

Rt Hon Dr Vince Cable MP
 Secretary of State
 Department for Business, Innovation and Skills
 House of Commons
 London
 SW1A 0AA

05 June 2013

Dear Dr Cable

Government Consultation Pub Companies and Tenants April 2013

As experienced licensees we have seen many changes in the industry over the years and not all of it has been good especially where government intervention has been concerned. We have had [redacted] leased pubs in the past but can whole heartedly say that we are happy with the current arrangement we have with Punch in terms of the rent we pay and the price we pay for our tied products.

That said we were extremely cautious when the area manager approached us to run the [redacted] we had run [redacted] company for a number of years before being, what we felt was, poorly treated. In short we were rented out of the pub and ended up losing our business and almost our home.

The contrast could not be greater with our present landlord. The challenges of the pub were recognised by Punch who understood the market place and the pressure on margins but also recognised our ability to turn around the fortunes of [redacted]. They carried out an investment which focussed on generating income from food sales which is our strength as licensees. They did not look for an unreasonable rent taking a long term view allowing us to build a strong business.

[redacted] years down the line we are content and have seen our old pub go through several tenants and eventually be sold. It now trades as a free house which really concerned us at first. However despite having had a lot of money spent on it by its new owner it is simply not run as well as [redacted]. So rather than seeing our trade decline which is what we feared we have actually got busier. The key to any pub's success is the people who run it not whether it is tied or not.

Yours sincerely

[redacted]
 [redacted]