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Central Drafting Unit

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May 2013

RT Hon Dr. Vince Cable
Secretary of State for Business Innovations and Skills
Dept. for Business Innovations and Skills

cc.

Dear Mr Cable,

Re: Government Consultation Pub Companies and Tenants April 2013.

I write to you as a happy Punch tenant. If you believe what you read in the newspapers, happy tenants are few and far between. You would be advised not to believe all you read in the papers!

It is true to say that many pubs in the UK are closing down and our pub, , was one of those failing businesses. The pub was failing, not because of a tied pub co agreement, but because it was poorly run by the previous operators. I know this because I have lived next door to the pub for many years. As a resident of 7 and I approached Punch with a business plan which we believed would work. Our business manager reviewed our plan and to be fair, gave us a hard time as we have not worked in the pub industry before. Our business manager would not consider us as tenants until we had passed Punch's very thorough training program and taken independent financial advice. After we had shown our commitment by doing this, we were offered a temporary tenancy to show what we could do. We worked closely with the company and we completed a £140000 Punch funded investment and signed a five year tied tenancy. We chose the tied tenancy over a free of tie lease because we wanted the on-going company support due to our relative inexperience.

Our business manager told us that we have the passion and drive to make this business work, what we lacked in experience, he could offer us training and support until we could operate independently.

Your committee is seeking evidence of bad practice from discontented pub operators and im sure they are out there, but as I have said, for me, good operators succeed where poor operators fail. Due to the partnership we have with Punch, our village now has its pub back. With the investment and our hard work we have prevented another pub from closing. We could not have done this without the support of our pub co and equally without us, Punch would have a closed, failed pub.

Yours sincerely,