER

Several guests sit at the tables in the well-tended pub
garden. One or two smoke but most are still drinking
champagne. Music filters out from inside.

Sebastian and Jenny gaze at the stars on a glorious night.

JENNY

Thank you for making this the perfect day.

SEBASTIAN

You did most of the work.

JENNY

(kissing him)
Sounds familiar.

Tony pulls the pub windows closed and then walks onto the terrace overlooking the garden.

TONY

Can I ask you all to move inside?

Michael, Charlotte and their friends sit at the next table.

MICHAEL

Bit early to be calling it a night.

TONY

You know the law, Mikey. No noise outside after eleven.

The guests head back inside.

MICHAEL

When's last orders?

TONY

Special licence tonight. One A.M.

MICHAEL

That's more like it.

Tony ushers everyone in and claps Sebastian on the back. Then he locks the back door.

EXT. THE KING'S ARMS PUB - LATER

The remaining guests wait outside the front entrance as Sebastian and Jenny leave the pub. They give the happy couple a hearty round of applause.

Tony holds up a hand to quieten them down.

TONY

Please remember the neighbours.

MICHAEL

They're all here, Tony.

TONY

One or two couldn't make it.

Sebastian and Jenny make their way through the crowd and climb into the back of a taxi.

The taxi then drives no more than ten metres and pulls over at a beautiful Victorian semi-detached home next to the pub.

EXT. SEBASTIAN'S HOME - CONTINUOUS

The guests have all walked down to join them. Jenny and Sebastian climb out and shake their hands.

JENNY

Home sweet home.

SEBASTIAN

Bedtime.

Michael kisses Jenny and shakes Sebastian's hand.

MICHAEL

I'll be here at nine.

(winking)

Sleep tight.

Sebastian opens a smart iron gate that gives a strange SQUEAK. He takes Jenny's hand as they enter a small walled garden with an ornate stone bench at the front of their home.

EXT. SEBASTIAN'S FRONT GARDEN - CONTINUOUS

Sebastian and Jenny turn and wave to the guests, all of whom then file back to the pub.

Sebastian closes the gate, unlocks the front door and hoists Jenny into his arms.

INT. SEBASTIAN'S HOME, HALLWAY - NIGHT

Sebastian kicks the door closed and kisses Jenny as they climb the stairs.

INT. SEBASTIAN'S HOME, BEDROOM - NIGHT

Sebastian lowers Jenny onto the bed and slides on top of her. They share a warm and passionate embrace, their eyes sparkling with newlywed love.

EXT. SEBASTIAN'S FRONT GARDEN - DAY

Sebastian and Jenny leave the house with their bags and lock up. It's a beautiful summer's morning, the sun casting long shadows through the trees.

EXT. THE KING'S ARMS PUB - CONTINUOUS

Sebastian opens the squeaky gate and Michael helps them load the cases into the boot of his car.

A brand new van stencilled with the name "WOODS' REMOVALS" is parked outside the pub. MEN in smart uniforms load it with furniture.

SEBASTIAN
Give me two minutes.

MICHAEL
Traffic's never great on a Saturday morning.

Sebastian joins one of the removal men.

SEBASTIAN
Nice easy one for you today.

REMOVAL MAN
Does the guv'nor tip?

SEBASTIAN
You'll get a decent drink.

REMOVAL MAN
Can you book all our jobs out?

SEBASTIAN
I'm afraid I'm moving to international shipping in September.

Tony leaves the pub and joins Sebastian as the removal man gets back to work.

TONY
These boys are good.

SEBASTIAN
Because I promised you'd give them a drink.

TONY
They'll have earned one by tonight.

SEBASTIAN

When's the new tenant moving in?

TONY

They should be in by the time you get back. The brewery want to make a few changes first.

SEBASTIAN

Why fix something that isn't broken?

They both turn as Michael pulls up next to the truck and winds his window down.

MICHAEL

Chop chop.

TONY

(to Sebastian)

It's all about the money to them. You'd better go. Have a great trip.

SEBASTIAN

You too.

Sebastian climbs into the passenger seat of Michael's car. He turns and squeezes Jenny's knee.

SEBASTIAN (CONT'D)

You want the front?

JENNY

Only if I get carsick from Mikey's driving.

MICHAEL

As if.

They all wave to Tony as Michael pulls away from the curb.

TONY

(to the removal men)

Cup of tea, fellas?

EXT. THE KING'S ARMS PUB - DAY

SUPER: "Two weeks later"

A cab pulls up in light rain. The DRIVER climbs out and helps a tanned Sebastian and Jenny with their bags.

Sebastian hands the driver a note.

SEBASTIAN
Have a drink on us.

DRIVER
Cheers, mate.

As the cab pulls away, Sebastian notices a battered removal van parked outside the pub. A couple of brawny REMOVAL MEN lift an enormous television inside.

Another two MEN attach a brewery sign to the front of the pub: "THORNTON'S".

The removal men then carry a vast sound system inside.

JENNY
Party time.

SEBASTIAN
I'm partied out.

Sebastian notices a bottle of cheap cider perched on the wall of their garden. It's full of cigarette butts. He and Jenny look at one another uneasily when they discover their garden gate is open.

EXT. SEBASTIAN'S FRONT GARDEN - CONTINUOUS

Sebastian and Jenny discover several beer cans in their flowerbed, and some of the flowers have been flattened.

INT. SEBASTIAN'S HOME, KITCHEN - DAY

Sebastian enters the characterful kitchen and drops the beer cans in the bin. Jenny hands him a cup of tea.

Sebastian sits at a large wooden table and opens his laptop, but Jenny pushes it closed.

JENNY
Emails can wait.

SEBASTIAN
I need to check what meetings I have on Monday.

JENNY
Not important. Let's go upstairs.

SEBASTIAN
Will it be worth my while?

JENNY
That's for you to find out.

INT. SEBASTIAN'S HOME, BEDROOM - DAY

Sebastian and Jenny lie in bed in a warm embrace. As he slides on top of her, the loud THUDDING of bass music rattles the windows.

SEBASTIAN
Perfect timing.

JENNY
(checking her watch)
It's eleven A.M.

Sebastian climbs out of bed and looks out of the window.

The pub's function room doors are open. The removal men come and go with disco lights and more speakers.

The music suddenly shuts off so Sebastian climbs into bed.

SEBASTIAN
Now, where were we?

As he kisses her tenderly, a loud BARKING echoes around the pub garden.

JENNY
The sex gods must be on strike.

SEBASTIAN
I never strike.

Sebastian climbs out of bed again and checks the window.

A wiry bald man, RAB, 50, leaves the function room and lets three dogs off the leash. They scamper into the pub garden and defecate in the flowerbed.

Then they continue play-fighting with an irritating yapping.

Rab pulls out a mobile and dials a number. He holds the phone to his left ear because he has a long scar down the righthand side of his head and his right ear is partly missing.

JENNY
Come back to bed, Seb.

SEBASTIAN
I think we're about to hear from
the new tenant.

Sebastian watches as Rab paces around the pub garden. There are empty bottles on the tables and a few glasses lie in the grass or on the terrace.

Despite the bedroom windows being closed, they can easily hear Rab's conversation in a strong Scottish accent.

RAB

(into the phone)

How's it going, Pal? When the fuck am I going to get these barrels? No one wants real fucking ales. I need six lagers, twelve cases of Cava and ten cases of Liebfraumilch.

(pets one of the dogs)

Jesus Christ, no, that's for next week. I still need the delivery for tonight and tomorrow.

(shakes his head angrily)

Well you'd better. And when do my fucking bins get collected? They're overflowing already... What? I'll be swamped in shit by then.

Rab hangs up, grabs one of the dogs by the muzzle and gives it a good shake. The dog snarls and snaps at him.

Rab slaps its behind and then heads back into the pub. The dogs continue their scrap in the pub garden.

Sebastian turns back to the bed but Jenny is already pulling on her clothes.

SEBASTIAN

Welcome home.

JENNY

I'm going to the supermarket.

INT. SEBASTIAN'S HOME, KITCHEN - NIGHT

The summer sun sinks behind the horizon. Sebastian clears their plates from the table and loads the dishwasher. Then he gets a bottle of wine from the fridge.

SEBASTIAN

You want one?

JENNY

I don't want to risk it.

Sebastian pours himself a glass. As soon as he sits at the table, loud dance music fires up at the pub.

JENNY (CONT'D)

On second thoughts, maybe a weak spritzer.

Sebastian pours her a drink, then closes and locks the back door and windows but it only muffles the noise.

JENNY (CONT'D)

We really should say something.

SEBASTIAN

It's the weekend, darling. Movie?

JENNY

Do we have a choice?

INT. SEBASTIAN'S HOME, LIVING ROOM - NIGHT

Sebastian and Jenny lie on the sofa as the credits roll. Dance music from the pub almost drowns out the title song.

Sebastian finishes his drink and switches the television off.

JENNY

What time is it?

SEBASTIAN

(checking his phone)
Eleven thirty.

JENNY

I thought the law was no noise outside after eleven.

SEBASTIAN

So did I.

JENNY

I'll probably sleep through it.

INT. SEBASTIAN'S HOME, BEDROOM - NIGHT

Sebastian and Jenny toss and turn as the music blares out. Sebastian eventually climbs out of bed and checks the window.

The pub garden is packed with young people. Most of the men have removed their tops and are playing drinking games.

The function room doors are wide open.

JENNY

What time is it?

Sebastian opens his phone on the bedside cabinet.

SEBASTIAN
Just gone one.

Rab appears from the function room as the music dies down.

RAB (O.S.)
Last orders! Get your arses
indoors.

JENNY
Finally.

Sebastian climbs back into bed but the youths can still be heard drinking and shouting in the pub garden.

The noise eventually fades, but the action sparks back to life when the crowd leaves the pub and continues drinking in the street.

INT. SEBASTIAN'S HOME, KITCHEN - DAY

An exhausted Sebastian enters as Jenny washes up her breakfast.

JENNY
Tea?

SEBASTIAN
Strong coffee, please.

JENNY
I'm not sure I can handle too many
more nights like that.

SEBASTIAN
We're out most Saturdays, Jen.

Jenny hands him a coffee.

SEBASTIAN (CONT'D)
What time are your parents coming?

JENNY
Oh God, I'd forgotten about lunch.

SEBASTIAN
We can't take them next door.

JENNY
Can you book a table at the Queen's
instead?

EXT. SEBASTIAN'S HOME - DAY

Sebastian and Jenny leave the house. It's another glorious day. He opens the gate, which gives its familiar squeak, and almost treads in a pile of vomit on the pavement.

JENNY

Lovely.

A car pulls up and parks, and Jenny's parents climb out.

SEBASTIAN

Mind the puke.

SARAH

How disgusting.

They hug one another in turn.

NEIL

How was your trip?

JENNY

Couldn't have been better.

SARAH

Nice to be back?

They walk past the pub. Half-full beer bottles are balanced on the wall and there are smashed glasses in the street.

Rab opens the front door and drags an A-board out. He erects it on the pavement in front of them.

The sign reads: "SKY SPORT'S SHOWN HERE. NEXT GAME CHELSEA V ARSENAL THIS AFTERNOON AT 4PM". He then heads back inside.

SEBASTIAN

The jury's still out.

EXT./INT. THE QUEEN'S HEAD PUB - DAY

Sebastian, Jenny, Sarah and Neil walk into a well-tended front garden of a pub in a suburban street.

Several FAMILIES eat outside and WAITING STAFF come and go with plates of food and drinks.

A sign over the front door says: "THE QUEEN'S HEAD". The brewery sign reads: "THORNTON'S".

They enter the pub and head to the bar. The landlady, CAROL, 50, an attractive black woman, gives them a warm smile.

CAROL
 Afternoon Seb. I'm afraid the
 garden's full. You okay in the bar?

SEBASTIAN
 Of course.

Carol accompanies them to a quiet table in the corner and
 hands out menus.

NEIL
 I see Thornton's have taken over
 the King's.

CAROL
 They're buying up a lot of
 freeholds in the area.

SEBASTIAN
 Do you know the new tenant?

CAROL
 Rab? I'm afraid so.

Another FAMILY enters the pub.

CAROL (CONT'D)
 Let me just seat these people.

INT. THE QUEEN'S HEAD PUB - LATER

Carol stacks the four empty plates at Sebastian's table.

CAROL
 Sorry, another manic lunch service.

SARAH
 The food was excellent.

CAROL
 Thank you. Rab used to run a pub in
 the East End. Rough place by all
 accounts.

JENNY
 It feels like he's brought some of
 the locals with him.

CAROL
 Let me know if you have any
 problems. The brewery like to keep
 an eye on things when a new tenant
 moves in.

SEBASTIAN

Thanks, Carol. Can we get the bill?

CAROL

On me. Late wedding present. Sorry we couldn't make it but we had a function here too.

JENNY

That's very kind.

SEBASTIAN

We'll be seeing you more often.

EXT. THE KING'S ARMS - DAY

Sebastian, Jenny, Neil and Sarah head back to Sebastian's house. Football FANS wearing Arsenal and Chelsea shirts fill the street. The atmosphere is boisterous but a bit edgy.

More fans pack the King's Head and a big screen fills one corner of the garden.

Sebastian, Jenny, Neil and Sarah stop at Neil's car. A group of Chelsea fans drinking cans of lager approach them.

FAN

(to Sarah)

Do you take it up the Arsenal!?

The fans then head into the pub, still drinking their cans.

SEBASTIAN

(to Neil and Sarah)

We'll come to you next time.

Neil and Sarah climb into the car and weave through the fans packing the street.

Sebastian and Jenny head into their garden.

INT. SEBASTIAN'S HOME, BEDROOM - NIGHT

Sebastian rolls over and checks his phone: "11.45PM".

Sounds of arguing filter in from outside. They mix with thudding music from the pub's function room.

Sebastian climbs out of bed and checks the window. A couple of dozen football fans have spilled into the street. They're still drinking and kicking the contents of a bin up the road.

JENNY

This is unbearable. Can you speak to them tomorrow?

