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**From:**  
**Sent:** 14 June 2013 13:06  
**To:** Pubs Consultation Responses  
**Subject:** Evidence submitted  
**Attachments:** DSC02462.JPG; DSC02464.JPG; DSC02466.JPG

1. Yes regulation is lone over- due the pub companies have ignored any recommendation that the BIS select committee have put forward, the pub companies with their resource have continuously bullied tenants since 2003 I have been a tentant with Punch Taverns initially having a cordial working relationship, but since 2010 Punch have tried to stave me out so that they can lease the site to Tesco by:

(a) Refusing to carry out urgent repairs which have become health and safety issues and affecting my business rain water is entering the trade area causing damp and mould see photos attached.

(b) In 2012 Punch tried to mislead me in to signing a new rental agreement even though my existing rental agreement based on retail price index run until 2015 under the new agreement I would have to pay addition £5000 a year more in rent, after taking legal advice from chartered surveyors I was informed that Punch were breaching my tenancy agreement.

(c) Since 2005 I had been sub-letting part of the site Punch Business Managers were aware of this arrangement and encouraged me to do so, but in 2010 as part of their strategy to stave the business they directed me to stop the sub- letting losing £7000 in come for the business.

2. Yes all tenants should enjoy and benefit from the government statutory code in respective of pub company size.

3. Yes.

4. Franchise should also come under the umbrella of the gov statutory code the reason been franchises will not only be stocking products from the pub company but leasing. (Renting) the premises of them where as franchise such as Kentucky, McDonalds, Pizza Hut you buy in to brand but you own the freehold or rent the premises from an independent land lord.

5. I am not in the position to evaluate the true cost of implementing the statutory code but I strongly feel the benefits and more importantly the survival off pubs from community lead to the high street sites would far out way the cost

6. Firstly there can only one regulation the governments' statutory code, the pub companies self-regulation frame work has been drafted by organizations such as the BBPA who are funded and supported by the pub companies and therefore serve their interest. PICAS appointed to oversee have avoided appointing a current operating tentant from the pub sector to its panel despite call from other tenants. Roger Vickers chairing the PIRRS is treated with suspicion.

7. Yes, the gov statutory code based on the core overarching principle forms a solid foundation as a starting point but it needs to introduce other measures to insure the survival of pubs. Pub companies are only keen to close pubs down to sell to developers. Community lead projects are given funds to save their local, but there is nothing to support tenants who have invested time (years) and money to purchase the freehold and I also believe that any further tenant and pub company agreement should have option to purchase the freehold if the company is closing the site

8. Yes I agree but Sub- section (1) I believe open market rent review should be available to tenants every 3 years 5 years is to lone for a business that struggles due to events outside the tenant's control could be the difference between survival and the business failing

9. Sub-section(ix) mostly all tenants run their business themselves employing part time staff to support during busy periods, it is only multi-site operates who would employ managers therefore cost of employing should be budgeted in their business plan. Pub companies should not have the burden of sharing the cost, but what should be taken in to consideration is tenants need a holiday but cannot afford to do so as the business cannot sustain the addition cost of employing extra staff to do the hours to cover. Therefore pub companies should reduce the rent for 3 weeks in a year to help the tenant take time out from the business.

10. Yes,

11 All pubs to be leased or let on tenancy agreement should have option to be free of tie so that incoming tenants can decide which option is best for them, if the gov statutory code does introduce a mandatory free of tie option all existing tenants with a tied agreement should be given the option to opt out.

13 Yes, Web site should be available potential pub tenants can view to see companies who breach the code.

14 yes

15 Certainly

16 Yes

17 YES

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