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From:**Sent:** 03 May 2013 15:04**To:** Pubs Consultation Responses**Subject:** Pubco Reforms

Apologies in advance for being a little long-winded, but I feel I have to explain my position.

, the landlord of our favourite local pub told us he was leaving the business. After talking to some of those interested in taking over, we were worried - they were talking about major structural changes

pub with customers who loved it with its faults.

raised approximately £7 000 and asked could we talk to the Pubco. This took almost to resolve, at which point

on many occasions. We later confirmed this as

"going through the tie". Initially, we were surprised at this.

We paid quite a lot to take over the lease and to buy all the fixtures and fittings, which would have been a good deal if the fittings had all been in working order and not needed replacing very soon after; we chalked this up to naivety.

we had built up the pub's clientele to include a wide catchment area and to have it busy at all times throughout the week. This was when we found out that the figures we had been given were not exactly representative of the true situation.

The rent for the pub that we had been quoted didn't include rent for the apartment upstairs, which we had to use as a term of the property insurance. Other charges added into this caused the monthly rent and fittings to cost us almost £5,000 per month, for a pub which, at a push, could hold sixty people at a time! They would have to eat and drink a lot to make that sort of profit in any establishment.

On top of this, we were paying up to £120 for a cask or keg of beer, sometimes from a brewery half a mile away who listed there casks as £50 a time. This was when we realised why the previous landlord

he knew he was leaving anyway!

The Pubco reasoned that, as they didn't charge us a percentage of what we made serving food or dictated which spirits and wine to sell, then we had a good deal.

We have continued to use the pub and have watched a succession of landlords and landladies lose all their savings, as we did; even when we attempted to help by encouraging customers there and advising on how to maximise profits without breaking the tie.

This is all with one of the smaller Pubcos, who would, possibly, not even be covered by the proposed reforms.

For these reasons, I implore the government to look at all depositions, from all quarters, before deciding on which measures to implement, but to ensure that some measures are put into law as voluntary regulation does not happen.

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