

From: [redacted]
Sent: 09 May 2013 20:57
To: Pubs Consultation Responses
Subject: Pubs consultation
Hi Pubs Consultation Gov Uk,

460.

I'm a pub-goer and an amateur craft brewer.

I have completed the online survey and now would like to add some substance to my contribution. .

In my area pubs many pubs have closed and will close because of exploitation of Pubco licensees.

For example, Greene King see their pub portfolio more as a property portfolio: they exploit tenants with excessive rents and restrictive ties, then take easy money selling off pubs to real estate developers.

Greene King are the very reason, many of the pubs they sell off for development, have not been successful.

The communities are the real losers: these companies rip the heart out the community and care only about short term revenue. The Pubcos offer an inferior product but exploit their market power. Their beers are of low quality but landlords are left with no choice but to serve them. This limits trade and innovation; breeding resentment from the consumer, and reducing their custom.

I am not suggesting the government abolish the tie system completely. However, the Pubcos have had almost 10 years to get their house in order, but self regulation has failed. It is 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; 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.

Ultimately: fairness and ensuring tied licensees are no worse off than free of tie licensees should be at the heart of the Code.

Please do not lose sight that this country has a wonderful pub and brewing heritage that against the odds has survived to this day.

The pub is the heart of the community and beer and brewing are part of our rich heritage and a contributor to our recovering economy.

Please consider all of the above in your outcomes.

Your sincerely,

03/12/2013

Kind regards

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