SEBASTIAN

I've got a full day of meetings.

JENNY

What about your lunch hour?

SEBASTIAN

(wearily)

Yeah, all right. I'll have a word with my dad when I get in.

INT. WOODS' REMOVALS, SEBASTIAN'S OFFICE - DAY

Sebastian files an enormous stack of paperwork in a cabinet. He yawns and pours himself a coffee from a pot on the side.

Colin knocks and enters, and they share a hug.

COLIN

Back to reality.

SEBASTIAN

I couldn't really take any more time off.

COLIN

I know you think I'm punishing you with international shipping, but I really want to grow that side of the business this year. It could help us turn things around.

SEBASTIAN

I'm sorry I lost the military relocation contract.

COLIN

I suspect a disgruntled employee leaked our proposal to Clifford's and they undercut us.

SEBASTIAN

That's not very likely, Dad. They'd have needed access to my computer or your files.

COLIN

Well you can atone for the cock-up by rewriting the shipping website.

SEBASTIAN
That's a couple of months' work.

COLIN
I need it up by the international
removers' conference at the end of
September.

SEBASTIAN
Six weeks is pushing it, Dad.

COLIN
And you'll have to do most of it
out of hours.

SEBASTIAN
What? That's --

COLIN
I'll pay you a freelance rate on
top of your salary.

SEBASTIAN
Jen'll be delighted to lose me for
six weeks.

COLIN
Work from home. That'll sweeten the
deal. Only come in for meetings.

Colin then holds the office door open.

Sebastian finishes his coffee and packs his laptop into its
case. His father squeezes his shoulder as he leaves.

EXT. THE KING'S ARMS PUB - DAY

As Sebastian heads home, Rab's wife, EDNA, 45, thin and
fierce, leaves the pub with a broom.

She starts sweeping up the glass at the front of the pub.

SEBASTIAN
Morning.

EDNA
Hi.

SEBASTIAN
Another busy night.

EDNA
Yup.

SEBASTIAN
 (holding out his hand)
 Sebastian. My wife and I live next door.

EDNA
 (continuing to sweep)
 Good for you.

SEBASTIAN
 Would you mind keeping the function room doors closed after eleven?

EDNA
 Not your kind of music?

SEBASTIAN
 Not really.

EDNA
 Okay... We've got a band on Friday.

INT. SEBASTIAN'S HOME, KITCHEN - DAY

Sebastian serves Jenny dinner and they tuck in.

JENNY
 Did you go next door?

SEBASTIAN
 The landlady promised to keep the function room doors closed.

JENNY
 Did you mention the drinkers in the street keeping us awake?

SEBASTIAN
 She got the message about the noise.

Jenny drinks her fruit juice.

JENNY
 It's great that you can work from home for the next few weeks.

SEBASTIAN
 I'll be putting in lots of hours, Jen. The odd weekend too.

JENNY
 This is a crucial time for us, Seb.

SEBASTIAN
Have you taken a test?

JENNY
I'll do it at the weekend.

SEBASTIAN
When's your work pitch?

JENNY
First thing Friday. So I should be
out for drinks in the evening.

SEBASTIAN
But you'll miss the live music next
door.

JENNY
Gutted.

INT. SEBASTIAN'S HOME, BEDROOM - NIGHT

Sebastian joins Jenny in bed. Loud music thumps from the pub,
but it suddenly quietens down.

Sebastian checks his phone, smiles and kisses Jenny.

EXT. THE KING'S ARMS PUB - DAY

Jenny passes the pub on her way home.

Two catering vans are parked outside. Staff unload trays of
food and take them into the function room.

Wedding guests are also beginning to arrive.

INT. SEBASTIAN'S HOME, KITCHEN - DAY

Sebastian finishes an email and closes his laptop.

Then he stirs a pot of food on the hob.

The front door opens and Jenny joins him a moment later.

SEBASTIAN
(giving her a kiss)
How was your day?

JENNY
Busy. Speaking of which, have you
seen what's going on next door?

SEBASTIAN
I've been buried in work.

JENNY
They're having a wedding reception.

SEBASTIAN
On a Thursday?

JENNY
Cheaper, isn't it.

SEBASTIAN
They've been quiet for the last few
nights.

JENNY
And they'd better be tonight. I
can't afford to make a mess of the
pitch and lose half a million in
sponsorship.

Sebastian serves Jenny her dinner at the table and pours her
a glass of juice from the fridge.

INT. SEBASTIAN'S HOME, BEDROOM - NIGHT

Sebastian and Jenny lie in bed but the noise from the pub is
extremely loud.

Sebastian climbs out of bed and goes to the window.

Music blares from the function room and drunk wedding guests
stagger around the garden shouting.

JENNY
It's well after eleven. Can you go
and say something?

SEBASTIAN
Like they're going to listen to me.

JENNY
Seb, tomorrow is so important. The
shouting I can just about bear but
the music is --

Sebastian throws on a T-shirt and pair of jeans.

SEBASTIAN
If I'm not back in five, send out a
search party.

EXT. THE KING'S ARMS PUB - NIGHT

Sebastian leaves his front garden and approaches two burly DOORMEN chewing gum outside the pub's main entrance.

Drunk GUESTS come and go, with several sitting on the wall outside smoking and drinking.

DOORMAN #1
(to Sebastian)
Can I help you, mate?

SEBASTIAN
I hope so. Can you ask the landlord
to turn it down a bit?

DOORMAN #1
No chance, mate. This is his do.

SEBASTIAN
He's getting married?

DOORMAN #2
You catch on quick.

SEBASTIAN
Well can you at least close the
doors to the function room?

DOORMAN #2
It's roasting inside.

SEBASTIAN
I'm not sure how that's my problem.
There should be no noise coming
from a pub after eleven.

DOORMAN #1
That's not strictly true, mate.
Noise should be barely audible
according to the licensing
conditions.

SEBASTIAN
And this racket would be barely
audible in North London.

DOORMAN #1
It's one night.

SEBASTIAN
It's two or three nights a week.
And my wife and I have to be up
very early for work.

DOORMAN #2
Nothing we can do.

SEBASTIAN
You've been so helpful.

DOORMAN #2
Pubs do get lively, you know.

SEBASTIAN
Usually only at weekends.

DOORMAN #2
Well the gov'nor applied for a late
licence, so try to put up with it.

SEBASTIAN
For tonight only?

DOORMAN #1
You'll have to ask him, mate.

SEBASTIAN
Fine.

Sebastian tries to march past but the doorman places a hand on his chest.

A heavily tattooed guest (Rab's brother SEAN, 50) wearing the remains of a morning suit barges over. He guzzles a can of lager but spills most of it down his chin.

SEAN
Who the fuck's this?

DOORMAN #1
A neighbour. He's just leaving.

SEAN
(squaring up to Sebastian)
You got a problem, Pal? Yeah?

SEBASTIAN
Not really.

SEAN
Well this is a private party so
fuck off. Yeah?

INT. SEBASTIAN'S HOME, BEDROOM - NIGHT

Sebastian enters and slumps onto the bed.

He then opens the bedside cabinet and hands Jenny a pair of earplugs. The music next door suddenly gets even louder.

JENNY

Effing hell, Seb. Of all nights.

SEBASTIAN

It's the landlord getting hitched.
The doormen and a lovely guest told
me to get lost.

JENNY

I've a good mind to go round there
myself.

SEBASTIAN

It's not safe.

JENNY

(climbing out of bed)
Spare room then.

INT. SEBASTIAN'S HOME, SPARE BEDROOM - NIGHT

The music from the pub is quieter but the room overlooks the street and several guests are staggering around below. Sebastian closes the curtains and climbs into bed.

He's about to put his earplugs in when their front gate gives its familiar squeak. Sebastian climbs out of bed and parts the curtains.

He notices two drinkers from the pub standing in the shadows inside their garden. They are Edna's nephews, JORDAN, 30, and KYLE, 30. Jordan removes a joint and lights up.

Sebastian opens the window.

SEBASTIAN

Get the hell out of our garden!

JENNY

I'm calling the police.

JORDAN

Some fucker does live here.

EXT./INT. SEBASTIAN'S HOME - NIGHT

Jordan and Kyle give Sebastian the V-sign and leave the garden, but not before Kyle throws a bottle of beer at the front door, which smashes on the step.

Jordan and Kyle stagger into the street and bump into Sean.

SEAN
Watch where the fuck you're going.

JORDAN
Or what?

SEAN
Or you don't want to find out.

KYLE
You're Rab's brother, aren't you?

SEAN
What if I am? Yeah?

KYLE
We're Edna's nephews.

SEAN
Listen, I don't give an airborne
fuck who you are. You walk into me
again, you go down. Yeah?

JORDAN
Fucking prick.

The touch-paper lit, Sean nails Jordan with a right cross. He staggers back into a car and the alarm starts shrieking.

Kyle cracks Sean over the head with a bottle and lays him out. A couple more guests then join the melee. The doormen step in but they can't control the fight.

Sebastian and Jenny watch from the spare bedroom.

SEBASTIAN
Are the police on their way?

JENNY
I'm on hold on one-oh-one.

SEBASTIAN
It's become a nine-nine-nine.

Jenny hangs up and dials again.

JENNY
Police please.

SEBASTIAN
And an ambulance.

INT. SEBASTIAN'S HOME, BEDROOM - LATER

Flashing blue lights scatter behind the curtains but the night is otherwise quiet.

Sebastian and Jenny are on the verge of sleep when the doorbell rings.

JENNY

I don't think I can cope with this.

Sebastian climbs out of bed, pulls on a dressing gown and peers into the front garden. A POLICEMAN tidies the broken bottle with his boot as he waits at their door.

INT. SEBASTIAN'S HOME, HALLWAY - NIGHT

Sebastian opens the front door to the policeman. There are two police cars and an ambulance outside the pub.

POLICEMAN

Good evening, sir. I'm Sergeant Ollie Scott. You were the first to call this in so I need a statement.

EXT. SEBASTIAN'S FRONT GARDEN - NIGHT

The ambulance has left but a single police car remains outside the pub.

Sebastian's garden is littered with beer bottles and there are several smashed glasses and piles of vomit in the street.

A couple of drunk guests have passed out in the pub garden.

Sebastian shows Sergeant Scott out and they stand on the porch as the sky brightens in the east. The sergeant removes a card and hands it to Sebastian.

SERGEANT SCOTT

We'll be keeping an eye on the pub for a couple of weeks. If you have any problems, drop me an email.

SEBASTIAN

Thanks, Ollie.

EXT. SEBASTIAN'S FRONT GARDEN - DAY

Sebastian escorts a shattered Jenny to the gate and hugs her.

SEBASTIAN
Good luck today.

JENNY
I'm going to need it.

Sebastian then starts clearing bottles from their garden.

INT. SEBASTIAN'S HOME, KITCHEN - DAY

Sebastian pours himself a beer from the fridge. He then sits at the kitchen table and finishes an email on his laptop.

The front door opens so he checks the time and frowns.

A deflated Jenny enters and almost breaks down. Sebastian gives her a hug as she tries to hold it together.

SEBASTIAN
I'm so sorry.

INT. SEBASTIAN'S HOME, LIVING ROOM - LATER

Sebastian and Jenny are curled up on the sofa watching TV. She suddenly sits up, leans forward and rubs her lower back.

JENNY
I've got a bit of backache. I think
I'll just go to bed.

The live band in the pub suddenly explodes to life.

JENNY (CONT'D)
That's it. I'm calling the council.

SEBASTIAN
Let me speak to them first.

JENNY
Speak to them all you want. I'm
calling licensing tomorrow.

EXT./INT. THE KING'S ARMS PUB - DAY

Sebastian waits outside as Edna opens up. She starts sweeping up glass from the porch.

EDNA
I didn't have you down as a morning
drinker.

SEBASTIAN

The function room doors were open all night. We're getting a bit pissed off to be honest.

EDNA

Can't have my punters overheating.

SEBASTIAN

We'd like our windows open at night when it's this warm.

EDNA

No one's stopping you.

SEBASTIAN

(mutters)

That broom suits you.

EDNA

You what?

SEBASTIAN

Nothing.

Rab joins them outside.

EDNA

This is the neighbour who's complaining about the noise.

SEBASTIAN

Can you blame us?

RAB

You moved next to a pub, Pal.

SEBASTIAN

Which wouldn't be a problem if you observed the rules about noise.

EDNA

We have to put up with it too.

SEBASTIAN

It's your choice to have music.

EDNA

Pubs do get busy, you know.

SEBASTIAN

We're only asking that the noise is barely audible after eleven. That's part of your licensing conditions.

RAB
Come inside.

The three of them enter the bar. Gone are the Chesterfield sofas and luxurious leather armchairs. In their place are tatty wooden chairs.

The walls are covered with Scotland flags, Sky Sports banners and big TV screens. Huge speakers hang from the ceiling.

RAB (CONT'D)
We're pretty new to the pub game.
Give us a chance to find our feet.

SEBASTIAN
This week has been unbearable.

EDNA
I doubt that.

RAB
Was it you who called the Old Bill
on Thursday?

SEBASTIAN
Your guests were doing drugs in our
garden.

RAB
(to Edna)
That's your fucking nephews.
(to Sebastian)
One of the fuckers bottled my
brother.

SEBASTIAN
Is he okay?

RAB
He's seen worse. Anyway, we're on
honeymoon till the end of August.
My daughter's in charge.
(handing Sebastian a card)
Any problems, you drop me a line.

INT. SEBASTIAN'S HOME, KITCHEN - DAY

Jenny dials a number on her mobile and waits for an eternity.
A WOMAN eventually answers.

WOMAN (V.O.)
County council. Tiffany speaking.
How can I help?

JENNY

Hi Tiffany. My name's Jenny Woods.
We live next to the King's Arms on
Rosemary Road. We're dealing with
lots of noise and antisocial
behaviour at the pub.

TIFFANY (V.O.)

That sounds like something for
environmental health. One moment.

Jenny's call is forwarded and a MAN answers a moment later.

MAN (V.O.)

