

**From:**  
**Sent:** 03 May 2013 14:02  
**To:** Pubs Consultation Responses  
**Subject:** Pubco Reform

426.

Dear Sir/Madam

I am just a normal pub-goer and am saddened by the large turnover of tenants in the tied local public houses that have happened over the last few years and am worried for a few that are obviously struggling to make a living at present. Public houses are a very important community resource providing a venue for friendships to be established and nurtured. However, when a pub closes, even just for a few weeks while new tenants are found, those friendships can fragment because people will have to find alternative resources.

I am not asking Government to abolish the tie, but 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 £at least 4000 better off annually.

It is 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.

This 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.

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