

**From:**  
**Sent:** 03 May 2013 14:41  
**To:** Pubs Consultation Responses  
**Subject:** Pubco Reform.

429.

Dear Sir/Madame,

First a little about me. I am male and 35, working professional. I am a member of a social club call Round Table. We meets on a twice monthly basis (mid week) and always use a different venue for our event. My group of friends, therefore, visit a number of the pubs in and around the ' ' area and we are all fans of good quality real ale. This means that I feel strongly about the state of our local pubs and the quality they provide.

Speaking for myself, when organising events although there are many pubs in the area it is really hard to find a pub that a) provides good quality and range of real ales and b) provides a welcome and suitable environment to want to frequent. This means that we end up visiting a regular set of pubs most of the time. Hence, I've found that a pub that does get it right it never empty!!

However, I've seen a number of really good pubs in the area who's tenant landlords/managers have eventually just given up because they can't make any money. This has been due to the company owning the pub either pushing up the rents when they realise it is doing well or forcing the landlord to choose from a small selection of 'approved real ales' which results in them being hamstrung in the quality or choice of drinks they can provide: both of which inevitably kill off a successful pub.

We then see the pub being shut up for a while until the next poor sap of a landlord comes along to try their hand in a game which is loaded in favour of the pub company.

What I really have trouble understanding is that, from the perspective of the pub companies, wouldn't it surely make more sense to have lots of well run pubs making them some profit than lots of shut pubs or barely surviving pubs making lots of profit.

I don't know how the pubco can continue to use this business model to run their many pubs and why for them it is their referred way of going about it. It is certainly not beneficial for the local community, the pubs landlords (whether they be tenants, tie-tenants) or the customers.

In a more balanced game the landlords would be happier and more profitable and the pubcos would be too. And then we the costumers could have more choice & variety and more of a reason to go out and spend our hard earned money in the local; helping to support out economy at the same time.

It seems obvious to me that what ever regulation/code is put in place and its enforcement (adjudicator or no) need to bring back the fairness and balance between the tenant and pubco so that everyone can benefit.

Thanks  
 Real Ale drinker.

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