Hello Mrs Wood. Bill Richards
speaking.

JENNY

It's Woods.

BILL (V.O.)

My apologies, Mrs Woods. How can I
help?

EXT. SEBASTIAN'S FRONT GARDEN - DAY

Sebastian fills a plastic bag with more cans and bottles.

He dumps them in the bin and heads inside.

INT. SEBASTIAN'S HOME, KITCHEN - DAY

Sebastian enters to find Jenny still on the phone. She shakes
her head and exhales with exasperation. He squeezes her hand.

JENNY

But Tiffany said this was an
environmental health issue.

BILL (V.O.)

There are four licensing conditions
for public houses. Prevent crime
and disorder, keep the public safe,
avoid becoming a public nuisance,
and keep children away from harm.
Three of these apply, so you need
to speak to licensing.

JENNY

Okay, put me through.

Music starts playing on the phone.

JENNY (CONT'D)

It's like pass the effing parcel
with these people.

SEBASTIAN

I just spoke to Rab and Evil Edna.
They're on honeymoon for two weeks
so things should calm down.

JENNY

I don't care, Seb. We're on the
verge of losing that sponsorship.

The music on the phone stops.

TIFFANY (V.O.)

Hi Jenny. It's Tiffany again. Bill
thinks this should be dealt with by
licensing. Can you just remind me
what's going on at the pub?

INT. SEBASTIAN'S HOME, LIVING ROOM - NIGHT

Jenny collects several pages from a printer under the
television and spreads them across the coffee table.

She then glances outside but the pub is quiet.

Sebastian works on his laptop on the sofa.

JENNY

We've got to fill out these
antisocial behaviour diaries. Video
evidence also helps.

SEBASTIAN

They actually expect you to film
drug deals and fights? That's nuts.
Why don't we try one more time to
work things out amicably?

JENNY

Seb, the landlady clearly didn't
give a hoot so we're doing this
through official channels. Don't
speak to them again. If we provide
enough evidence, the council can
review the pub's licence.

She suddenly leans forward and grabs her lower back.

SEBASTIAN

Are you okay?

JENNY

I don't know.

Sebastian puts an arm around her and helps her upstairs.

INT. SEBASTIAN'S HOME, BEDROOM - NIGHT

Sebastian waits at the bathroom door.

JENNY (O.S.)

Seb! It's happening again.

INT. SEBASTIAN'S HOME, BATHROOM - NIGHT

Sebastian enters as Jenny sits on the toilet sobbing.

JENNY

I can't keep going through this.

Sebastian kneels on the bathroom floor and comforts her.

INT. DOCTOR'S OFFICE - DAY

DOCTOR ADRIANA ZAPATA, 55, offers Sebastian and Jenny chairs. She then hands them an ultrasound scan and a report.

DOCTOR

Did you take a test?

Jenny shakes her head and Sebastian takes her hand.

DOCTOR (CONT'D)

It would have come back positive but your H-C-G is way too low to sustain the pregnancy and the embryo has partially miscarried. The rest should miscarry naturally so you shouldn't need another procedure. I'm so sorry you're going through this again.

The doctor turns to a different page in the file.

DOCTOR (CONT'D)

Looking at your test results, I can't see any reason why you shouldn't be able to conceive naturally. You have a common minor blood-clotting disorder but it shouldn't cause problems in early pregnancy.

(MORE)

DOCTOR (CONT'D)

So the recurrent miscarriages are more likely to be due to a hormonal imbalance.

SEBASTIAN

Can we do anything about it?

DOCTOR

(to Jenny)

You should try an anticoagulant, Clexane, to address any clotting issues. And supplementary progesterone should help with any hormonal imbalance and support a viable pregnancy.

JENNY

If we ever get one.

DOCTOR

(to Sebastian)

Your sperm test showed no chromosomal abnormalities.

Doctor Zapata signs a prescription and hands it to Jenny.

DOCTOR (CONT'D)

Pop back if you don't pass the rest. Give it a month before trying again, and try to avoid stress.

INT. WOODS' REMOVALS, COLIN'S OFFICE - DAY

Colin stands and five AREA MANAGERS leave a spacious office with "COLIN WOODS" stencilled on the door.

Sebastian pours two cups of coffee and hands one to his dad.

COLIN

If we can secure the Barclays contract, it'll make up for losing the army deal. How are you getting on with the copy for the website?

SEBASTIAN

The pub's been quieter recently. It's made a big difference.

INT. SEBASTIAN'S BACK GARDEN - NIGHT

Sebastian and Jenny finish a meal under the stars. The pub garden is quiet. He refills their wine glasses.

SEBASTIAN

I haven't told you I loved you in a while.

JENNY

That's because you've been up to your eyeballs in work.

SEBASTIAN

I hope you're not feeling neglected.

JENNY

Not tonight. Just don't let it consume you.

SEBASTIAN

(stacking their plates)
I love you so much.

JENNY

I love you too.

SEBASTIAN

(kissing her)
Bedtime.

INT. SEBASTIAN'S HOME, BEDROOM - NIGHT

Jenny pulls up her top and Sebastian injects the Clexane near her belly button. He then disposes of the needle in a sharps box and slides into bed.

INT. SEBASTIAN'S HOME, HALLWAY - DAY

Sebastian opens the front door to his mother, MONICA, 70.

SEBASTIAN

(giving her a hug)
Hi Mum.

MONICA

Something smells good.

SEBASTIAN

Jen's preparing food for a barbecue tonight.

MONICA

I'm so sorry we couldn't make the wedding.

INT. SEBASTIAN'S HOME, LIVING ROOM - CONTINUOUS

Sebastian shows Monica to an armchair and sits opposite.

SEBASTIAN

How was it?

MONICA

You know how much Peter loves a cruise.

SEBASTIAN

You still get seasick?

MONICA

He asked me to marry him.

SEBASTIAN

I'm surprised he waited twenty years.

MONICA

It'll mean changing my will and I want you to be an executor.

SEBASTIAN

I've got so much on at the moment. I'm rewriting the company website, and we've got noise and antisocial behaviour issues at the pub.

MONICA

I'm sorry to hear that. Look, it's not like you need to do anything about my will now.

Jenny enters with a tray of tea and biscuits.

JENNY

Sorry for not coming to the door, Monica.

The two women hug. Sebastian then hands his mother a tea.

SEBASTIAN

(to Jenny)

Don't ask about the trip.

(to his mother)

I'm already executor of Dad's will. For what's left of his estate.

MONICA

That's not fair, Sebbie.

SEBASTIAN
Neither's having an affair with the
director of a rival company.

JENNY
(leaving the room)
I'll be in the kitchen.

MONICA
That's all in the past.

SEBASTIAN
Not for Dad.

MONICA
He still has the company.

SEBASTIAN
I suppose you did spare him the
embarrassment of selling up.

Monica places her mug back on the tray.

MONICA
Why don't you and Jen come for
lunch next Sunday?

SEBASTIAN
I'm working most weekends until
October.

MONICA
You do so much for him.

SEBASTIAN
It's called loyalty, Mum. You
blamed him for the affair.

The function room doors in the pub open briefly and music
blares out. It dies down when the doors are closed.

MONICA
Davina Marsh is an old friend. I
could have a word.

SEBASTIAN
Who's she?

MONICA
Chair of the council.

SEBASTIAN
Mum, we don't need your help.

Monica stands and removes a set of house keys from her bag. She then hands them to Sebastian.

SEBASTIAN (CONT'D)
Thanks for checking on the place
while we were away.

MONICA
Please let's do lunch.

EXT. SEBASTIAN'S BACK GARDEN - DAY

Sebastian, Jenny, Michael, Charlotte and the group of four friends from the top table at the wedding sit at a garden table enjoying the barbecue.

Sebastian refills their wine glasses and pops the top off a bottle of ale for himself.

There are several drinkers in the pub garden over the wall but the music is contained in the function room.

MICHAEL
(cocking his head at the
pub)
Doesn't seem too bad.

JENNY
Rab and Evil Edna don't get back
until later.

CHARLOTTE
I really feel for you guys. It must
be awful.

EXT. SEBASTIAN'S BACK GARDEN - NIGHT

Sebastian leaves the house with another bottle of wine and rejoins the group. A huge cheer suddenly erupts from the pub.

JENNY
They must be back.

Music booms out as the function room doors open.

CHARLOTTE
(stacking their plates)
If he has a long-term tenancy, you
should think about moving.

JENNY
That's a bit extreme, Charlie.

CHARLOTTE
 Seriously, you need to ask the
 brewery. Could you put up with this
 for a year? Two?

Jenny and Sebastian share an uneasy look as they head inside.

EXT. THE KING'S ARMS PUB - NIGHT

Two groups of three or four DRINKERS gather at the front of
 the pub. Their drunken laughter echoes around the streets.

RAB
 (leaning out of the door)
 It's nearly two, gents. Time to
 fuck off.

One of the MEN necks his pint and turns to his group.

MAN
 I'm done. See you tomorrow.

As he leaves, he drunkenly staggers into a drinker from the
 other group and spills his beer down the guy's trousers.

DRINKER
 You fucking idiot.

MAN
 Sorry, mate.

DRINKER
 No you're not.

One of the drunk man's friends steps in.

FRIEND
 Leave it, mate. He said sorry.

DRINKER
 He fucking will be in a minute.

INT. SEBASTIAN'S HOME, BEDROOM - NIGHT

Sebastian closes the curtains, places his phone on the
 bedside cabinet and climbs in next to a restless Jenny.

JENNY
 Did you get that on video?

SEBASTIAN
 Yet more evidence.

They're immediately disturbed by sirens outside. Sebastian crawls out of bed, grabs his phone and parts the curtains.

An ambulance roars past and stops down the street near the Queen's Head. Ten seconds later, a police car follows suit.

JENNY
Not more trouble?

SEBASTIAN
Looks like it's at the Queen's.

EXT. THE QUEEN'S HEAD PUB GARDEN - DAY

Two cars in the street opposite have their windows smashed.

Carol serves Sebastian and Jenny their Sunday roast.

SEBASTIAN
Bit lively down here last night.

CAROL
It was a group of idiots from the King's. Rab's a menace. No control over his punters.

SEBASTIAN
Can you say something at the next PubWatch meeting?

JENNY
Don't be ridiculous, Seb. Rab will be at the meeting.

CAROL
He rarely turns up. It could affect my relationship with the brewery though. The King's is doing great business.

JENNY
(to Sebastian)
The only way to deal with people like Rab is through the council.

CAROL
It may well come to that, but let me see what I can do.

EXT. SUBURBAN STREET - DAY

Sebastian and Jenny walk home towards the King's Arms.

A flood of football fans empties from the pub and almost engulfs them. When they've gone, Jenny removes a sheet of paper from her handbag.

JENNY

Back in a bit.

SEBASTIAN

What are you doing?

JENNY

Collecting signatures from neighbours concerned about the pub.

SEBASTIAN

Jen, come on.

JENNY

You've got to stand up to these people, Seb. They're ruining our lives and you just want to talk it through. This is how stuff gets done.

As Sebastian passes the pub, he spots an A-board outside:
"NEXT FOOTBALL SPUR'S V WOLVE'S TOMORROW AT 8PM. ALL WELCOME"

INT. THE QUEEN'S HEAD PUB - DAY

The PubWatch meeting convenes in the function room.

Carol, BILL RICHARDS, 45 (short, slicked-back hair, beady eyes, officious), three PUBLICANS, Edna, Sergeant Scott, TIFFANY, 35, and STEVE FULLER, 40, from the brewery (sharp suit and tie) sit at a table.

SERGEANT SCOTT

Let's move on to crime and antisocial behaviour. The police are responding to a lot more A-S-B near the King's.

CAROL

I've spoken to several residents who are very concerned.

EDNA

There was a fight on your doorstep last week.

CAROL

Between your punters, Edna, all of whom are on PubWatch.

EDNA

We don't serve people who've been barred, and Rab and I make sure everyone leaves quietly.

STEVE

Takings are excellent.

CAROL

This isn't about money, Steve.

EDNA

(to Carol)

Are your till receipts down since we moved in?

CAROL

We work for the same brewery, Edna.

EDNA

With a profit-related bonus, Carol.

TIFFANY

There's been an official complaint to licensing about the King's.

EDNA

Is this our neighbours?

TIFFANY

I'm not at liberty to say. But if residents report more problems in the next week, we'll have to launch a review of your licence.

EDNA

Bill has only just granted the bloody licence.

BILL

(to Tiffany)

And I see no reason to review it already.

SERGEANT SCOTT

The police will be monitoring both pubs for the next few weeks.

EXT. SEBASTIAN'S HOME - DAY

The sun drops towards the horizon as Steve Fuller knocks on Sebastian's door. Jenny answers it.

STEVE

Sorry to disturb you on a Monday evening. I'm Steve Fuller from Thornton's. The brewery.

JENNY

Please come in.

INT. SEBASTIAN'S HOME, KITCHEN - NIGHT

Sebastian shows Steve to a seat at the kitchen table. He and Jenny were in the middle of dinner.

SEBASTIAN

(to Steve)

Can I get you anything?

STEVE

Just a coffee, thanks. We've heard there've been a few minor issues between the locals and the King's.

JENNY

I wouldn't call deafening music until the small hours, fights, drug taking and antisocial behaviour minor. Rab is making our lives a complete misery.

STEVE

I'm sorry to hear that.

JENNY

Can you speak to him?

STEVE

He doesn't think there's a problem.

SEBASTIAN

(handing Steve a coffee)

Then he's in a minority of one.

STEVE

We don't like to get involved in how our pubs are run.

(sipping his coffee)

He's on a three-year contract and we want him there for the duration.

Sebastian and Jenny exchange a look of dismay.

JENNY

Is there a probationary period?

STEVE

Three months.

SEBASTIAN

And if there were a lot of complaints in that time?

STEVE

We can't go around removing tenants.

JENNY

But you're his boss.

STEVE

It's not that kind of relationship.

An almighty cheer erupts from the pub garden.

SEBASTIAN

Monday Night Football.

