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**From:**  
**Sent:** 22 May 2013 15:14  
**To:** hoeyk@parliament.uk; Enquiry Enquiry (Other Government Departments)  
**Subject:** Government Consultation Pub Companies and Tenants April 2013

"Dear Mr Cable and Ms Hoey

Re: Government Consultation Pub Companies and Tenants April 2013

I write with regards to the above proposed consultation and, as a tenant of the Pubco Punch Taverns, would like to share my view on the relationship that we have.

I have chosen to be a tenant of a Pubco and, as a newcomer to the trade, have had a wholly positive experience since 2006 when my lease began. I have recently also explored taking a second Pubco lease with Punch Taverns, although for financial reasons have decided otherwise. This decision was certainly not down to my fear of taking a Pubco lease or any concerns about their ethics or ways of working.

I am very aware that in order for me to take a low cost and relatively low risk pub business opportunity, a Pubco lease is the best option for me. I simply feel that my best option would be not to take either take a free of tie agreement nor purchase a freehold pub for myself.

In terms of my relationship, I feel as though I have a productive and supportive partnership and have benefitted personally from Punch Taverns' adherence to their Code of Practice document. I feel as though I have the ability to air my concerns whilst also appreciating that we do have a legally binding lease agreement between us, which, incidentally I entered into knowingly. I would also rather have a relationship with my Pubco landlord than be beholden to a bank or faceless financial institution.

While in the short term there may well be advantages to have a free of tie agreement, over the longer term I believe that having an engaged landlord has been of far more benefit to me.

Yours sincerely

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**From:****Sent:** 12 June 2013 12:11**To:** Pubs Consultation Responses**Subject:** Tied pubs

Good Morning,

As a newcomer to the industry with a tied tenancy agreement, there are both positive and negative surrounding the current discussions regarding a statutory code for pub companies. A tied tenancy is a good entrance into the industry for those that do not have the finances available for either a freehold or leasehold and with lower rents available for those tied in, makes it more accessible to enter the pub trade.

With additional options on tie release fees, support, training and mentoring, a tied tenant has more options available and can make a more informed decision as to what direction should be taken to make thier business more attractive and viable. Personally, being a tied tenant has provided the opportunity to take on a pub that would otherwise have been unattainable.

Whilst it is agreed that fair rent and a competitive pricing policy must be available to all, the onus should be on all parties to reach an agreement that is suitable for the individual, the premises and the pub company.

With Regards

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