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**From:****Sent:** 03 May 2013 14:22**To:** Pubs Consultation Responses**Cc:** CAMRA - Campaign For Real Ale

Dear Sir/Madam

I'm writing to lend my support for the call to reform pubcos.

I'm a regular pub-goer and want to see as many pubs as possible thrive. I dislike it when pubs close as allegedly unviable, but in fact it may well have been a pubco overcharging for rent and/or beer which made the business unviable. A fair market rent and beer priced at the market rate can mean pubs continue to trade. I also believe that the pubcos deliberately make some pubs appear unviable so that they can sell the property and realise a large profit on the sale. The resulting loss of a local amenity often has a dramatic effect on the local area. I believe this is what happened recently to the [redacted] in [redacted] West London. Three small bars in the immediate vicinity seem able to thrive, but a local landmark has now been demolished to make way for a "jumbled mass of boxes with holes" (to quote one irate local who felt compelled to write to our local paper).

The Reforms I'd like to see are...

- I'm not asking Government to abolish the tie, we 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 £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

Thank you

Regards

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