STEVE

We don't have a code of practice. If there are problems with a tenant, it becomes a licensing issue for the council.

JENNY

And we'll be making our case for them to review that licence.

STEVE

The new terms have only just been agreed by Bill Richards. You'll never get a review now.

SEBASTIAN

Don't say the opening hours have changed.

STEVE

Last orders at one A.M. in the week and twelve-thirty at the weekend.

JENNY

That's effing ridiculous. We're not getting any peace as it is, and the council's just granted a midweek extension.

STEVE

As soon as Rab and Edna moved in, they applied to extend the licence.

(MORE)

STEVE (CONT'D)

The pub's reputation was used as a baseline for negotiation.

SEBASTIAN

What about the residents?

STEVE

There was an announcement in the local paper. No one objected.

JENNY

Does anyone still read The Herald? I mean seriously. This is a joke.

SEBASTIAN

Jen, please.

JENNY

No, Seb. I've had enough. You may be happy to take this crap but it's an absolute disgrace. They apply for a late licence and no one thinks to ask the neighbours if a two A.M. finish sounds reasonable.

STEVE

One A.M.

JENNY

For last orders, maybe. Then there's time to drink up. And then the idiots have another half hour to leave the pub.

STEVE

I'll write to Rab to remind him of his obligations.

(placing a business card
on the table)

Please drop me a line if things deteriorate.

JENNY

Further.

There's another eruption in the pub garden and beer flies into the air. A glass sails over the wall into Sebastian's back garden and smashes on the patio.

STEVE

Lucky you don't have children running around out there.

(standing)

I'll have a word with Rab now.

INT. MATT'S RESTAURANT - NIGHT

Sebastian and Jenny finish their drinks and attract the attention of a passing WAITER.

JENNY

Could we have the bill please?

The waiter nods and heads to the bar.

SEBASTIAN

Thanks for this. What a lovely treat.

JENNY

You only get one birthday a year.

Matt crosses the restaurant in his chef's overalls.

MATT

How was the food?

JENNY

Exquisite.

SEBASTIAN

Michelin-starred.

MATT

On that subject...

JENNY

Really?

MATT

(nodding)

Soon to be announced.

JENNY

Congratulations.

SEBASTIAN

You must be stoked.

MATT

Of course. But I'm already feeling like a new challenge.

SEBASTIAN

All the hard work pays off and you want a change of scenery already?

JENNY

Still cooking I hope?

MATT

Nice pub in the country maybe.

JENNY

Would suburbia do?

MATT

I heard about the King's. Sorry about the way things turned out but my dad needed the money to pay for Mum's treatment.

JENNY

How is she?

MATT

Midway through chemo. Anyway, dinner's on me. Glad you liked it.

SEBASTIAN

You can't.

MATT

It's my place, Seb.

EXT. SUBURBAN STREET - NIGHT

Sebastian and Jenny walk hand in hand towards the King's. As they approach the pub, flashing disco lights shine from the windows and heavy bass music thumps into the night.

Sebastian pulls out his phone and checks the time.

SEBASTIAN

He must be retarded. The pub's on everyone's radar yet he's still blaring music into the street at twelve-thirty.

Sebastian starts videoing the pub on his phone.

JENNY

Seb, it's not safe.

Sebastian keeps filming as they walk past the pub, but Rab suddenly charges out of the front door.

RAB

You fucking prick. You can't film people without their permission.

SEBASTIAN

I'm filming the pub.

JENNY
(taking Sebastian's arm)
Come on. Let's go.

Several YOBS spill out of the pub and surround them.

RAB
Yeah, fuck off and leave us alone.

YOB #1
(to Rab)
Are these the arseholes next door?

RAB
They sure are.

Sebastian closes his phone but he doesn't stop recording.

YOB #1
Don't they fucking realise you
fought in Iraq?

YOB #2
Trying to keep little shits like
them safe from terrorists.

SEBASTIAN
I'll take the terrorists over this.
And I didn't ask you to go to war.

JENNY
Seb, please. Don't wind him up.

RAB
(waving his beer bottle in
their faces)
Show some fucking respect. My
country came calling. I answered.
Those fucking A-rabs got what they
deserved. And so will you.

SEBASTIAN
You should see a doctor.

RAB
Had my fill of white coats in
rehab, Pal.

Jenny pulls Sebastian away from the confrontation.

RAB (CONT'D)
That's it. Run back to your
shithole.

INT. SEBASTIAN'S HOME, KITCHEN - DAY

Jenny enters and drops a large envelope on the table. Sebastian is engrossed in his laptop.

She opens the letter and removes a stack of papers.

JENNY

The council have seen our videos
and they've called a licence review
hearing on Thursday.

SEBASTIAN

Finally.

JENNY

(sliding the file over)
Can you check the paperwork?

SEBASTIAN

Not now, Jen. I'm just finishing
the first draft of the website.

JENNY

I've got to get to work.

SEBASTIAN

Then we'll have to do it tonight.

INT. SEBASTIAN'S HOME, LIVING ROOM - NIGHT

An exhausted Sebastian hammers away on his laptop. He stops every so often to swig from a large glass of wine.

Jenny leafs through the paperwork from the council.

JENNY

We need to go through this.

SEBASTIAN

Can you read it to me?

JENNY

Seb, come on.

SEBASTIAN

I've still got pages to edit.

JENNY

(sipping her wine)
The police report lists twelve
complaints from residents since Rab
took over. Plus the two big fights.

SEBASTIAN

What about licensing?

JENNY

They've sent Rab four letters warning him about his conduct.

SEBASTIAN

Anything from the brewery?

JENNY

One letter after the football incident. A reminder about the licensing conditions.

(leafing through the file)

There's also a long rant from Rab about how the neighbours are trying to force him out.

SEBASTIAN

What a load of bollocks.

JENNY

He's still allowed to make his case at the hearing.

SEBASTIAN

Humour me and Google the pub.

Jenny picks up her tablet and taps in a search.

JENNY

Three point two stars out of five.

SEBASTIAN

Really?

Jenny clicks on the list of reviews.

JENNY

It's helped by all the five-star reviews from when Tony was running it. Since Rab took over it's a different story: "This used to be the best pub in the county. Now it's the worst."; "How the mighty fall. Great pub reduced to a wreck smelling of urine with unhelpful staff and thugs for clientele."

Sebastian takes another large gulp of wine.

SEBASTIAN

Print that off.

JENNY

And one recent review from Facebook: "A great place to get beaten up." Rab's even replied. "We're sorry you had a poor experience in our friendly pub. We hope to welcome you back soon."

SEBASTIAN

(typing on his laptop)
Like fuck. Has he posted anything else?

Jenny clicks on the link to Rab's personal Facebook profile.

JENNY

He clearly knows nothing about online privacy.
(sipping her wine)
Carol must have mentioned something at PubWatch. It's pretty illiterate but I'll try to translate. "Can't believe how your work colleagues try to stab you in the back. Fucking N needs to go back to her own country and die. I fought a war for your freedom. Thanks to all the staff at Headley Court."

SEBASTIAN

Jesus. Better print that off too.

JENNY

I'm afraid there's more. He's chairman of the local football team, Southern Rangers. They're having club nights in the pub every Thursday. Open mic every Monday and quiz nights on Wednesdays.

Sebastian polishes off his wine and refills his glass from a bottle in a chiller on a side table.

SEBASTIAN

How the hell are we going to sleep?

JENNY

If you don't slow down a bit, you won't even make it upstairs.

INT. SEBASTIAN'S HOME, BEDROOM - NIGHT

Sebastian closes his laptop and turns off the bedside light.

He kisses Jen's forehead and closes his eyes. He's moments from sleep when the dogs start barking in the yard.

Sebastian climbs out of bed and closes all the windows. Then he places a fan on the chest at the end of the bed and switches it on.

INT. SEBASTIAN'S HOME, HALLWAY - DAY

The doorbell rings so Sebastian answers it. It's Bill Richards from the council.

BILL

Good evening, Mr Wood. We've not met. I'm Bill Richards.

SEBASTIAN

It's Woods. Please come in.

BILL

My apologies.

The men shake hands and Sebastian shows him into the kitchen.

INT. SEBASTIAN'S HOME, KITCHEN - DAY

Sebastian makes Bill a cup of tea and joins him at the table. Jenny leafs through the stack of paperwork.

BILL

Before every review, I visit all parties to establish whether things can still be resolved amicably.

JENNY

How does the review work?

BILL

It's an informal chat at the council offices between you, the tenants, police, licensing, the brewery and any other residents.

SEBASTIAN

Is Tiffany representing licensing?

BILL

Technically, I'm her immediate superior but she should be present.

SEBASTIAN

Do we need legal representation?

BILL

It's not that kind of hearing.

Jenny slides the Facebook posts and Google reviews across the table. Bill glances at the paperwork.

BILL (CONT'D)

I'm afraid this new information, worrying as it is, wasn't submitted to myself in time. So it can't be referenced at the hearing.

JENNY

That's disappointing.

BILL

So I take it there's no talking you out of pursuing the review?

JENNY

We've tried many times to resolve the situation.

BILL

Understood. Contact me any time.

Bill tries to remove a card from his wallet but accidentally grabs two. As he hands one over, the other slips out of his hand and spirals under the fridge.

BILL (CONT'D)

Littering is a section eighty-seven offence carrying a maximum fine of two thousand five hundred pounds.

JENNY

It'll turn up when Seb cleans the kitchen.

SEBASTIAN

We're going to need a new file for all these business cards.

EXT. THE KING'S ARMS - NIGHT

Sebastian escorts Bill through the garden gate.

A large group of very young PEOPLE drink outside the pub. There's an argument between several screeching GIRLS.

SEBASTIAN

May I present a standard evening at the King's?

Two of the YOUTHS then square up to each other, remove their tops and begin posturing. Within moments, there's a scuffle that spills into the street.

Rab suddenly erupts from the pub.

RAB
If you lot don't calm the fuck
down, I can't serve you any more.

He then steps in and separates the warring youths.

BILL
(to Sebastian)
I'd better have a word.

Bill leaves Sebastian at the gate and marches through the throng.

BILL (CONT'D)
(to Rab)
Let's go inside for a chat.

EXT. COUNCIL OFFICES - DAY

Sebastian and Jenny are smartly dressed as they approach the modern brick building with their folders of paperwork.

Sergeant Ollie Scott joins them at the front door.

SERGEANT SCOTT
You'll be pleased to hear the
police have a few recommendations.

INT. COUNCIL MEETING ROOM - DAY

Sebastian, Jenny and Sergeant Scott enter what feels like a courtroom: sterile, cold, formal.

They join Rab, Edna, Bill, Steve, the brewery's BARRISTER, a MINUTE-TAKER, and a three-person panel of councillors: ANDREW MURRAY, 55, PATRICIA ONSLOW, 60, and DAPHNE PAYNE, 45.

JENNY
(whispering to Sebastian)
So much for informal.

SEBASTIAN
(softly)
Feels like an ambush. And there's
no Tiffany.

BILL

Help yourself to tea and coffee.
Then we'll have opening statements.

INT. COUNCIL MEETING ROOM - LATER

Bill sips from his tea and finishes a biscuit.

BILL

Now that we've heard from Mr and Mrs Bain, and we've seen the videos taken by Mr Wood, let's have the police report.

SERGEANT SCOTT

We've noticed a marked increase in public order offences, antisocial behaviour and drug dealing in the area near the King's Arms. We've had to deploy extra units to monitor the situation at weekends. The fights that left people in hospital are particularly worrying. I recommend employing two doormen on Friday and Saturday nights and closing an hour earlier in the week.

BILL

In terms of licensing, Tiffany has contacted Rab four times to remind him of his obligations. She's happy that he's now adhering to the licensing conditions and has no further concerns.

(sipping his tea)

Before the councillors retire to review the evidence, we've got time for a few questions.

SEBASTIAN

Before those written warnings --

The brewery's barrister, EDWARD METCALFE, 55, poised, slick, supremely confident, stands.

METCALFE

Who said they were warnings?

SEBASTIAN

My apologies. Reminders. Before the letters, was Rab spoken to about the behaviour of his punters?

BILL
Not by environmental health.

JENNY
What about licensing?

BILL
Our policy dictates that not all verbal interactions are recorded.

SEBASTIAN
But it would be normal for a tenant to be spoken to before letters were sent?

BILL
I suppose so.

SEBASTIAN
Is that a yes or no?

BILL
Tiffany should have spoken to Rab before sending any correspondence.

JENNY
So she probably called Rab several times and then wrote four letters. What does it take for someone to acknowledge a problem?

METCALFE
You seem to be the only people who think there's an issue. We've seen your video of the drinkers outside the pub. I contend that they're actually from the Queen's Head.
(to Rab)
Is that correct?

RAB
They often stop outside my pub on their way home. It's irresponsible of Carol to allow people to leave her pub with drinks. You saw me asking them to go home.

JENNY
That's complete nonsense.

METCALFE
With all due respect, you have no proof they didn't come from the Queen's Head.

JENNY

If they were walking home, why did they go from the Queen's to the King's and then all the way back?

METCALFE

They're clearly intoxicated.

JENNY

What time does the Queen's close?

METCALFE

I'm afraid I don't know that pub's licensing conditions.

JENNY

But you're the brewery's barrister.

STEVE

We have more than a hundred pubs.

METCALFE

The last complaint about the Queen's Head was four years ago.

JENNY

That night, last orders in the Queen's was at eleven. The timecode on my husband's video shows it was taken at one forty-five. You're suggesting that a responsible tenant like Carol would serve intoxicated drinkers more alcohol, then let them leave the premises with those drinks. They then spend more than two hours walking a couple of hundred metres between the pubs without touching their drinks. Rab allows them to sit at the tables outside his pub drinking beer bought elsewhere for god knows how long before telling them to jog on. They then walk back past the Queen's and start a fight.

COUNCILLOR MURRAY

There needs to be a question.

JENNY

Isn't it more likely that they were drinking in the King's all evening and had a fight on their way home because Rab served them too much alcohol?

