



ESTD 1863

HYDES BREWERY LIMITED  
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HYDES BREWERY LIMITED

14 June 2013

Pubs Consultation  
 Consumer and Competition Police  
 Department for Business, Innovation and Skills

Via email [pubs.consultation@bis.gsi.gov.uk](mailto:pubs.consultation@bis.gsi.gov.uk)

Dear Sirs

**PUB COMPANIES AND TENANTS:**  
**A GOVERNMENT CONSULTATION BY THE**  
**DEPARTMENT FOR BUSINESS, INNOVATION AND SKILLS**

I write on behalf of Hydes Brewery Limited and in response to the Government consultation.

We strongly oppose the imposition of a Statutory Code on the industry as proposed by the Department for Business, Innovation and Skills. As members of the IFBB and BBPA Hydes is fully supportive of both their detailed responses and I attach the IFBB document for information.

Hydes Brewery was established in 1863, employs 500 people and has an annual turnover of £20m. Our pub estate comprises of 60 pubs of which 42 are tenanted houses, all of which operate under a system that ties tenants to purchasing all of their beer and cider requirements from Hydes but leaves them free to source wines, spirits and minerals from other companies. Our tenancy agreements are compliant with the latest version of the Industry Framework Code (IFC), are based on a rolling 1 year agreement and are contracted into the Landlord & Tenant Act 1954. We have provisions for new tenants to terminate their agreement at very short notice in the first 3 months if the arrangement is not working for them and thereafter at a maximum of 6 months notice (and earlier if we can recruit a replacement). It is a business model that works well and has stood the test of time.

We operate in a highly competitive marketplace and given the current particularly challenging economic conditions, we are constantly seeking ways of improving our support to our tenants through benefits that are recognised by the European Commission as Special Commercial or Financial Advantages (SCORFA).

Through a combination of embracing the IFC and increasing SCORFA benefits we believe that self-regulation is working.

In the event that a Statutory Code were implemented we would support the 500 pub threshold and would advocate that it should only apply where tenants commitment of tenure exceeded 6 months.

In conclusion, our industry has already suffered too much unwarranted Government and European interference over recent years and given the extreme pressure on business in this recession, we appeal to the Government to finally let our industry get on with trying to make a success of pubs in collaboration with our licensees as opposed to spending even more time grappling with yet more regulation which, I believe, would be damaging to the industry as a whole and trigger significant and adverse unintended consequences.

Yours faithfully  
For and on behalf of  
Hydes Brewery Limited

**CHRIS HOPKINS**  
Managing Director

**NATIONAL AWARD-WINNING PUB COMPANY**



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