

450

From: . . .
Sent: 06 May 2013 08:59
To: Pubs Consultation Responses
Subject: Fair Deal for leasees

I am . . . have been in the industry

Due to redundancies, . . . and took a lease of a country pub in the lake district. Two bar areas, restaurant and letting bedrooms.

. . . ago I managed to **give** the lease away – 7 years ago the lease was worth £200k.

Turnover remained steady around the £4. 0k however rent went up from 8% to 14% of turnover while the brewery enhanced margin on liquor made them a further £30k.

While this was happening my profits dropped from £70k to -£12k. The brewery were making in excess of £100k off me. I don't think the new leasee has a chance and fear the future of this successful village Inn.

I am not asking Government to abolish the tie, I just want it to work fairly. Pubcos have had almost 10 years to get their house in order but self regulation has failed so it's time for a **statutory (legally binding) Code of Practice for pubcos**

Large pub companies take more than is fair or sustainable from pub profits so licensees are struggling to make a fair living. To stop this overcharging all pubco licensees should be offered a **Market Rent Only option, and a Guest Beer Option**. This fair deal will result in the average tied pub being £4000 better off annually

It's vital that there's a system in place to ensure pubcos stick to these new rules – so the Code should be underpinned with a **powerful new independent adjudicator** that should have the power to arbitrate disputes, investigate breaches and impose financial penalties on pubcos that break the rules

The Code should not apply to Britain's family brewers who operate a different model of the tie – so **companies with under 500 pubs should be exempt** but must abide by a separate voluntary code

Fairness and ensuring **tied licensees are no worse off than free of tie licensees** should be at the heart of the Code

Kind Regards

Pub consultation

 This email was received from the INTERNET.

Communications via the GSi may be automatically logged, monitored and/or recorded for legal purposes.

02/12/2013