Rab stands, his face like thunder, but Metcalfe waves him back to his seat.

METCALFE

With all due respect, I refer you to my earlier answer. They were clearly intoxicated, yes, but you have no proof they were being served by Mr or Mrs Bain. The video merely shows them being asked by my client to leave.

COUNCILLOR ONSLOW

(whispering to Councillor Payne)

I couldn't live next to that place.

METCALFE

(to Sergeant Scott)

Can we just clarify the police's position? Is the King's on your radar of troublesome pubs?

SERGEANT SCOTT

It's rising up the charts in terms of incidents and the resources required to monitor the situation.

METCALFE

But there are worse pubs around?

SERGEANT SCOTT

A-S-B is a universal problem.

METCALFE

This whole palaver is clearly an environmental health issue based on the noise.

(turning to Jenny)

If there was no noise coming from the pub, would there be an issue?

JENNY

Well...

SEBASTIAN

(to Metcalfe)

The pub is also breaching its licensing conditions.

BILL

To prevent crime and disorder. Keep the public safe.

(MORE)

BILL (CONT'D)

Avoid becoming a public nuisance.
And protect children from harm.

METCALFE

Let me address those now. This is not a problem for the wider public. Twenty of your neighbours may have signed the petition but more than two hundred people live within a quarter of a mile of the pub. On that street alone.

JENNY

Many more wanted to sign but they were concerned about reprisals.

RAB

That's total crap!

METCALFE

Rab, please.

(to Jenny)

Is that why none of the neighbours turned up today? I think you have a vendetta against the pub, and you coerced a few residents to sign up.

JENNY

Not at all.

METCALFE

We all know this is a localised issue about excess noise.

SEBASTIAN

Which should be barely audible after eleven.

METCALFE

With respect, this is a grey area. Define barely audible. Does that mean directly outside the pub or fifty metres away?

SEBASTIAN

The conditions say barely audible outside the pub.

METCALFE

Define outside the pub.

JENNY

This is ridiculous.

COUNCILLOR MURRAY

Let's try to keep things civil.

METCALFE

As a show of good faith, we suggest the tenant closes the doors and windows at eleven and regularly monitors the noise outside. He could even implement a 'no glasses outside' rule from ten P.M.

SEBASTIAN

Rab's also been serving people on PubWatch and not attending the meetings, which are compulsory.

STEVE

They're only advisory for Thornton's tenants.

RAB

(standing)

May I add something?

Metcalfe shakes his head but Rab remains standing.

COUNCILLOR MURRAY

Please.

RAB

There have been a few rowdy nights, for which we apologise. Edna went to the last PubWatch meeting and we've barred repeat offenders. Running a pub has been part of my rehab after leaving Headley Court for wounds sustained in the Middle East. I ask that you give us time to find our feet in the trade.

COUNCILLOR MURRAY

(to Sebastian and Jenny)

Have you anything to add as a closing statement?

Sebastian seems almost dazed by proceedings but a defiant Jenny stands.

JENNY

We have a basic human right to a peaceful existence in our own home. We work long hours and need sleep to function, but we're not getting any.

METCALFE

Because of the noise, which is an environmental health issue. And E-H have no problem with the pub.

JENNY

(to Bill Richards)

Are E-H making a representation?

BILL

They are not.

COUNCILLOR MURRAY

We'll reconvene in half an hour.

EXT. COUNCIL OFFICES - DAY

Sebastian and Jenny sit at a table in a small garden.

They sip mugs of tea as Sergeant Scott joins them.

SERGEANT SCOTT

Sorry I couldn't be more helpful.
It could go either way.

Metcalfe, Edna, Rab and Steve sit at a different table.

METCALFE

(to Rab)

Next time, let me do the talking.

STEVE

There won't be a next time.

METCALFE

Guys, we'll be lucky to get away with this. The videos don't make for good viewing. If they'd got a few more signatures...

STEVE

Rab's sob story may sway it.

INT. COUNCIL MEETING ROOM - DAY

Everyone at the hearing has reconvened at the table.

COUNCILLOR MURRAY

We've reviewed the evidence and feel that there are grounds to change the conditions of the King's Arms's licence.

Jenny and Sebastian hold hands and smile at one another.

COUNCILLOR MURRAY (CONT'D)

Mr and Mrs Woods have supplied twenty signatures from residents concerned about the way the pub is being run. They also have compelling video of the dogs causing a nuisance in the small hours and of Mr Bain abusing them on disco night. Mr and Mrs Woods have also filled out the antisocial behaviour diaries in great detail.

(sips from his tea)

However, we conclude that the video of people drinking outside the pub is unrelated to the fight, and the police do not consider the pub to be as bad as others nearby. Most importantly of all, we feel this disagreement, mainly due to the noise disturbance, falls under the jurisdiction of environmental health, not licensing. As E-H have made no representation at this hearing, we can only recommend rolling back last orders to twelve-thirty in the week and midnight at the weekends, with the use of doormen optional. The tenant must also monitor the garden every hour to make sure punters are drinking responsibly. Noise should be barely audible outside after eleven. We also ask the tenant to keep the dogs inside after midnight. This decision cannot be appealed and it will be deemed malicious if any residents launch another review of the licence within six months. Thank you for your time.

Rab glances at a distraught Sebastian and Jenny and winks.

EXT. COUNCIL OFFICES - DAY

Sebastian and Jenny leave the building with Sergeant Scott.

SERGEANT SCOTT

I'm so sorry. The police do have the power to launch an independent review if things get much worse.

SEBASTIAN

What's that going to take?

SERGEANT SCOTT

It'd have to be pretty serious.
Underage drinking. Drug use. A-S-B
resulting in criminal damage.

JENNY

It's not safe to collect that kind
of evidence.

SERGEANT SCOTT

Environmental health can also
investigate the pub.

SEBASTIAN

They just shafted us, Ollie.

INT. SEBASTIAN'S HOME, KITCHEN - DAY

Sebastian and Jenny can't hide their disappointment as they slump at the kitchen table. Jenny is close to tears.

JENNY

Half a bloody hour. We're putting
the house on the market.

SEBASTIAN

Let's not be too hasty. There's got
to be more to this. Bill told us
it'd be an informal chat.

JENNY

Which was complete bollocks.

SEBASTIAN

The brewery lawyer knew this was an
environmental health issue, just as
Tiffany said when you first spoke
to her. It was Bill who insisted we
pursue licensing.

JENNY

Why would he do that when the main
problem is the noise?

SEBASTIAN

We can't exactly ask him. A lot of
good pursuing the proper channels
did us.

Sebastian removes his phone and dials a number.

JENNY
Who are you calling?

SEBASTIAN
(when the call is
answered)
Hi Mum. Are you around for that
lunch?

INT. COUNCIL MEETING ROOM - DAY

DAVINA MARSH, 50, cool and authoritative, holds court.
Sergeant Scott, Sebastian and Jenny sit at a small table with
files of paperwork in front of them.

DAVINA
(checking her watch)
Bill's running very late. I can
only apologise on his behalf.

A flustered Bill knocks and enters.

BILL
Excuse me. Terrible traffic out
there this morning.

DAVINA
You could have called, Bill. We've
been waiting half an hour.

BILL
Sorry Davina.

DAVINA
(shuffling her papers)
So, to business. Finally.
(to Bill)
The minutes from the licence review
don't make for great reading. I
have friends who live near the
King's Arms and they cross the road
rather than walking past the pub.
What's going on?

BILL
Well, according to the 2003
Licensing Act -

DAVINA
Let me stop you there, Bill. I
don't need you to regurgitate the a
pub's licensing conditions.

(MORE)

DAVINA (CONT'D)

We've got residents fearing for their safety and you're telling me there's no problem.

BILL

We've addressed the issues with the pub not adhering to the conditions.

DAVINA

Why didn't E-H make a representation at the hearing?

BILL

This is a licensing issue.

SEBASTIAN

Not according to the brewery's lawyer.

DAVINA

(holding up a report)

And not according to the council's lawyer either.

(to Bill)

You're head of licensing and E-H, so both departments could have made representations.

BILL

Technically, that's correct. But there's a Chinese wall between licensing and environmental health. We don't discuss everything.

DAVINA

Just clarify this for me, Bill. What happens in meetings between E-H and licensing? Do you talk to yourself? Do you ignore what you say if you disagree with it?

BILL

As I said, Davina, I didn't feel this was an E-H issue, so I dealt with it in my licensing capacity under the 2003 --

DAVINA

And because of the Chinese wall, that's where it stayed.

BILL

Correct. Now, if you'll excuse me, I'm late for my next meeting.

DAVINA
Of course. Don't let us keep you.

As soon as he's left, Davina picks up her phone and dials.

DAVINA (CONT'D)
(into the phone)
Tiffany, can you join us please?

Davina hangs up and holds her hands up apologetically.

DAVINA (CONT'D)
And I was elected to eliminate
bureaucratic nonsense at the
council.

Davina pours them all tea and then does an extra mug, which she hands to Tiffany when she arrives.

DAVINA (CONT'D)
I'll come straight out with it,
Tiffany. Bill seems to think all's
well at the King's.

TIFFANY
I don't feel comfortable
contradicting my line manager.

DAVINA
How long have you been with us?

TIFFANY
Four years.

DAVINA
In that time, have you ever raised
issues about the way E-H makes
representations at hearings?

TIFFANY
Once. Bill likes to deal with
everything through licensing.

DAVINA
Even when you're convinced E-H
should be tackling problem tenants?

TIFFANY
He's very particular.

DAVINA
Can you tunnel under his Chinese
wall for me?

TIFFANY

To do what?

DAVINA

Find out if there's been any E-H correspondence between Bill and the King's Arms since Rab took over.

TIFFANY

I could lose my job.

JENNY

Please, Tiffany.

SEBASTIAN

We've no other option.

TIFFANY

I'm sorry. I know things at the pub have been pretty bad but I can't risk my career.

INT. COUNCIL OFFICES, CORRIDOR - DAY

Bill watches unnoticed as Tiffany leaves the meeting room.

INT. COUNCIL OFFICES, LICENSING DEPARTMENT - DAY

Tiffany works at her desk in a busy office.

Bill approaches and pulls up a chair. He then studies her computer screen.

TIFFANY

Everything okay?

BILL

You tell me.

TIFFANY

Just catching up on some paperwork.

BILL

What did Davina want?

TIFFANY

Only licensing's position at the hearing.

BILL

So you told her there were no problems at the pub.

TIFFANY

I did, but I don't feel comfortable about this. I've seen Sebastian and Jenny's videos and I think there are issues at the King's.

BILL

Deal with them under licensing.

TIFFANY

They're environmental health issues, Bill. Noise pollution. Denying residents their right to a peaceful night's sleep.

BILL

Deal with them under licensing or I'll bring you in for a performance review. Understood?

INT. COUNCIL OFFICES - NIGHT

Bill pulls on his jacket, leaves his office and heads for the lift.

Tiffany peers out of her window and watches as he crosses the forecourt and climbs into his car.

She then enters his office, opens a filing cabinet and begins leafing through the files.

On the desk behind her is a bottle of wine and a present.

INT./EXT. BILL'S CAR, CAR PARK - NIGHT

Bill puts the key in the ignition but then bangs the steering wheel. He removes the key, climbs out of the car and heads back into the building.

INT. COUNCIL OFFICES - NIGHT

Tiffany continues leafing through the files in the cabinet until she comes to one labelled: "KING'S ARMS". She opens the file and glances at a few pages.

The lift door PINGS in the corridor so Tiffany removes the file, stuffs it under her shirt and pushes the filing cabinet closed, but it doesn't quite shut.

She hurries into the corridor and ducks into the ladies' toilet as Bill rounds the corner.

Bill enters his office and grabs the present and wine.

As he leaves, he spots the open filing cabinet. He's about to check the drawer when his mobile phone rings.

He removes it from his pocket and answers.

BILL

Hi, Love. Just leaving now. Yes,
yes, I've got the wine.

Bill hangs up, pushes the drawer closed and leaves his office as Tiffany exits the ladies' toilet.

TIFFANY

Goodnight Bill.

BILL

Almost forgot the wife's present.

INT. DAVINA'S OFFICE - DAY

Davina, Tiffany, Sebastian and Jenny sit around the table. Tiffany slides several letters across to them.

TIFFANY

I called the pub three times before writing to Rab about the pub's failings, but these are all from E-H warning him that the place is on the police radar.

JENNY

Bill mentioned your letters at the hearing but said that you had no other concerns about the pub.

SEBASTIAN

And he didn't say anything about warnings from environmental health.

TIFFANY

That bloody Chinese wall again.

DAVINA

Withholding evidence from a licence review is a disciplinary offence. I'm going to launch an internal investigation.

JENNY

(to Tiffany)

A shame you weren't at the hearing.

TIFFANY

Bill dumped a ton of work on me and said he'd handle the review.

INT. SEBASTIAN'S HOME, KITCHEN - NIGHT

Sebastian and Jenny sit down for their evening meal. Music filters through from the pub but it's not too loud.

He pours her a small wine and tops up his large glass.

JENNY

Where are you with the website?

SEBASTIAN

Snowed under. I'm juggling a work/no-life balance.

JENNY

I hope you're not building a Chinese wall between us.

SEBASTIAN

I've never heard such crap.

JENNY

What does his business card say?

Sebastian removes the card from his wallet.

SEBASTIAN

Environmental health manager.

JENNY

Ten quid says the other one says licensing manager.

SEBASTIAN

It'll be the same, Jen.

Sebastian kneels by the fridge and eventually pulls out the second business card.

SEBASTIAN (CONT'D)

We're both wrong. Richards & Co. E-H-T.

Jenny types in a search on her tablet.

JENNY

Environmental health training. A company teaching licensees to deal with environmental health issues

SEBASTIAN

Are council employees allowed a private income?

JENNY

Depends if he's declared it, but I don't think that's the issue.

(showing him the screen)

Their clients are pubs, clubs and breweries that have had noise complaints made against them.

