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From: [REDACTED]
 Sent: 11 June 2013 23:03
 To: Pubs Consultation Responses
 Subject: fair deal for your local pub

Dear Sir/Madam,

As a regular visitor to Pubs in my local area of [REDACTED] in the Mole Valley I believe that Pubs are an integral part of the identity of my town, part of the fabric of its history and part of the solution to ensuring a vibrant town centre. It is therefore extremely concerning to see pubs closing, the number of visitors to Pubs declining and the increasing lack of choice as a result of tied Pubs without guest ales, despite it being a period of unprecedented growth in breweries across the country.

The Reforms.

- The Government are not being asked to abolish the tie, just that it be made 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 the large pubcos charging excessive rents and high beer prices, all pubco licensees should be offered a choice between a tied option and a **Market Rent Only option**. For those who choose to remain tied, a **Guest Beer Option** should be offered. 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

As a Coalition government who promised to be pub friendly I am sure I can rely on you to deliver on your promise by implementing this measure which has fairness at its core.

Regards,

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04/12/2013