

**From:**  
**Sent:** 03 May 2013 12:20  
**To:** Pubs Consultation Responses  
**Subject:** Pubco Reform Consultation

Dear Sirs

I am writing as a private individual who appreciates the social and community benefits that can be derived from access to well run public houses. I am also a Town Councillor here in ' and so concerned about the viability of all businesses here, not least our public houses.

... pubs all play a part in the life of the community. Some are hosts to particular groups – sports teams, musicians, diners, but all are equally open to all. I particularly appreciate that all our pubs are used by a wide range of ages and social groups which provides real social cohesion in

I know most of the publicans well and it is clear that those businesses tied to any of the large pubcos have a much tougher time than their less oppressed colleagues. Not only do they pay more for their drink, and often much more, they also suffer from restricted choice so can neither compete on price nor quality. This has led to 2 or 3 of our 7 pubs going through a constant cycle of neglect, closure, re-opening, enthusiasm, neglect, closure and so on.

The pubcos are property companies with little real love or feeling for the pub trade. They bought masses of pub properties during the property boom and are now lumbered with huge property portfolios that don't match the costs paid. That's their problem, their error in judgement but their policies try to move that cost to the pub tenant and ultimately the consumer. The past two governments have given them a long time to sort out these problems and they wriggle and delay and will never make the necessary changes of their own accord.

Quite simply the government has to regulate the larger pubcos by statute, ensure that pubco tenants can operate in no worse circumstances than free of tie tenants, not just in terms of rent and beer prices but also in terms of choice of what they sell. This needs to happen quickly before our community pubs are either boarded up or sold into the hands of rapacious developers for change of use.

Best Regards

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04/12/2013