SEBASTIAN

Conflict of interest, surely. His day job is clamping down on problem premises, but the company advises those premises how to deal with difficult residents.

JENNY

Twenty quid says Rab's giving him a backhander. Email the link to Davina and then come to bed.

SEBASTIAN

(typing on his laptop)

I need to do one more webpage first.

JENNY

It's been a month, Seb.

INT. SEBASTIAN'S HOME, BEDROOM - NIGHT

Sebastian and Jenny lie entwined on the bed. The music from the pub is loud but not unbearable over the soft hum of the fan.

JENNY

We're seeing the agent tomorrow morning. And I've got more blood tests in the afternoon.

SEBASTIAN

I've had to book in a couple of meetings.

JENNY

Seb, you promised.

SEBASTIAN

I'm sorry but I can't get out of them. And it's only blood tests.

JENNY
I still need the support.

SEBASTIAN
(kissing her)
Okay, I'll speak to Dad.

INT. ESTATE AGENT'S OFFICE - DAY

Sebastian and Jenny enter. The agent, JAMIE SEYMOUR, 40, is on the phone so he offers them chairs at his desk.

JAMIE
(mouthing)
Won't be a moment.
(into the phone)
I'd take the cheeky offer from Mr Tickner with a pinch of salt, Liam. He'll probably drop off the radar.
(listening for a moment)
No problem at all. I'll chase the Underwoods now. Bye.

Jamie hangs up, shuffles a stack of paperwork and spins a file to face Sebastian and Jenny.

JAMIE (CONT'D)
Sorry. Busy morning. Here are your particulars and photos.

JENNY
These look lovely, Jamie.

SEBASTIAN
They're perfect. Great sense of space.

JAMIE
I've already sent them to a few potential buyers before it goes on the market. I just need answers to a couple of questions for my form.
(grabbing a pen)
Any issues with flooding?

SEBASTIAN
No.

JAMIE
Council tax band?

SEBASTIAN
H, I think. Top bracket.

JENNY

That's right.

JAMIE

And I'm afraid I have to ask. Any problems with the neighbours?

JENNY

Define problems.

JAMIE

Disputes over property boundaries, unreasonable or threatening behaviour, loud music or dogs barking late at night.

SEBASTIAN

We've been having issues with the tenant at the King's Arms.

JAMIE

I thought Tony ran a tight ship.

SEBASTIAN

He sold to Thornton's.

JAMIE

Any official correspondence?

JENNY

We just had the licence reviewed.

JAMIE

Ah. The minutes from the hearing will appear in any searches performed by a buyer's solicitor.

Sebastian and Jenny share an uneasy look.

SEBASTIAN

And if the problems were particularly bad and unresolved?

JAMIE

We're a new company and we value transparency. People don't want to move into problem areas. And buy-to-let clients won't bite because they can't rent places out with nuisance neighbours.

SEBASTIAN

What does that mean in numbers?

JAMIE

I'm really sorry about this but
you'd be lucky to get what you paid
for it eight years ago.

EXT. ESTATE AGENT'S OFFICE - DAY

Sebastian and Jenny leave looking even more despondent.

JENNY

See you at the surgery after lunch.

INT. COLIN'S OFFICE AT WOODS' REMOVALS - DAY

Colin studies Sebastian's laptop.

SEBASTIAN

Another few days and it'll be live.

COLIN

(checking his watch)
Barclays will be here any minute.

SEBASTIAN

About the meeting, Dad.

COLIN

I need you in there, Seb. It's our
biggest contract this year.

SEBASTIAN

Jen's got an appointment at the
surgery.

COLIN

Is she okay?

SEBASTIAN

It's only blood tests.

COLIN

I'm sure she'll understand. Now
come on or we'll be late.

Sebastian removes his phone and turns it off.

INT. WOODS' REMOVALS, MEETING ROOM - DAY

Three WOMEN and two MEN from the Barclays delegation stand at
the end of the meeting. Their lead representative, LUCY
PALMER, 45, shakes Colin's hand.

LUCY
We'll be in touch.

After they've left, Colin claps Sebastian on the back.

COLIN
That couldn't have gone much better. Can you write everything up and drop the paperwork into my office A-S-A-P?

Sebastian removes his phone and switches it back on. On the screen, there are "FOUR MISSED CALLS" and a text: "WHERE THE HELL ARE YOU?"

SEBASTIAN
Dad, I've got to go.

COLIN
Sebastian --

SEBASTIAN
I'll do it tonight.

EXT. DOCTOR'S SURGERY, SUBURBAN STREET - DAY

Jenny leaves the surgery and marches straight past Sebastian as he arrives.

Sebastian reaches out for her arm but she pulls it away.

SEBASTIAN
I'm sorry but I couldn't shift the Barclays meeting.

JENNY
Nice of you to let me know.

SEBASTIAN
I said I'm sorry. And it was only your bloods.

He tries to hug her but she shrugs him off.

JENNY
Emotional support before these appointments really helps.

SEBASTIAN
It's a huge contract.

JENNY
And then it'll be the website.

SEBASTIAN

Two more days.

JENNY

I have a lot of work on too, you know. I'm delivering a final speech on Monday and we're expecting a decision on the sponsorship later in the week.

EXT. THE KING'S ARMS PUB - CONTINUOUS

Jenny and Sebastian approach the pub.

Several FOOTBALLERS, including Jordan and Kyle, drink outside. More arrive after training. Their kit has a sponsorship logo on the chest: "E.H.T."

Jordan and Kyle give Sebastian and Jenny disapproving looks.

JORDAN

Wankers.

INT. SEBASTIAN'S HOME, HALLWAY - CONTINUOUS

Sebastian and Jenny enter and he locks the door behind them.

INT. SEBASTIAN'S HOME, KITCHEN - CONTINUOUS

Sebastian unpacks his laptop, pours himself a large glass of wine and sits at the table.

SEBASTIAN

Do you want one?

JENNY

(shaking her head)

We're going to have to deal with everything ourselves. And we're stronger when we work together.

Jenny sits and types a search on her tablet.

JENNY (CONT'D)

Rab's team used to be backed by a local business but there were lots of noise complaints against the club. Something about repeated fights with opposition teams and drunken behaviour late at night.

(MORE)

JENNY (CONT'D)

The local business pulled out and E-H-T took over the Southern Rangers sponsorship.

SEBASTIAN

I can't concentrate on this now, Jen. I promised my dad I'd write up a report on the meeting and I'm well behind.

JENNY

No effing problem, Seb. Leave it with me.

SEBASTIAN

Jen.

JENNY

No, Seb. I've had enough. We're stuck next to the neighbour from hell, we can't sell the house until he's gone - which defeats the object - we're both completely snowed under with work, and my body is refusing to let us have children. Have I missed anything?

SEBASTIAN

Proving corruption at the council.

JENNY

And guess who's doing that. You're so happy to fight me but you won't take a stand against anyone else. Think about what we've been through over the last two years. I need your support.

SEBASTIAN

I've been busting a gut too.

JENNY

The extra money from your dad has been very helpful. Great. What's more important is our quality of life. He of all people should understand.

INT. SEBASTIAN'S HOME, BEDROOM - NIGHT

Sebastian lies in bed alone. Music thuds from the pub. He drinks from his wine on the bedside table, then plugs a pair of headphones into his laptop to block out the noise.

Then he clicks on the Mac's "FINDER" application, followed by "ALL MY FILES". A list of files appears on the laptop screen.

He scrolls down to "SHIPPING WEBSITE" and is about to open it when he moves the cursor down to "MILITARY RELOCATION BID".

The date the military file was last opened appears in a column on the right: "AUGUST 10, 2019, 3.21PM".

Sebastian climbs out of bed and stumbles into the bedroom door. His head lolls drunkenly but he manages to pull on a dressing gown and leaves the room.

INT. SEBASTIAN'S HOME, HALLWAY - NIGHT

Sebastian staggers downstairs, opens the door to the basement and flicks on the light. He opens the front of the alarm panel and presses a button: "LOG".

A list of activation and deactivation times appears on the small LCD screen.

Sebastian runs his finger down the list. There's only one entry between August 3 and August 17. The alarm was deactivated on "AUGUST 10, 2019 AT 3.08PM" and reactivated on "AUGUST 10, 2019 AT 3.47PM".

As he closes the basement door, he hears a repetitive thudding on the wall separating his house from the pub.

He grabs a set of keys from a chest in the hall, slips on a pair of shoes and opens the front door.

EXT. SEBASTIAN'S FRONT GARDEN - NIGHT

Sebastian stands on the stone bench and leans over the wall.

The lights are off in the pub but Kyle and Jordan are kicking a football against the wall separating the properties. They're still drinking and don't notice him in the shadows.

Jordan chips the ball up at the perfect volleying height.

JORDAN

Alli to Kane!

Kyle volleys the ball and it sails into Sebastian's garden and knocks a hanging basket off the wall of the porch.

KYLE

And that's the goal that wins the F-
A Cup for Tottenham.

JORDAN AND KYLE
Come on you Spurs!

Kyle and Jordan then stumble out of the pub garden, open Sebastian's gate and enter his garden.

They start looking for the ball when Sebastian appears from the shadows holding it under one arm.

SEBASTIAN
Looking for this?

KYLE
Give it here.

JORDAN
Wanker.

SEBASTIAN
I think I might keep it for a bit.

Kyle steps forward and tries to grab the ball but Sebastian resists. Kyle then takes a swing at him.

Sebastian blocks his attack with the ball, then launches a ferocious right hand that lays Kyle out. He crashes backwards, hits his head on the garden bench and lies still.

Jordan then steps in and cracks Sebastian in the face with an elbow. Sebastian stumbles back into the porch, blood dripping from his nose.

He staggers back into the action and swings at Jordan but Jordan evades the punch and drives a fist into his gut.

Sebastian doubles over but then rams his knee into Jordan's groin. Jordan crumples to the ground and rolls around hissing in agony.

Sebastian leans into the flowerbed and throws up. Then he picks the ball up and volleys it into Jordan's face point blank. Jordan keels over backwards and briefly lies still.

The ball flies back over the wall into the pub garden.

SEBASTIAN (CONT'D)
(raising both arms)
He shoots, he scores.

Jordan gradually comes to his senses and crawls over to check on Kyle.

SEBASTIAN (CONT'D)
Get the fuck off my property.

Jordan rolls Kyle over but there's blood dripping from a deep cut in the back of his head where it struck the bench. Kyle is still out cold but he's breathing normally.

JORDAN

You're in deep shit now, you
fucking psycho.

SEBASTIAN

It's called self-defence. And
you're still trespassing.

Jordan staggers to his feet and half drags half carries a moaning Kyle out through the gate onto the street.

Sebastian closes the gate and stumbles back to the porch. He then sinks to his knees and buries his head in his hands.

INT. SEBASTIAN'S HOME, SPARE BEDROOM - NIGHT

Sebastian checks on Jenny but she's wearing her ear plugs and is fast asleep so he heads back to the main bedroom.

INT. SEBASTIAN'S HOME, BEDROOM - CONTINUOUS

Sebastian enters and removes his torn dressing gown. He then necks the rest of his wine and collapses into bed.

INT. SEBASTIAN'S HOME, KITCHEN - DAY

Sebastian enters looking a little the worse for wear. His eyes are bloodshot, his torn dressing gown is specked with blood, and he's got a nasty bruise on one cheek.

Jenny looks up from her breakfast and gasps.

JENNY

What the hell happened to you?

SEBASTIAN

I lost a fight with my duvet.

Jenny waves the empty wine bottle on the end of the table.

JENNY

Not surprising given how much
you're getting through.

SEBASTIAN

Edna's nephews were kicking a ball
against our wall at two A.M.

JENNY

Oh, God, Seb. I told you not to get involved with anyone from the pub.

SEBASTIAN

Well the ear plugs weren't working.

JENNY

And neither was the wine.

INT. DAVINA'S OFFICE - DAY

Davina, Sergeant Scott, Sebastian and Jenny sit at a small meeting table. Sebastian slides a file across to Davina.

SEBASTIAN

This is what Jen's found on E-H-T and Southern Rangers.

DAVINA

For there to be a case, we'll have to prove that the club paid E-H-T instead of the other way round.

JENNY

That's not something we can do.

SERGEANT SCOTT

(to Davina)

Doesn't the council have a financial investigator for cases like this?

EXT. COUNCIL OFFICES - DAY

As Sebastian and Jenny leave, Sergeant Scott jogs after them.

SERGEANT SCOTT

(touching his own cheek)

I meant to ask how you got this.

SEBASTIAN

Edna's nephews attacked me last night.

SERGEANT SCOTT

I'm afraid that's not their version of events.

JENNY

What?

SERGEANT SCOTT

(to Sebastian)

They're saying that you stormed out of your house in a drunken rage and laid into them outside the pub.

SEBASTIAN

That's complete bollocks.

SERGEANT SCOTT

Well Kyle spent the night in hospital and they both want you arrested for assault.

SEBASTIAN

Oh, come on. They were smashing a football against our wall.

SERGEANT SCOTT

Had you been drinking.

SEBASTIAN

I can do what I like at home.

SERGEANT SCOTT

Within reason.

SEBASTIAN

It was self-defence, Ollie.

SERGEANT SCOTT

Well it's your word against theirs, so I'm obliged to look into it.

INT. SEBASTIAN'S HOME, BEDROOM - NIGHT

A restless Sebastian lies in bed alone. He hears the back door of the pub open. The dogs immediately start barking.

Sebastian rolls over and checks his phone: three A.M. He climbs out of bed and peers through the curtains.

EXT. THE KING'S ARMS GARDEN - NIGHT

The dogs defecate on the lawn as Rab sits at one of the tables with a drink. The rest of the pub is dead quiet.

Rab's phone buzzes so he answers the call.

RAB

(into the phone)

Bring it round the back.

Rab replaces his phone as the dogs finish their business.

He ushers the dogs back into the pub and closes the door. As he walks down the garden to the back gate, he glances at Sebastian's house but the curtains are drawn.

Rab eventually unlocks the gate, waits a few seconds, then takes a large parcel from an unseen MAN beyond the gate.

