

From: [redacted]
Sent: 22 May 2013 13:38
To: Pubs Consultation Responses
Subject: Submission calling for pubco reform

I am a regular pub-goer in [redacted] and other areas in West Yorkshire and Leeds city centre.

In my opinion, PubCos do all they can to make it impossible for tenants to make a fair income, penalising higher turnover with higher rents.

As well as regulating pubcos, the government should level the playing field between pubs and supermarkets by substantially reducing beer tax in pubs.

In [redacted] alone in the past few years I have seen the following pubs close due to tenants being unable to make a living:
 Black Horse, closed several times, currently closed.

[redacted], closed once, currently open. The previous tenant told me he could not make a living due to the beer tie.

[redacted], closed several times, currently open.

Yeoman, currently closed.

White Swan, currently closed.

The Woolpack, closed permanently and redeveloped.

The Owl in Rodley is about to close.

I urge you to particularly read the tenants' views about Enterprise Inns and the pubco model in general which I have quoted below in case the web page is gone after the tenant's leave on June 2 2013.

<http://www.theowlatrodley.co.uk/2013/gina-family-set-to-leave-the-owl-at-rodley/>

"Our Opinion on Why The PubCo Model Needs to Change

The PubCo fully tied model doesn't allow tenants to be competitive within the local economy – this is a simple fact which fat cat bureaucrats at the helm of Britain's two most prolific pub companies fail to acknowledge.

In our opinion, the sooner our pubs are returned to the ownership of actual brewers rather than PLC's the better.

PubCos show no concern for the communities their properties serve, and they do little to help their tenants serve them effectively and competitively. All a PubCo is interested in is collecting their rent, cutting costs, stifling competitiveness and creativity amongst local businesses and pleasing their shareholders with end of year reports.

Not once in six years have Enterprise Inns done anything to help our recent efforts to turn around the fortunes of this wonderful pub – however this makes our achievements here that little bit more memorable."

Another case of PubCos showing no concern for local communities:

The Summer Cross in Otley was a popular pub until 2007, when the PubCo sold it. It ended up in the ownership of property developers.

Leeds City Council ignored the wishes of local people and granted the planning application for change of use and associated new building on the site.

Currently the building stands in disrepair. Details here:

<http://www.otleypubclub.co.uk/news-and-events/summercross-developers-underhand-tactics>

A local reporter told me he suspects the owners are hoping for it to be condemned so they can demolish it.

I say return the pubs to the direct ownership of the brewers and cut out the middle man: the greedy PubCos.
 Please act.

Kind regards,

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