

From:
Sent: 13 June 2013 15:25
To: Pubs Consultation Responses
Cc:
Subject: Fair deal for your local

I am a tied lessee with Punch Taverns. I took the lease, as an assignment, from my employer, I had been managing the business since

The lease is fully repairing and maintaining and I am tied on beers and ciders, draught and bottled. (Therefore I am responsible for all repairs to the fabric of Punch's building and any dilapidations to that) I went into the agreement with my eyes wide open and am not claiming that I have been misled in any way. However, the tie is unique to the pub sector and as a business model, I believe, is unsustainable where the pubcos neither manufacture anything nor contribute in any way to anything other than furnishing their increasing debts.

Currently I am attempting to persuade my bank to loan me monies in order to buy my freehold. The repayments on such a mortgage would equate to approximately half the amount I am currently paying in rent, and once free of tie I would be saving roughly 20% on my beer. The order I placed last week for tied products from Punch came to £8 excluding VAT. The exact same order would have cost me just under £600 + vat from a local supplier.

Any support I have ever been offered by Punch has always come with a sting in the tail, in the form of alterations to my lease agreement, ie, we will pay half towards refurbishment of your toilets, but it will be to our specifications and our contractors and any alteration you wish to make to our plans will be at your cost in addition to the 10k we will want from you to start off with.

I decided that if I had 10k to spare, I would be able to refurbish the toilets, re-carpet the bar and restaurant, paint the outside of the pub and possibly have some left to take my on holiday.

I was offered a rent reduction but only if I agreed to submit to Punch, on a monthly basis, profit and loss accounts, prepared by an accountant. I do my own books, having decided at the end of my 1st years trading that I didn't need to pay someone nearly 2k to tell me I hadn't made any money. To have to submit this to Punch would not only be an extra expense, but an invasion of privacy. What other business would have to submit this sort of information to their landlord?

I am a and work 7 days a week. I claim working families and child tax credits, get free dental treatment, eye tests and prescriptions. I have taken 2 'holidays' in the last 5 years, with a total duration of 6 nights. I earn less than

I was unable to attend the rally in London last week because a) I have to work and b) I have a to care for.

Punch and Enterprise, in particular, are hugely in debt and I find myself wondering why I am working 90+ hours a week in order to keep a roof over my head and do my bit towards financing their repayments. At the end of my lease, I won't even have a pension. I have paid, in the last 5 years, over 150k in rent. I haven't calculated the additional 'wet rent' I have paid on top of that, but based on last weeks order, it is likely to be in the region of 50k.

Mine is the only pub in my village, a community of some households, and I employ people, of whom live in the village.

I believe that legislation is the only way that the thousands of tied publicans will have the slightest chance of being able to make a living from their pubs, and the balance needs to be redressed in order to save pubs. This must include market rents, free of tie options, if not the scrapping of the tie where the landlord doesn't brew anything, tied licensees to be no worse off than their free of tie contemporaries, and my view is that there should be no threshold of 500 or otherwise, on the number of pubs this legislation is applicable to.

I also believe that there should be a review of tenants right to buy in the case of pubs where the premises is also the family home.

Many thanks for taking the time to read my submission

Yours faithfully

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