He re-locks the gate, returns to his table and opens the package. He checks Sebastian's house once more but there's no sign of movement behind the curtains.

Rab peels open a tiny plastic bag containing white powder. He dips his finger into the powder and rubs it into his gums. Then he removes a second bag and rolls himself a joint.

INT. SEBASTIAN'S HOME, KITCHEN - DAY

Sebastian shows Sergeant Scott the video on his phone. Jenny pours them coffees and joins them at the table.

SEBASTIAN

Is that enough for another review?

SERGEANT SCOTT

He'll dredge up some crap about the stash being for personal use to cope with the pain of his injuries. The committee will sympathise and throw the case out. I need to show he's selling.

JENNY

We are not putting ourselves in harm's way.

SERGEANT SCOTT

I'm afraid we don't have the resources to monitor the pub any more.

EXT. SEBASTIAN'S FRONT GARDEN - DAY

Sebastian accompanies Sergeant Scott outside.

SERGEANT SCOTT

Kyle and Jordan are still pushing for you to be cautioned.

Sebastian shows Sergeant Scott the broken hanging basket.

SEBASTIAN

This is what happened when they
kicked the ball into our garden.

SERGEANT SCOTT

That doesn't prove you didn't
attack them outside the pub.

As they walk towards the gate, Sebastian notices the
bloodstain on the garden bench.

SEBASTIAN

No, but that does.
(showing him the bench)
This is where he hit his head.

SERGEANT SCOTT

I'd better have another word with
our pair of strikers.

SEBASTIAN

You can tell them I'll be pushing
for aggravated trespassing.

SERGEANT SCOTT

(touching his cheek again)
And assault occasioning actual
bodily harm.

INT. DAVINA'S OFFICE - DAY

Davina, Sergeant Scott, Sebastian, Jenny and the council's
investigator, CLIVE, 50, sit at the table.

CLIVE

So, I did a little digging. There
is a financial link between E-H-T
and Southern Rangers, but the money
initially appeared to be flowing to
the club from the company.

DAVINA

Which is what we'd expect in a
typical sponsorship deal.

CLIVE

However, the company's finances
show the annual sponsorship amount
to be negative.

JENNY

So the net movement of money is
from the club to the company.

CLIVE

It's pretty convincing. And I can find no legitimate reason for it.

DAVINA

Do I have grounds to suspend Bill?

CLIVE

He can't function as the council's environmental health officer if he's taking bribes from troublesome tenants to make their E-H problems disappear.

INT. SEBASTIAN'S HOME, SPARE BEDROOM - NIGHT

Sebastian withdraws a syringe from Jenny's stomach and drops it in the sharps box. Then they curl up in bed.

They can hear music from the function room but it's just about bearable.

JENNY

I want to move back into our bedroom.

SEBASTIAN

You won't sleep with this racket.

JENNY

There may be a way to trap Rab.

INT. SEBASTIAN'S HOME, LIVING ROOM - DAY

Sebastian, Jenny, Michael and Charlotte sit round the coffee table drinking tea.

CHARLOTTE

No way. Look what happened to Seb when he confronted Edna's nephews.

MICHAEL

It's got to be worth a try.

CHARLOTTE

Are you mad? The guy's a lunatic.

(to Jenny)

I'm sorry, Jen, but I can't believe you came up with this nonsense.

JENNY

Desperate times.

CHARLOTTE

Have you run it past Sergeant Scott?

JENNY

He's already agreed.

CHARLOTTE

(to Sebastian)

You must be the voice of reason, surely. You've got to do things through official channels or you could get into more trouble.

SEBASTIAN

The police won't do anything. And neither will the council without more evidence.

CHARLOTTE

(turning to Michael)

Can you even do chav?

MICHAEL

Fuck yeah.

INT. DAVINA'S OFFICE - DAY

Bill Richards sits opposite Davina.

DAVINA

Do you know why you're here?

BILL

I assume you're still looking for answers from environmental health.

DAVINA

In a way. Do you receive any private income?

BILL

What do you mean? Stocks, shares and the like?

Davina slides a file across the desk.

DAVINA

I mean income from this company. Environmental Health Training.

BILL

That's my wife's business.

DAVINA
But you're listed as a director.

 BILL
The directorship is an office, an advisory role. I have no service contract with the company.

 DAVINA
Did you advise your wife during the company's dealings with Southern Rangers.

 BILL
No.

 DAVINA
I'm sure you can appreciate my concern, Bill. Rab is chairman of the football team.

 BILL
So?

 DAVINA
I've seen enough to suspend you for two weeks pending further investigation into allegations of misconduct.

 BILL
Who's making those allegations?

 DAVINA
I am.

 BILL
Then you'd better call a lawyer.

EXT. THE KING'S ARMS PUB GARDEN - NIGHT

Michael and four FRIENDS sit at a table packed with empty beer glasses. The garden is busy with other drinkers.

Michael takes out his phone and launches a baby-monitor app. He presses the "LIVE STREAM" button on the screen and slips the phone back into his pocket.

INT. SEBASTIAN'S HOME, KITCHEN - NIGHT

Sergeant Scott, a female OFFICER, Sebastian and Jenny sit at the table.

Sebastian's laptop screen goes dark as Michael slides the phone into his pocket.

The audio is clear and they can hear Michael's conversation.

SERGEANT SCOTT

While we wait, I've found out a bit more about Rab's military record.

SEBASTIAN

I only got as far as the forces' rehabilitation centre in Headley.

SERGEANT SCOTT

(opening his laptop)
Which was where he ended up after a dishonourable discharge.

JENNY

I thought he was injured in the line of duty.

SERGEANT SCOTT

Quite the opposite. He got drunk on Iraqi hooch and shot himself in the head while trying to clean his weapon. He spent two years recovering at Headley Court before taking over his first pub.

EXT. THE KING'S ARMS PUB GARDEN - NIGHT

Rab approaches Michael's table and starts collecting glasses.

MICHAEL

(with a cockney accent)
Didn't you run The Bow?

RAB

Yes, mate.

MICHAEL

Top boozer.

RAB

Cheers, fella.

MICHAEL

(leaning forward)
You still selling?

RAB

Selling?

MICHAEL
You know what I mean.

RAB
(quietly)
What do you want?

MICHAEL
Base. Five G's.

RAB
Have you got the dollar?

MICHAEL
Three hundred?

RAB
Two minutes. Then come inside.

INT. SEBASTIAN'S HOME, KITCHEN - NIGHT

Sergeant Scott presses the transmit switch on his radio.

SERGEANT SCOTT
Standby.

INT. THE KING'S ARMS PUB - NIGHT

Michael enters and heads to the bar. Rab catches his attention and beckons him to the stairs.

Michael then follows Rab upstairs to the accommodation.

INT. THE KING'S ARMS PUB, LIVING ROOM - NIGHT

Rab ushers Michael in and offers him a seat at a table. He then removes a box from under a bookcase and places it on the table.

RAB
Let's see the cash.

Michael opens his wallet and removes three hundred pounds.

RAB (CONT'D)
And a quick security question. What shop was next to The Bow?

MICHAEL
Come again?

RAB
 (closing the box)
 You heard me.

INT. SEBASTIAN'S HOME, KITCHEN - NIGHT

Sergeant Scott leaps to his feet and runs for the door with the female officer hot on his heels.

SERGEANT SCOTT
 Shit!
 (into his radio)
 Go, go, go!

INT. THE KING'S ARMS PUB, LIVING ROOM - NIGHT

Rab turns as six POLICEMAN erupt from two unmarked cars in the street below and storm the front of the pub.

Michael removes his phone and places it on the table.

MICHAEL
 (in his normal voice)
 You never know who to trust.

RAB
 Fuckers next door.

Sergeant Scott barrels through the door.

SERGEANT SCOTT
 Mr Bain, I'm arresting you for
 intention to supply controlled
 substances. You do not have to --

RAB
 And what substances would they be?

SERGEANT SCOTT
 Open the box.

Rab turns the box towards him and opens it but it's empty.

SERGEANT SCOTT (CONT'D)
 (to one of his men)
 Search the place.

EXT. THE KING'S ARMS PUB - NIGHT

Drinkers give Sergeant Scott and his team their marching orders with a volley of abuse.

RAB
 (waving his finger)
 This is pure harassment. You'll be
 hearing from Mr Metcalfe.

SERGEANT SCOTT
 Many apologies for embarrassing you
 in front of your punters.

INT. SEBASTIAN'S HOME, KITCHEN - NIGHT

Sergeant Scott joins Michael, Charlotte, Sebastian and Jenny.

SERGEANT SCOTT
 He must have been warned.

JENNY
 Bill Bloody Richards.

SERGEANT SCOTT
 We can't pursue this any further
 I'm afraid.

JENNY
 So where does that leave us?

SERGEANT SCOTT
 I'm sorry.

INT. SEBASTIAN'S HOME, SPARE BEDROOM - NIGHT

Sebastian climbs into bed next to Jenny and cradles her in
 his arms. Tears roll down her cheeks so he kisses them dry.

EXT. SEBASTIAN'S HOME - DAY

Tiffany parks her car and walks past the pub to Sebastian's
 front gate. Several DRINKERS eye her up and Jordan and Kyle
 wolf whistle at her.

Jordan has two black eyes and Kyle has a bandage across the
 back of his head.

INT. SEBASTIAN'S HOME, KITCHEN - DAY

Sebastian, Jenny and Tiffany sit at the table.

TIFFANY
 You'll be pleased to hear that Bill
 has been suspended.

JENNY

Who's taking over at E-H?

TIFFANY

You're stuck with me for the moment.

Music suddenly starts playing at the pub, but it's the tuneless ruckus of drunk people trying their hand at open mic night. More punters shout at the singer to get off stage.

TIFFANY (CONT'D)

And you put up with this how many nights a week?

JENNY

All bar one.

SEBASTIAN

Can the council launch another review?

TIFFANY

If Bill is let go, the role would need to be filled permanently before that step could be taken.

Tiffany hands them more A-S-B diaries.

TIFFANY (CONT'D)

To support another hearing, you'll need to fill out more of these and get all the residents on board.

The awful singing from punters at open mic night continues.

JENNY

It's never-ending.

As Tiffany packs her paperwork, Sebastian's front gate gives its familiar squeak.

JENNY (CONT'D)

God, not again.

SEBASTIAN

(to Tiffany)

You may want to wait a minute before you leave.

INT./EXT. SEBASTIAN'S HOME - DAY

Sebastian opens the front door a fraction.

Jordan and Kyle are urinating in the garden.

SEBASTIAN
Is the pub toilet busy?

JORDAN
Nah, but it fucking reeks of piss.

SEBASTIAN
So does my garden.

KYLE
You shouldn't have moved next door
to a boozer.

SEBASTIAN
You know, I never get tired of
hearing that. Did you not get the
message about trespassing?

KYLE
What if we did? Your word against
ours. And there's two of us.

Tiffany appears behind Sebastian and opens the door fully.

TIFFANY
(to the drinkers)
How about you both get out of here?

JORDAN
All right, Love. Calm down.

Jordan and Kyle finish their business, then drop their
bottles in the flowerbed and head back to the pub.

TIFFANY
I had no idea it was this bad.

EXT. THE KING'S ARMS PUB - DAY

As Tiffany reaches her car, Jordan approaches.

JORDAN
Why don't you join us for a drink?

TIFFANY
Oh, you're so kind.

JORDAN
(the sarcasm lost on him)
What'll it be? An alcopop I bet.

TIFFANY

On second thoughts, I'd rather
stick pins in my eyes.
(motioning to her eyes)
Is that what you've been doing?

Sensing trouble, Sebastian leaves his garden and wanders
across the road.

JORDAN

(to Tiffany)
Stuck up bitch.

SEBASTIAN

Talk to her like that again and
we'll call the police.

JORDAN

They should do you for G-B-H.

Rab and Edna suddenly appear from the pub and march over.

RAB

What's the fucking problem?

SEBASTIAN

This moron is harassing Tiffany.

JORDAN

Fuck off. I just wondered if she
fancied a drink.

SEBASTIAN

Was she not clear enough?

RAB

(to Jordan)
Leave it. The pigs are probably
hiding in his garden.

SEBASTIAN

Amongst the piss and beer bottles.

Jordan snorts and heads back into the pub.

EDNA

This is a fucking witch hunt.

SEBASTIAN

Don't flatter yourself. You
couldn't resist sticking the boot
in, even after things went your way
at the hearing. People like you get
what they deserve eventually.

RAB

You know fuck all about us, Pal.

SEBASTIAN

I'm definitely not your pal. It's hardly a glittering military career when you're dismissed in disgrace. Your brain was a tiny target, granted, but it's a shame you missed from such close range.

EDNA

How fucking dare you.

Rab's hand slides into his back pocket, but Edna pulls him away from the confrontation.

EDNA (CONT'D)

It's not worth it, Rabbie. Think of our future.

SEBASTIAN

So she does wear the trousers.

Rab can no longer control himself. He shrugs Edna off, whips out a knife and sidles forward menacingly.

EDNA

Rabbie! Put that down!

RAB

Shut the fuck up, Edna. He's had this coming for months.

Sebastian and Tiffany back into her car. Cornered. Jenny peers out of her garden unnoticed and pulls out her mobile.

SEBASTIAN

Put the knife down, Rab. We can always talk this through.

TIFFANY

Please, Rab. Let's all keep calm.

RAB

Like fuck we will.
(inching closer)
You've had it in for us ever since we took over. We're just trying to make an honest living.

SEBASTIAN

If you believe that, you're lying to yourself.

RAB

You think you're so superior to us.

SEBASTIAN

There you go again. Making your issues everyone else's problem.

(tapping his head)

You need to address what's going on up here before you start making assumptions about us.

RAB

There's fuck all going on up there.

SEBASTIAN

That's the first thing we've agreed on. There's no shame in admitting you have a problem.

A police car appears by the Queen's and races towards them.

RAB

I might've fucking known.

Sergeant Scott and the female officer leap out of the police car and draw their Tazers.

