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From:
Sent: 14 June 2013 11:24
To: Pubs Consultation Responses
Cc:
Subject: FW: BIS Consultation -

From: :
Sent: 13 June 2013 19:17
To:
Subject: FW: BIS Consultation

I am writing to you as a constituent and a Regional Manager with the Pub Company Enterprise Inns .

I am sure you are aware that the leased and tenanted pub model has been subjected to many and various consultations over the years , resulting in a perfectly acceptable model in its current form.

The leased and tenanted model provides an extremely low-cost entry into being self-employed , running your own pub business.

We give our publicans a wealth of advice and support that they would not receive if they were "on their own " so to speak, in training, marketing support, capital development schemes and general solid business advice that they would pay dearly for in the Free Trade arena. Indeed, many of our lessees develop their businesses and choose to take more sites with us, as they appreciate the business relationship and trust we have built together. A far cry from Vince Cable's "David and Goliath " comment on BBC Breakfast TV this morning . Such inflammatory language can only mean that he is listening to the few who are trying to wreck it for the many satisfied customers we have.

We also support our publicans who have become true pillars of the local community, through their charity work for many sectors of society who benefit from their activities. If such national treasures were denied this opportunity to run tied premises, they may never in turn be able to give back to society in the wonderful way they do.

The OFT reports published in 2009 and 2010 concluded that competition in the industry benefits consumers and prevents the beer tie from being used to inflate pub beer prices beyond competitive levels. The BIS proposals are contrary to government policy on deregulation and a complete U turn from statements made by BIS twelve short months ago.

It also proposes a very simplistic and unworkable rental calculation formula which may well not comply with RICS guidelines, and includes the establishment of an adjudicator to hear disputes, adding further cost and red tape to the industry.

The Voluntary Industry Framework Code, embodied into Enterprise Inns' Code of Practice, is working well and provides an effective rent review procedure (PIRRS) and a complaints procedure (PICAS). We really need no more .

If more pubs and breweries close as a result of these proposals, there will be serious implications for the National economy, with job losses, reduction in consumer choice and lack of investment. Do the government want to see a fall in tax revenues ? Potentially there will be an end to the low cost , low risk opportunity for aspiring publicans, currently fully supported by our skills and resources. There would also be no stimulus for Pub Companies to invest.

During the past few years we have worked hard to give our publicans rent reductions and increased discounts , in addition to various business-building activities, to defend and protect our pubs and publicans, with various defensive spends in many properties. I believe that if these proposals were to be implemented, that the many levels of support would disappear in the Free Trade.

Pubs in our constituency will suffer. I urge you to consider these thoughts .

04/12/2013

Yours Sincerely,



Regional Manager

Enterprise Inns plc, 3 Monkspath Hall Road, Solihull, West Midlands, B90 4SJ
T: 0121 733 7700 | F: 0121 733 6447 | www.enterpriseinns.com

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