SERGEANT SCOTT

That's enough, Rab. Put it down.

EDNA

Rabbie, please do as he says.

Rab eventually places the knife on the ground.

Sergeant Scott retrieves the knife and drops it into a bag.

SERGEANT SCOTT

(to the female officer)

Can you nick Jordan and Kyle while I deal with this?

The female officer holsters her Tazer and approaches the two youths at their table.

FEMALE OFFICER

(to Jordan and Kyle)

You are both under arrest on suspicion of aggravated trespass and actual bodily harm. You do not have to say anything, but it may harm your defence if you do not mention when questioned something which you later rely on in court.

(MORE)

FEMALE OFFICER (CONT'D)
 Anything you do say may be given in
 evidence. Do you understand?

JORDAN
 Oh fuck off.

INT. DAVINA'S OFFICE - DAY

Davina and Tiffany sit at Davina's desk. Davina hands her a
 cup of tea and places a tender hand on her arm.

DAVINA
 Despite what's just happened, we
 can't have another review already.
 The committee will see it as
 malicious.

TIFFANY
 It won't be initiated by the
 residents or police.

DAVINA
 Technically - to borrow someone's
 favourite word - Bill's still head
 of environmental health.

TIFFANY
 But he's suspended.

DAVINA
 We can't proceed until the
 investigation is complete.

Clive knocks on the door and enters.

CLIVE
 (handing Davina a file)
 I checked E-H-T's accounts. Bill
 draws a salary so he lied about
 being an unpaid director.

DAVINA
 So I do have grounds to fire him.

CLIVE
 Not declaring external income.

TIFFANY
 At the very least.

DAVINA
 (to Tiffany)
 Congratulations on your promotion.

EXT. SEBASTIAN'S HOME - DAY

Sebastian and Jenny leave their front garden as Rab and Edna leave the pub.

RAB
Don't forget who you're up against.

SEBASTIAN
We're just concerned residents.

More LOCALS leave their houses and join Sebastian and Jenny.

SEBASTIAN (CONT'D)
Two of many.

RAB
The brewery have a bigger stick
than environmental health.

SEBASTIAN
We'll see.

INT. DAVINA'S OFFICE - DAY

Bill knocks and enters. Davina waves him to a chair and shuffles a stack of papers.

BILL
I thought you'd be at the hearing.

DAVINA
The chair can't comment on
proceedings. You know that.
(turning a sheet of paper
towards him)
Bill, Clive has turned up financial
irregularities between your wife's
company, you as a director and
Rab's football club. The police
have launched an investigation so
I'm obliged to take the strongest
disciplinary action.

BILL
From when?

DAVINA
Effective immediately.

BILL
I hope you took my advice about a
lawyer.

DAVINA

If anyone needs one, Bill, it's
you.

INT. COUNCIL CONFERENCE SUITE - DAY

The room is packed with forty RESIDENTS from Rosemary Road, including Sebastian and Jenny. They sit in front of a stage.

The COUNCIL'S LAWYER, Sergeant Scott, Metcalfe, Rab, Edna, Tiffany, Steve, Councillor Murray and the other two councillors sit round a table on the stage.

METCALFE

With the greatest respect, this is clearly a domestic issue between Mr and Mrs Woods and the Bains. There is history here, don't forget.

COUNCIL LAWYER

No one likes that phrase, Mr Metcalfe. By continuing to peddle this nonsense about there being no issues at the pub, you've shown this hearing no respect whatsoever. Everyone but an unfit tenant and a brewery concerned only about their bottom line can see that this has become a serious problem. Given the representations from the police, licensing, environmental health and more than a hundred residents, the council urges the committee to reconsider its earlier judgement.

COUNCILLOR MURRAY

Please give us half an hour to come to a decision.

INT. COUNCIL CONFERENCE SUITE - LATER

Councillors Murray, Payne and Onslow return to the top table.

COUNCILLOR MURRAY

Thank you all for putting your case here today. Having reviewed the evidence, the committee recommends removing Mr and Mrs Bain from their tenancy at the King's Arms. They are clearly unfit to be in a position of responsibility.

(MORE)

COUNCILLOR MURRAY (CONT'D)

We also revoke Thornton's licence to trade on the premises. This decision is final and cannot be appealed.

A ripple of relief circles the room. Steve shakes his head angrily. Metcalfe simply packs his papers into his case.

Sebastian catches Rab's eye and winks.

EXT. COUNCIL OFFICES - DAY

As Sebastian and Jenny leave, the councillors approach them.

COUNCILLOR MURRAY

We're all deeply sorry for what you've been through. Our hands were tied by E-H at the first hearing.

SEBASTIAN

And lord knows we suffered for it.

COUNCILLOR ONSLOW

Licence reviews are almost always unsuccessful because the breweries bring in their legal team and the councils don't have the financial resources to fight them. As such, we're powerless to enforce the licensing act and have to side with tenants. Even when the police or dozens of residents back a review, they still usually get overturned.

SEBASTIAN

None of which we knew before the initial hearing.

COUNCILLOR ONSLOW

We're reviewing our processes so that residents concerned about licensed premises are provided with a guide to the hearing beforehand. In future, equal weighting will be given to the police reports, licensing and environmental health.

COUNCILLOR PAYNE

We'll also be keeping things informal from now on.

JENNY

No lawyers?

COUNCILLOR MURRAY
We must make every effort to
resolve disputes amicably.

COUNCILLOR ONSLOW
It cuts down on red tape.

COUNCILLOR MURRAY
Again, I can only apologise for the
protracted nature of proceedings,
and for the apathy at the council.

INT. SEBASTIAN'S OFFICE AT WOODS' REMOVALS - DAY

Sebastian sits at his desk. His dad knocks and enters.

COLIN
Thanks for coming in. Are we ready
to upload to the server?

SEBASTIAN
It's all done bar the online
booking forms and automated quote
generator.

COLIN
The conference begins in three
hours. Don't let me down.

SEBASTIAN
I'm doing my best, Dad.

As soon as Colin has left, Sebastian's phone rings.

SEBASTIAN (CONT'D)
I hope we're celebrating tonight.

JENNY (V.O.)
Seb, I'm bleeding.

SEBASTIAN
Oh no, not again.

JENNY (V.O.)
Can you come to the doctor with me?

SEBASTIAN
I'm on my way. Try to stay calm.

INT. COLIN'S OFFICE - DAY

Sebastian knocks and enters.

COLIN
Not now, Seb. I'm juggling bricks.

SEBASTIAN
Jen thinks she's miscarrying again.

COLIN
Oh God, I'm so sorry. Don't worry
about anything here.

Colin stands and gives his son a hug.

SEBASTIAN
You'll be okay with the site as is?

COLIN
There's more to life than work. Now
for Christ's sake, go.

INT. DOCTOR'S WAITING ROOM - DAY

Sebastian charges in to find a tearful Jenny waiting.

SEBASTIAN
Sorry I took so long.

He sits next to her and takes her hands.

JENNY
What did your dad say?

SEBASTIAN
Not important.

Doctor Zapata opens her door.

DOCTOR
Jenny, Sebastian. Please come
through.

INT. DOCTOR'S OFFICE - DAY

Jenny and Sebastian take their seats in the office. Doctor Zapata studies her screen.

DOCTOR
So the result of your blood test is
very positive. Your H-C-G is over
seven thousand, which is what we'd
expect if you were between five and
seven weeks. Let's pop you on the
couch to check the bleeding.

JENNY
I can't do this again.

SEBASTIAN
Jen, have faith.

DOCTOR
A little bleeding can be quite normal.

JENNY
Not in my experience.

Jenny climbs onto a couch at the far end of the examination room and the doctor draws a curtain round.

DOCTOR (O.S.)
This may feel a little cold.
Apologies in advance.

Doctor Zapata performs the internal examination.

DOCTOR (O.S.) (CONT'D)
I can't see anything wrong so my guess is it's implantation bleeding. Pop your clothes back on.

Jenny soon rejoins Sebastian at the doctor's desk. Sebastian takes Jenny's hand and squeezes affectionately.

DOCTOR (CONT'D)
Let's go next door for a scan to make sure everything's okay.

JENNY
(to Sebastian)
Go back to work if you want.

SEBASTIAN
Be serious, Jen.

INT. ESTATE AGENT'S OFFICE - DAY

Steve Fuller and Jamie Seymour sit at Jamie's desk.

JAMIE
Given the problems with antisocial behaviour, underage drinking and drug dealing in the area, the value of commercial and residential property on Rosemary Road has plummeted.

STEVE

What would you suggest in terms of guide price?

JAMIE

I'm afraid it's only worth about nine hundred. You'd probably have to take eight, eight-fifty.

STEVE

What? We bought for one point six million five months ago.

JAMIE

When an area goes downhill, the market reacts very quickly. Shall we draw up the paperwork?

Steve sighs but eventually nods.

INT. ULTRASOUND ROOM - DAY

Doctor Zapata moves a probe across Jenny's stomach and a tiny embryo appears on the screen. She clicks a couple of keys to measure it and smiles.

DOCTOR

And there's baby. Looking perfect.

On the screen, a tiny cluster of cells in the middle of the embryo flutter gently.

DOCTOR (CONT'D)

We've even got a heartbeat.

JENNY

Can I get a copy of that?

DOCTOR

I'll print a few off. Given your history, we'll do another scan in two weeks, but I don't think you've got anything to worry about.

Doctor Zapata removes the probe and hands Jenny some paper towels. Jenny wipes the gel from her stomach and collapses into Sebastian's arms.

INT. SEBASTIAN'S OFFICE AT WOODS' REMOVALS - DAY

Colin hands Sebastian a mug of tea.

COLIN
Congratulations.

SEBASTIAN
It's still early days.

COLIN
But the doctor was very positive.

Sebastian types a few keys on his PC and then leans back in his chair.

SEBASTIAN
We are live.

COLIN
Take the rest of the week off.

SEBASTIAN
And next?

COLIN
Of course.

SEBASTIAN
(checking his watch)
Your corporate spy will be here any minute.

COLIN
I've checked every employee's record but haven't found anything.

Monica knocks and enters.

MONICA
(to Sebastian but glancing at Colin)
You didn't say he'd be here.

SEBASTIAN
You owe us both an explanation.

MONICA
For what?

Sebastian opens his laptop and turns it to face her.

SEBASTIAN
We were on honeymoon when the military tender file was opened.

MONICA
So?

SEBASTIAN

So I checked our house alarm and it was deactivated that afternoon. You were the only person with keys. The laptop logs all events, files opened, even keystrokes. And it doesn't make for great reading.

MONICA

What are you going to do?

SEBASTIAN

It's what you're going to do that matters. Clifford's are going to pull out of the military relocation contract. Due diligence uncovered a few problems, conflict of interest perhaps.

MONICA

And then what?

COLIN

And then this whole sorry saga gets forgotten.

Monica nods apologetically and leaves.

EXT. THE KING'S ARMS PUB - DAY

Sebastian and Jenny - with a noticeable bump - spot a "SOLD" sticker slapped across the pub's "FOR SALE" board.

INT. THE KING'S ARMS PUB - DAY

The Woods' Removals men bring a Chesterfield sofa into the bar and place it next to a leather armchair.

Gone are the television screens on the walls and speakers hanging from the ceilings.

Sebastian and Jenny enter the bar and shake hands with Matt.

SEBASTIAN

Are you going to be able to open tonight?

MATT

Just about. Can I get you a drink?

JENNY

We're celebrating on all fronts.

MATT

You got the backing you were after?

JENNY

They gave us a hundred thousand more than we asked for. The project is up and running already.

SEBASTIAN

I'd like to be drinking for two but I've been overdoing it recently.

Jenny takes Sebastian's hand.

MATT

Given what you've been through, it's no wonder you hit the sauce. Two small Champagnes and an apple juice coming right up.

No sooner has Matt gone behind the bar than his parents enter the pub.

TONY

Better make that four Champagnes.

SEBASTIAN

Just in time for the party.
(to Sue)
How are you?

SUE

In remission, thankfully. That holiday certainly helped.

Matt hands out the drinks from a tray and they all touch glasses.

EXT. HEADLEY COURT REHABILITATION CENTRE - DAY

Sergeant Scott, the female officer, Rab and Edna pull up in a police car at a huge stately home. Scott opens the rear door so Rab and Edna can climb out.

Two NURSES from the centre join them.

NURSE #1

Welcome back, Rab.

NURSE #2

You can have your old room. Take a moment to freshen up. Doctor Frost will see you in an hour.

SERGEANT SCOTT

(to Rab)

By coming here voluntarily, you'll complete your sentence in the centre's psychiatric wing rather than a secure facility elsewhere.

RAB

I can nae fucking wait.

The nurses then accompany Rab and Edna inside.

EXT. THE KING'S ARMS PUB - DAY

As Sebastian and Jenny leave the pub, his phone rings. Sebastian checks the caller before answering.

SEBASTIAN

It's the agent. Shall I take it?

JENNY

(shrugging)

Might as well.

SEBASTIAN

(answering the call)

Hi Jamie.

JAMIE (V.O.)

Good news, Sebastian. One of the clients I forwarded your details to has come back with an offer.

SEBASTIAN

But the house isn't on the market.

JAMIE (V.O.)

He sounds very keen.

SEBASTIAN

He hasn't even seen the place.

JAMIE (V.O.)

Seven-fifty. I get the feeling he might go to seven-seven-five. Why don't you have a chat with Jenny and let me know tomorrow?

SEBASTIAN

She's right here. One minute.

Sebastian holds the phone to his chest.

SEBASTIAN (CONT'D)
(to Jenny)
Offer for the house. Seven-fifty.

JENNY
Wow. Tempting.

SEBASTIAN
But not tempting enough?

They both turn back to the pub as Matt wipes the football advert from the A-board. At the same time, a pair of WORKMEN replace the brewery sign with another: "FREE HOUSE".

Jenny shakes her head.

SEBASTIAN (CONT'D)
(on the phone to Jamie)
It's not for sale.

FADE TO BLACK